



Lockhart River Aboriginal Shire Planning Scheme 2015



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Citation and Commencement

This planning scheme may be cited as the Lockhart River Planning Scheme 2015.

A notice was published in the Government Gazette No. 45 on 30 November, 2015 for the planning scheme for the shire of Lockhart River.

The commencement date for the planning scheme was 4 November, 2015.

Amendments to the Planning Scheme are included at Appendix 2.

“Strong Puuya, Strong Culture, Strong Future”

Social Wellbeing

You-me working together, not standing alone. You-me it's up to us, we have got to help one another. You-me I know we can do it.

Natural Environment and Resource Management

The health of our country is essential to the health of our bodies, minds and spirits, and to the health and wellbeing of our families and our community. The future of our community and our economic prosperity cannot be separated from how we manage our community's land and assets.

Infrastructure

Infrastructure is a critical issue for the Lockhart River community – particularly housing, but also all of the other infrastructure associated with daily life in a township.

Note- the community statement comprises extracts from the 'Lockhart River Aboriginal Shire Council Community Plan 2011 – 2021 as relevant to the legislative jurisdiction of a Sustainable Planning Act 2009 planning scheme.

Editor's note- the community statement is extrinsic material to the planning scheme.

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Note- Special thanks to artist Elizabeth Queenie Giblet for use of the artwork (cover) and also to Lockhart River Art for the provision of artwork in the Lockhart Aboriginal Shire Planning Scheme *Puuya Kuntha – Strong Heart*.

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Part 1

ABOUT THE PLANNING SCHEME





1 About the planning scheme

1.1 Introduction

- (1) The Lockhart River Aboriginal Shire Planning Scheme 2014 (planning scheme) has been prepared in accordance with the Sustainable Planning Act 2009 (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out Lockhart River Aboriginal Shire Council's intention for the future development in the planning scheme area, over the next 25 years.
- (3) The planning scheme seeks to advance state and regional strategies through more detailed local responses, taking into account the local context.
- (4) While the planning scheme has been prepared with a 15 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (5) The planning scheme applies to the planning scheme area of the Lockhart River Aboriginal Shire including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in **Map 1**.

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

Note- Special thanks to artist Josiah Omeenyo for use of the artwork above.



Map 1 – Local government planning scheme area and context

1.2 Planning Scheme components

The planning scheme comprises the following components:

- (a) about the planning scheme;
- (b) state planning provisions;
- (c) the strategic framework;
- (d) the priority infrastructure plan;
- (e) tables of assessment;
- (f) the following zones:
 - (i) Environmental management and conservation zone;
 - (ii) Rural zone;
 - (iii) Township zone.
- (g) the following local plan(s):
 - (i) Lockhart River Township Local Plan;
- (h) the following overlays:
 - (i) Airport environs overlay;
 - (ii) Biodiversity overlay – vegetation;
 - (iii) Biodiversity overlay – waterways;
 - (iv) Biodiversity overlay – wetlands;
 - (v) Bushfire hazard overlay;
 - (vi) Coastal hazard overlay;
 - (vii) Flood hazard overlay;
- (i) the following development codes:
 - (i) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code;
 - (ii) Community residence code;
 - (iii) Forestry for wood production code;
 - (iv) Dwelling house and caretaker's accommodation code;
 - (v) Home based business code;
 - (vi) Telecommunications code;
 - (vii) Infrastructure services code;
 - (viii) Operational works code;
 - (ix) Reconfiguring a lot code;
 - (x) Transport, Access and parking code.
- (j) there are no structure plans for declared master planned areas;
- (k) there are no other plans;
- (l) schedules and appendices.

The following planning scheme policies support the planning scheme:

- (a) Planning Scheme Policy 1 – Land Development Standards.
- (b) Planning Scheme Policy 2 – Traditional Owner Involvement.

1.3 Interpretation

1.3.1 Definitions

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

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

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified 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 - Example bottom of page.

1.3.3 Punctuation

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

1.3.4 Zones for roads, waterways and reclaimed land

- (3) 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, waterway or reclaimed land is in the same zone as the adjoining land

¹ Footnote—this is an example of a footnote.

- (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the 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, 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, 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) exempt development

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

- (b) self-assessable development

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

- (c) development requiring compliance assessment

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

- (d) assessable development

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

- (e) prohibited development

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

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

1.5 Hierarchy of assessment criteria

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

1.6 Building work regulated under the planning scheme

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

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

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

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

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

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

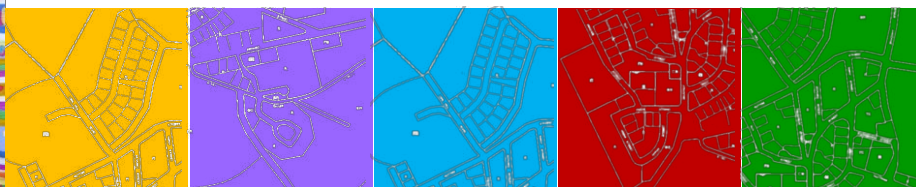
- (4) No building assessment provisions are contained in this planning scheme.

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

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

1.7 Local government administrative matters

- (1) To ensure development in Lockhart River acknowledges and respects the local people, culture and traditions, any applicant seeking to undertake development within the jurisdictional boundaries of the Lockhart River Aboriginal Shire is to comply with all requirements of the *Native Title Act 1993*, including, where required, consulting with the Kuuku Ya'u Aboriginal Corporation RNTBC being the traditional custodians, who are legally recognised as native title holders of the land.



Part 2

STATE PLANNING PROVISIONS





2 State Planning Provisions

2.1 State planning policy

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

Aspects of the state planning policy appropriately reflected

- (1) Liveable communities and housing
 - (a) Liveable communities
 - (b) Housing supply and diversity
- (2) Economic growth
 - (a) Agriculture
 - (b) Development and construction
 - (c) Tourism
- (3) Environment and heritage
 - (a) Biodiversity
 - (b) Coastal environment
 - (c) Cultural heritage
 - (d) Water quality
- (4) Safety and resilience to hazards
 - (a) Emissions and hazardous activities
 - (b) Natural hazards, risk and resilience
- (5) Infrastructure
 - (a) Energy and water supply
 - (b) Strategic airports and aviation facilities

Aspects of the state planning policy not reflected

Nil

Aspects of the state planning policy not relevant to Lockhart River Aboriginal Shire Council Planning Scheme

- (1) Economic growth
 - (a) Mining and extractive resources
- (2) Infrastructure

- (a) State transport infrastructure
- (b) Strategic ports

2.2 Regional plan

There was no regional plan relevant to the planning scheme area on commencement of the planning scheme.

2.3 Referral agency delegations

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

Table 2.3.1—Delegated referral agency jurisdictions

Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction

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

2.4 Standard planning scheme provisions

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

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



Part 3

STRATEGIC FRAMEWORK





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) Land use pattern and infrastructure;
 - (ii) Economic development and natural resources;
 - (iii) Natural environment; and
 - (iv) Community values.
 - (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 Background and context

This component of the Strategic Framework is extrinsic material under Section 15 of the *Statutory Instruments Act 1992*.

3.2.1 Our Land and Sea Country

- (1) The Lockhart River Aboriginal Shire is situated on over 3,500 square kilometres of land on the eastern coastline of the Cape York Peninsula in remote far-north Queensland.
- (2) Management of the Shire is administered by the Lockhart River Aboriginal Shire Council under the Lockhart River Deed of Grant in Trust (DOGIT) and Mangkuma Land Trust traditional owner management arrangement.
- (3) Bordered by the Cook Shire Council, Lockhart River Shire contains large areas of ecologically significant land of spectacular natural beauty that serves to convey a unique sense of place and identity to the Shire.

“Land is a central part of the connection to country and to our identity as people. Many of our significant sites, landscapes, customs and stories focus on connection to land. Land is, therefore, very important to our culture, history and future.”

- (4) Characterised by sweeping, snow-white sand beaches, lowland tropical rainforest and rocky outcrops, the Lockhart River environment is a beacon of natural beauty and Indigenous heritage.
- (5) As the only township within the Shire, and positioned approximately 1.8 kilometres inland from Lloyd Bay, the Lockhart River Township is located a distance of approximately 750 kilometres north of Cairns. The Township is situated on the traditional land of the Kanthanumpu (southern Kuuku Ya'u) people which covers a geographic expanse of approximately 354,072 hectares of rainforest and low-mountain country beside the Coral Sea and Great Barrier Reef World Heritage Area (refer to Map 1 – Local Government Planning Scheme Area and Context).
- (6) To the north of the Township, and encompassed within the Cook Shire Council area, are the Kutini-Payamu (Iron Range) and the Ma'alpiku Island National Parks located on the traditional land of the Kuuku Ya'u people (including the Kungkay and Kanthananampu people).
- (7) The river system which gives its name to both the Shire and Township – the Lockhart River – is part of the Lockhart Basin Strategic Environmental Area that extends from Cape Weymouth in the north to beyond Cape Sidmouth in the south.
- (8) The ancient cultures that collectively comprise the Lockhart River community have a history and identity that are interwoven with the natural environment and Traditional Owner land management practices, including hunting, fishing and collecting, form an ongoing role in the community's symbiotic relationship with the natural environment.
- (9) The local climate is recognised within the local community as having six seasonal periods - including a monsoonal rain period over February to April during which the Township is only accessible by way of the airport and jetty (both of which are located within the jurisdictional boundaries of Cook Shire Council).

3.2.2 Our People

3.2.2.1 People and population characteristics

- (1) The Lockhart Aboriginal Shire is a predominantly Australian Aboriginal and Torres Strait Islander community with ancestral lineage to six traditional family (language) groups:
 - (a) Wuthathi (southern);
 - (b) Kuuku Ya'u (northern);
 - (c) Kanthanumpu (southern Kuuku Ya'u);
 - (d) Uutaalnganu (Night Island);
 - (e) Umpila;
 - (f) Kaanju (northern and southern).
- (2) In 2011², the Lockhart River local government area (LGA) had 483 people for whom the Lockhart River LGA was the place of usual residence (of whom 441 were at home and 43 were elsewhere in Australia on Census night). This is lower than the 2006³ Census, which counted 551 people who called Lockhart River LGA their usual place of residence, of whom 488 were at home on Census night, and 63 were elsewhere in Australia. Despite the decrease in population counted via the Census, the Queensland Office of Economic and Statistical Research projects that natural increase (birth rate) will outweigh net migration into the future, with an anticipated overall increase in population in the coming decade⁴, consistent with the younger demographic profile of the community (see item 3 below). Notwithstanding, Lockhart River Aboriginal Shire Council census undertaken in 2014 identified 702 residents and 50 transient persons.

Note- Census results are likely to include a degree of error, attributed to a number of challenges related to remoteness impacts on census data collection methodologies, incompleteness of surveys due to remote locations on Census night, and boundary changes.
- (3) In 2011, the Shire's population had a median age of 26 years and a young population profile, with those aged 44 and under comprising 80% of the population, compared to Queensland's 61.7%. Those aged over 45 only comprise 20.1% of Lockhart LGA's population, almost half of Queensland's proportion of 38.3%. A comparison is presented in **Figure 1**.

² ABS 2011 Census of Population and Housing (LGA34570 Lockhart River LGA). Note: All subsequent data relating to the 2011 Census was taken from this source.

³ ABS 2006 Census of Population and Housing (LGA34570 Lockhart River LGA) Note: All subsequent data relating to the 2011 Census was taken from this source.

⁴ <http://www.oesr.qld.gov.au/products/profiles/pop-housing-profiles-lga/pop-housing-profile-lockhart-river.pdf>

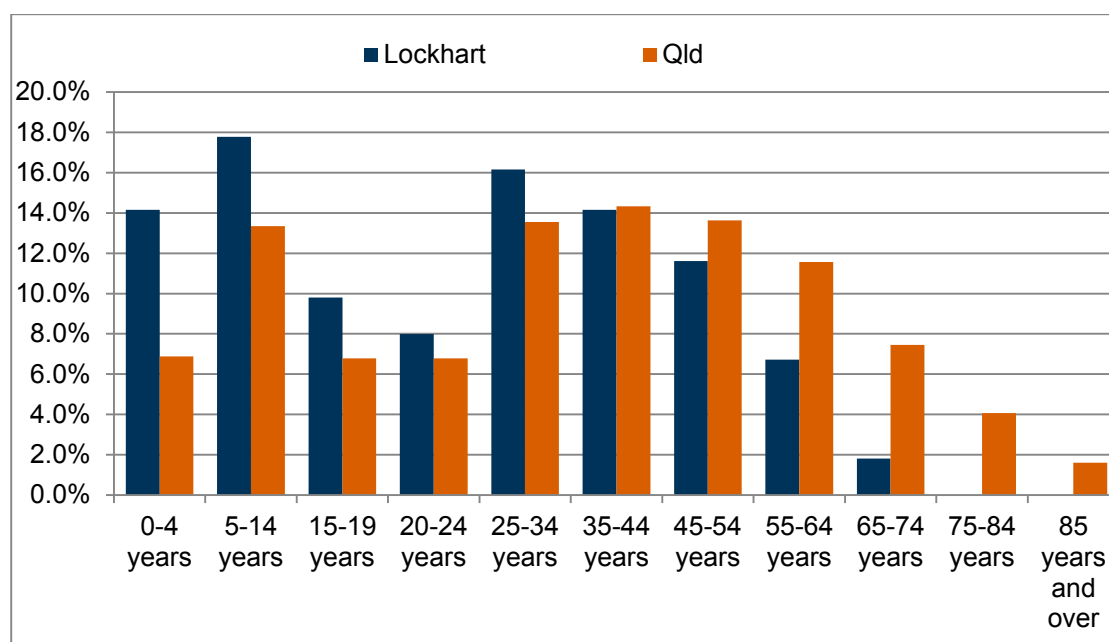


Figure 1 Population proportion by age group, comparison of Lockhart LGA and Queensland

- (4) Consistent with the age profile, 27.3% (132 people) of the population were attending an educational institution at the time of the Census (whether pre-school, primary or high school, or some type of tertiary/technical institution).
- (5) Of the 483 people counted in the 2011 Census, approximately 89.6% identified as being of Aboriginal and/or Torres Strait Islander descent.
- (6) Being made up of a number of cultural groups, the Shire is linguistically diverse and only 21.6% of people recorded speaking only English at home.
- (7) Of the languages spoken at home other than English, Yumplatok (Torres Strait Creole) was the most widely spoken with 5.6% of the population citing it as their primary language at home. Other languages spoken at home included Kuuku-Ya'u (1.9% of the population), Guugu Yimidhirr (1.0% of the population) and Tok Pisin (Neomelanesian) (0.6% of the population). 70% of households reported speaking 2 or more languages at home.

3.2.2.3 Employment

- (1) In the 2011 Census, 17.2% of the population completed Year 12 or equivalent, and 29% of the population having completed Year 10. A higher proportion of females (40%) have completed part or all of their senior education (Year 11 and/or 12) compared to males (33%).
- (2) In the 2011 Census, 22.4% of the Lockhart Shire population held a Certificate qualification or above (including Diploma, Advanced Diploma or Bachelor Degrees), improving markedly from the 2006 Census proportion of 4.2%.
- (3) In 2011, 187 people reported being in the labour force (including those away from work or those looking for work), of which 69.5% were employed on a full-time basis (26.9% of the total population), and 8.5% were employed part-time (3.3% of the total population).
- (4) The Shire's reported labour force unemployment rate of 13.9% at the time of the census was 8.5 percentage points higher than the Queensland December 2011 (seasonally adjusted) level⁵.
- (5) The most common occupations in the Shire included Community and Personal Service Workers (37 people), Professionals (27 people), and Labourers (26 people) .
- (6) The majority of employed persons – over 60% - recorded walking as their only method of travel to work Approximately one-quarter of employed persons travelled to work via car (either as the driver or as a passenger).
- (7) The median total personal weekly income was \$312.00 and median total weekly family income was \$1,062.00.

⁵<http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by+Subject/1367.0~2011~Main+Features~Unemployment+Rate~4.4>

3.2.2.4 Family

- (1) In 2011, family composition within the Shire had a large percentage of single parent families with 33% of family groups identifying as single parent families in the 2011 Census (see **Figure 2**), double the Queensland rate of single parent families (16.1%).
- (2) In 87.5% of these single parent families, the sole parent identified as female.
- (3) Other family composition statistics show that couple families with children made up 30.1% of households, while couples without children (including same sex couples) comprised 25.2% of households.
- (4) 31% of households had six or more persons usually resident and 50.9% of family households had four or more persons usually in residence. 35.7% of households were single or two-person households. The average household size in Lockhart LGA is 3.9 persons.

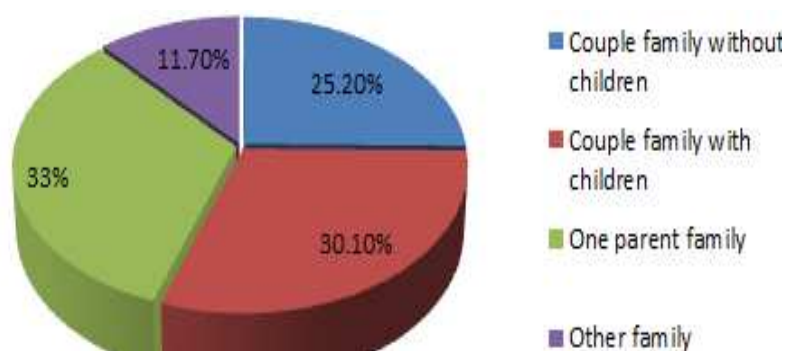


Figure 2 Household composition

3.2.2.5 Housing

- (1) In the 2011 census, 109 occupied private dwellings in the Shire were identified as the following dwelling types (refer to **Figure 3**):
- (a) 75.2% were separate houses;
 - (b) 22.0% were flats, units or apartments; and
 - (c) 2.8% were other dwellings (such as caravans, tent, sleepers out, flat attached to a shop etc.).

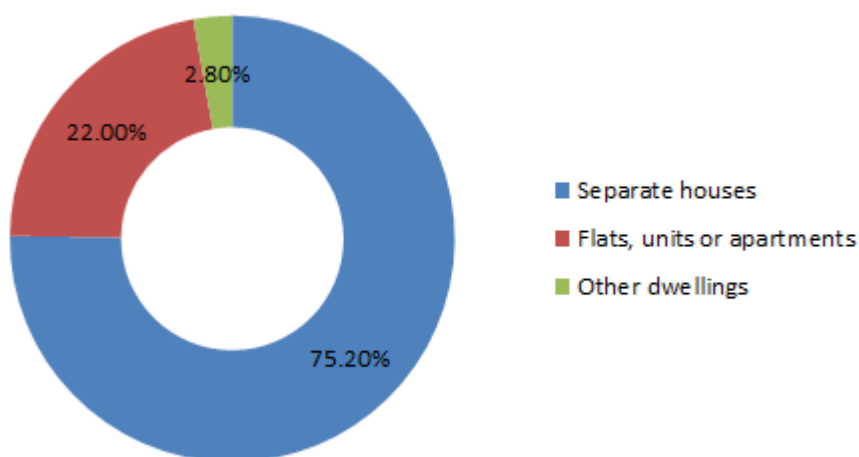


Figure 3 Dwelling composition

- (2) Of all occupied private dwellings within the Shire, 9.3% had 1 bedroom, 10.2% had 2 bedrooms and 36.1% had 3 bedrooms. The average number of bedrooms per occupied private dwelling was 3.5 and the average household size was 3.9 persons per household based on 2011 census statistics and 6.4 persons (and several generations) per household based on the Lockhart River Aboriginal Shire Council census undertaken in 2014.



- (3) Of the 112 identified household groups within the Shire, 80.9% were family households, 16.4% were single/lone person households and 2.7% were group households.
- (4) Only three dwellings within the Shire were owned outright, the majority being rental properties managed by the Aboriginal Shire Council.
- (5) In terms of car ownership and dependence, 39.1% (51 households) of occupied private dwellings reported having one registered motor vehicle, 11.8% (42 households) had two registered motor vehicles and only three households reported having three or more registered motor vehicles.
- (6) The majority of dwellings (71%) had no internet connection.

3.2.2.6 Community facilities and services

- (1) Recognised both nationally and internationally for excellence in traditional art and dance, the people of the Lockhart River community possess a creative streak borne of their cultural history and affinity with Country. The Lockhart River Arts Centre is internationally renowned as an incubator for some of Australia's best Aboriginal and Torres Strait Islander artists.
- (2) The Lockhart River township contains a number of existing services and facilities which fulfil and important social and economic function, including:
 - (a) two retail stores – the General Store (incorporating fuel sales) and Jamie's Store;
 - (b) art centre;
 - (c) BMX track;
 - (d) health centre;
 - (e) police station;
 - (f) postal service (operating out of the Council offices);
 - (g) Puuya Centre (community centre);
 - (h) State kindergarten, preparatory and primary school.
- (3) The Lockhart River Township is supported by the full range of utility infrastructure, including telecommunications, water treatment plant, electricity generation plant, wastewater treatment plant and rubbish tip.
- (4) The Lockhart River Township also relies on a range of infrastructure located within the jurisdictional boundaries of Cook Shire Council, including aircraft landing facilities ('Lockhart Airport'), coastal jetty and Iron Range short-term accommodation cabins.

3.2.2.7 Our Past

- (1) Prior to European settlement and sovereignty, the country that now forms part of the Lockhart River Aboriginal Shire local government area was, for thousands of years, the sustaining life-force, or puuya, of the Kanthanumpu people.
- (2) The first known European contact with 'Lockhart River people' took place in 1789 when a marooned Captain William Bligh spent one night ashore on Restoration Island North of the present Lockhart River Community.
- (3) In February 1880, government geologist Robert Logan Jack visited the area and named the site after his friend, and fellow Scotsman, Hugh Lockhart.
- (4) The European settlement history of the Lockhart River area can be said to have commenced in 1906, when Chief Protector of Aboriginals, R. B. Howard recommended that an Aboriginal settlement be established at the site of Lloyd Bay.
- (5) It was not until 1922, however, when an Anglican mission was relocated from the Pascoe River reserve to a coastal site at Orchid Point, Lloyd Bay that European settlement took place in earnest. Surviving at that location for approximately two years, the mission subsequently relocated to Bare Hill in 1924, south of Cape Direction ('the Old Site').
- (6) In 1934, as a result of amendments to the Aboriginals Protection and Restriction of the Sale of Opium Act 1897, the Queensland Government forcibly moved Aboriginal and Torres Strait Islander people from throughout the Cape York Peninsula and relocated them to the Lockhart River mission.
- (7) By 1936 only a few Aborigines in the north-eastern area remained in traditional lands. During the time of this mission ('Rowan' time), the mission's goal was a 'civilising' exercise, hoping to encourage a shift in not only religion, but lifestyle, economy, work and social arrangements towards a community that reflected European values. As a result, community members' traditional activities and ceremonies were emphatically discouraged.
- (8) Soon after, during the Second World War, almost all Europeans were evacuated from Lockhart River and the Aboriginal and Torres Strait Islander people were abandoned by those appointed as their 'caretakers'. Community members were advised to 'go bush' to escape air raids. At this difficult time, however, the community members began to re-establish connections with their ngaachi (place/land), with many returning to their homelands, away from the mission.
- (9) In 1947 the mission was re-established and underwent stark changes (such as changing the structure from sub-villages according to tribal groupings to a single settlement) as diverse language groups were forced into a single community.
- (10) After a turbulent and challenging time in the 1950s and early 1960s control over the mission was handed to the Queensland Government in 1967.
- (11) In 1968 to 1969, the population was relocated from the Bare Hill site to the current location of the Township on Kuuku Ya'u country further inland and to the north.
- (12) Further removed and dislocated from their ancestral and adopted land and finding themselves on the traditional place of a different cultural group, the Aboriginal community experienced heightened friction and conflict through the 1960s and beyond.
- (13) The 1970s saw revived interest in Australian Aboriginal culture both domestically and internationally and it was during the 1970s that the Lockhart community established a number of dance festivals and traditional cultural activities to maintain a spiritual connection to their traditional customs while providing opportunities for employment and commercial enterprise.
- (14) Lockhart River is the birthplace of the dance festival which would later become the Laura Aboriginal Dance Festival – the longest, continuous cultural festival in Australia.

- (15) Throughout history, the people of Lockhart River have continued to maintain a rich and complex relationship with nature that remains active today. In particular, the significance of fishing and the connection between people and Country - land and sea - is an enduring feature of human settlement in the area.

3.2.3 Opportunities and challenges

The following opportunities and challenges are the most significant issues expected to define future development in Lockhart, and set out the key matters the Strategic Framework and/or planning scheme as a whole seek to address.

3.2.3.1 Housing and accommodation need

- (1) Housing demand is high in the community with overcrowding a current issue. Despite only low to moderate population growth being anticipated by the 'Lockhart River Aboriginal Shire Council Community Plan 2011 to 2021', sufficient area for future housing must be provided for the life of the planning scheme and should address the current housing shortfall.
- (2) Alternative lifestyle housing, in the form of 'bush residential' development is needed to increase the diversity of housing choice available within the community.
- (3) With the exception of Iron Range Cabins, Lockhart River lacks any tourist accommodation and careful consideration must be given to the location and type of future tourist accommodation having regard to the interests of Traditional Owners and the community, natural hazards, natural environment, country and access to retail and commercial services (including opportunities to consolidate tourist accommodation with future activities in the Town Centre identified on **Strategic Framework Map SFM-001**).

3.2.3.2 Indigenous cultural heritage

- (1) The Lockhart River community has a deep cultural connection to country and its cultural heritage. Accordingly, landscape features and beliefs that have cultural significance to the Lockhart River community must be protected, preserved, and respected in accordance with traditional custom and practice and within the statutory framework of the Aboriginal Cultural Heritage Act 2003. 'Areas of Cultural Significance' have been broadly considered in the Strategic Framework in the determination of 'Future Residential Areas' shown on **Strategic Framework Map SFM-001**.

3.2.3.3 Country

- (1) The Lockhart River is the Shire's major waterway and provides a significant ecological, cultural and recreational function to the Lockhart River community. To maintain the cultural and ecological values of the river ecosystem, the Lockhart River is to be protected from the negative impacts of development.
- (2) The Old Site of the Anglican mission is characterised by its physical association with and proximity to the coastal environs of the Lloyd Bay area and Coral Sea. The historical, cultural, and physical connections between the remaining mission buildings and the surrounding environment are to be maintained and preserved.
- (3) The landscape character of the Lockhart River township is defined by its large residential blocks, encircling remnant vegetation, open spaces, and connectivity to the beaches and fishing spots of Lloyd Bay. All future development must contribute to, and not detract from, these landscape character values.

3.2.3.4 Economic resilience

- (1) Like many remote Aboriginal Shires, Lockhart River Shire is reliant on fly-in/fly-out and drive-in/drive-out trade and services. High quality air and road transportation infrastructure provides a high level of accessibility for people, services, and goods to be transported into and from Lockhart River.

- (2) Tourism is identified as a potentially untapped market that presents a dual benefit of being both a real opportunity for economic development, and an opportunity to preserve and advance local cultural knowledge and practices within the community. The proper protection and management of the Shire's landscape character elements will contribute to economic development through enabling the Shire to promote tourism as a profitable business enterprise.

3.2.3.5 Climate change and natural hazards

- (1) Climate change projections for the year 2050 estimate that the Cape York Peninsula can expect:
 - (a) an increase in the mean temperature of between 0.6 and 1.5 degrees Celsius;
 - (b) a change of in the amount of annual rainfall by either -2% to +2%;
 - (c) increase in the severity and duration of tropical cyclones;
 - (d) increased spread of disease (including malaria and dengue) due to more favourable conditions for vectors; and
 - (e) coastal erosion associated with sea level rise and increased storm surge, applicable to the foreshore and low lying coastal areas at the place of the Old Site.
- (2) The coastal stretch which acts as the eastern boundary of the Lockhart River Shire local government area is particularly susceptible to erosion impacts, which are likely to worsen as a result of rising sea levels. Coastal development is not located in areas prone to erosion or storm tide impacts.
- (3) Bushfire hazard is an ever-present risk in the urban and the non-urban landscape in Lockhart River, and is likely to become more severe and potentially more frequent as a result of climate change. Development in bushfire prone areas is limited to maintain the safety of people and property.

3.2.3.6 Infrastructure

- (1) Lockhart River township is well serviced by a range of infrastructure including:
 - (a) open space;
 - (b) sewerage;
 - (c) water;
 - (d) electricity;
 - (e) telecommunications; and
 - (f) roads (local).
- (2) Stormwater overland flow represent a potential hazard in the community and stormwater overland flow must be considered by future development.
- (3) Infrastructure on the periphery of the Lockhart River township, including solid waste management and sewage treatment infrastructure, is to be protected from development encroachment and must have sufficient space in which to expand operations.
- (4) Road access to the Lockhart River township and wider Shire area is severely limited during the wet season due to seasonal flooding of the Shire's primary access routes: Lockhart River Road and Portland Road. In addition to inhibiting the township's future geographic expansion, the seasonal flooding of these principal access routes limits the Shire's ability to attract tourists and access external economic markets. During these periods of isolation, the residents of the Shire rely heavily on the operation of the Lockhart River (Iron Range) Airport and barge service for supplies and the transportation of people. Accordingly, the continued operation and potential for expansion of the airport and jetty are critical to the sustainability of the entire Shire community.

- (5) Alternative, renewable electricity supply technology is sought for Lockhart River township in place of fossil fuel electricity generation and its associated negative environmental impacts.

3.2.3.7 Community Assets

- (1) The aircraft landing facilities ('Lockhart airport'), Iron Range short-term accommodation cabins, coastal jetty and associated esplanade are currently within the jurisdictional boundaries of Cook Shire Council and therefore the Lockhart River Aboriginal Shire Council Planning Scheme has no jurisdiction in respect to their land use and development. However, these community assets are more appropriately associated with the Lockhart River people and future steps should be taken to incorporate the land comprising these community assets within the boundaries of Lockhart River Aboriginal Shire Council area.



3.3 Strategic Intent

“Our Future – Lockhart River in 2030”

- (1) The Lockhart River Aboriginal Shire in the year 2030 is a familiar place. The population of the Shire continues to change seasonally, and the township has expanded to account for an increase in residents over time.
- (2) The ecological values of the natural environment, core to the community's identity and way of life, are protected, conserved and enhanced in perpetuity, to ensure the life-force of the community continues to flow.
- (3) Culturally significant sites are identified and protected so that sacred and historic places and spaces are preserved for future generations.
- (4) Improved and expanded community services, including health, education and utility infrastructure, has improved the liveability of the township. This includes improved access to tertiary education, aged care and palliative care services.
- (5) The General Store is owned by the community and provides a diverse range of goods to meet growing locally driven demand, and greater employment opportunities.
- (6) The existing airport and jetty are within the jurisdiction of Lockhart River Aboriginal Council and have been expanded due to an increase in tourist visitation and a strengthened export market for traditional art and crafts, local foodstuff and other goods.
- (7) Access to the community in the monsoonal period has been improved, allowing for all year-round, all-weather access to the township via motor vehicle which has improved the living costs of the community.
- (8) The Lockhart River Art Centre continues to produce world-renowned artists and craftspeople, due in part, to the continued preservation of its artists' guiding inspirations – the natural environment and cultural heritage.
- (9) Houses are constructed to a higher standard and incorporate flexible living features to transition over time and in accordance with the needs of occupants and the climate.
- (10) Private home ownership is enjoyed by a growing proportion of the community.
- (11) The sporting facility is a vibrant centre of community activity and is a multi-purpose sporting complex with two ovals.
- (12) The Shire's energy requirements are supplemented by renewable energy sources and water conservation practices drastically reduce the Shire's reliance on water treatment infrastructure.
- (13) The heritage features of the Old Site of the township (mission settlement) have been protected from development, and the site's history has been documented for the appreciation of visitors and locals alike.

- (14) Local dialects continue to be spoken and traditional knowledge is passed down through the generations.
- (15) A sense of safety and comfort rests in the mind of all residents of the Shire, no matter the time or place.
- (16) Traditional customs continue to be practiced, and the beaches and waterways remain popular places for fishermen and fisherwomen.
- (17) At certain times in the year, dance festivals draw crowds to Lockhart River from all parts of Australia and overseas.
- (18) Advances in technology connect the township digitally to the rest of Australia and the world, opening up new opportunities for learning, accessing resources, tourism and economic development.



3.4 Settlement Pattern

3.4.1 Strategic outcomes

- (1) The settlement pattern for Lockhart River seeks to:
 - (a) enhance safety and liveability in the township and the Council area;
 - (b) enhance the scenic and landscape qualities of the Shire;
 - (c) respond to the challenges of natural hazards and climate change, in particular the impacts of coastal processes; and
 - (d) respond to population growth and support non-resident workers.
- (2) Urban development is consolidated within the existing urban areas to maximise the utilisation of existing infrastructure and maintain and enhance residents' access to services, employment opportunities, recreational facilities, and areas of open space.
- (3) Land to accommodate industrial development is sufficient to meet the industrial and local employment needs of Lockhart River, and is separated from sensitive land uses.
- (4) Development that facilitates sustainable management practices including water conservation and energy efficiency, and links with active transport networks, is encouraged and facilitated.

“The natural environment... conserved, enhanced and restored to maintain the ecological capacity for the benefit of present and future generations”

3.4.2 Element – Urban Area

3.4.2.1 Specific outcomes

- (1) Urban land use and development is consolidated within the Urban Area to:
 - (a) achieve a consolidated urban form;
 - (b) deliver a logical and orderly sequence of development;
 - (c) ensure the efficient and timely provision of infrastructure; and
 - (d) not encroach or interfere with existing land uses in the Urban Area.
- (2) Urban development is established in a logical and orderly sequence in accordance with the **Priority Infrastructure Plan (Part 4)**.

- (3) Commercial and retail land uses are consolidated in the promotion of centralised commercial and retail activities and creation of a vibrant centre.
- (4) All commercial, retail, community and residential development in the urban area is to be located and designed to contribute to the promotion of pedestrian accessibility, comfort and mobility.
- (5) Utilities and other community infrastructure necessary for the sustainable development of Lockhart River Township are to be located within the Urban Area.
- (6) 'Bush' residential land uses (as an alternative lifestyle choice) is provided within the Bush Residential Area (Urban Area) identified on **Strategic Framework Map 1 (SFM-001)**.

Note- refer **Figure 4** for graphic representation of the potential future development of the Bush Residential.

3.4.2.2 Land use strategies

- (1) Residential activities within the Future Residential Area identified on **Strategic Framework Map 1 (SFM-001)** must be supported by detailed land use investigations that resolve:
 - (a) potential exposure and mitigation of natural hazards;
 - (b) infrastructure servicing arrangements and sequencing (including new roads);
 - (c) consistency with the Strategic Framework;
 - (d) natural drainage, erosion risk, impact on groundwater levels and landscape features; and
 - (e) environmental values to protect MSES.

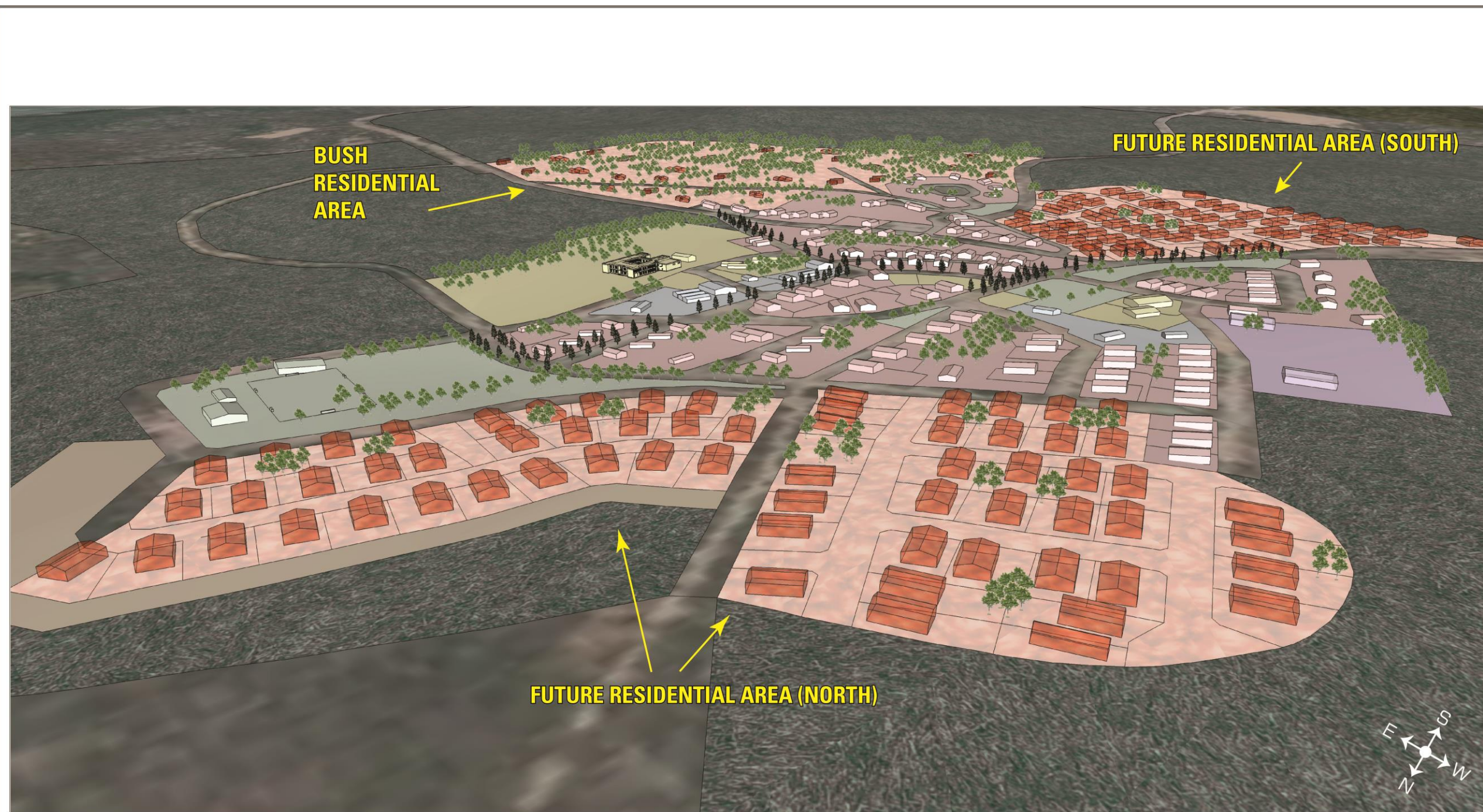
Note- A basic, strategic level analysis of potential locations for future residential growth was undertaken for Lockhart River township. The analysis considered a number of locations based on the logical extension of existing networks, with an aim to maximise the capacity in the existing infrastructure networks rather than the provision of new trunk infrastructure. These areas are identified as Future Residential Areas on **Strategic Framework Map 1 (SFM-001)**.

Note- refer **Figure 4** for graphic representation of the potential future development of Future Residential Areas (not all Future Residential Areas are shown).

3.4.3 Element—Rural Area

3.4.3.1 Specific outcomes

- (1) The Rural Area on **Strategic Framework Map 1 (SFM-001)** primarily caters for traditional, new and emerging agricultural activities, sustainable resource management, and ecologically sustainable development of an appropriate scale, such as eco-tourism, whilst protecting the landscape amenity and cultural values of Country.
- (2) Important ecological areas, including significant native vegetation, waterways and wetlands are conserved and protected.
- (3) Small scale eco-tourism activities may be located in the Rural Area where the impact on natural and cultural features is avoided or mitigated.
- (4) Outstations that provide for periodic or semi-permanent bush-type living are facilitated where it supports traditional cultural practice, caring for country, or agricultural and rural activities carried out away from the township.

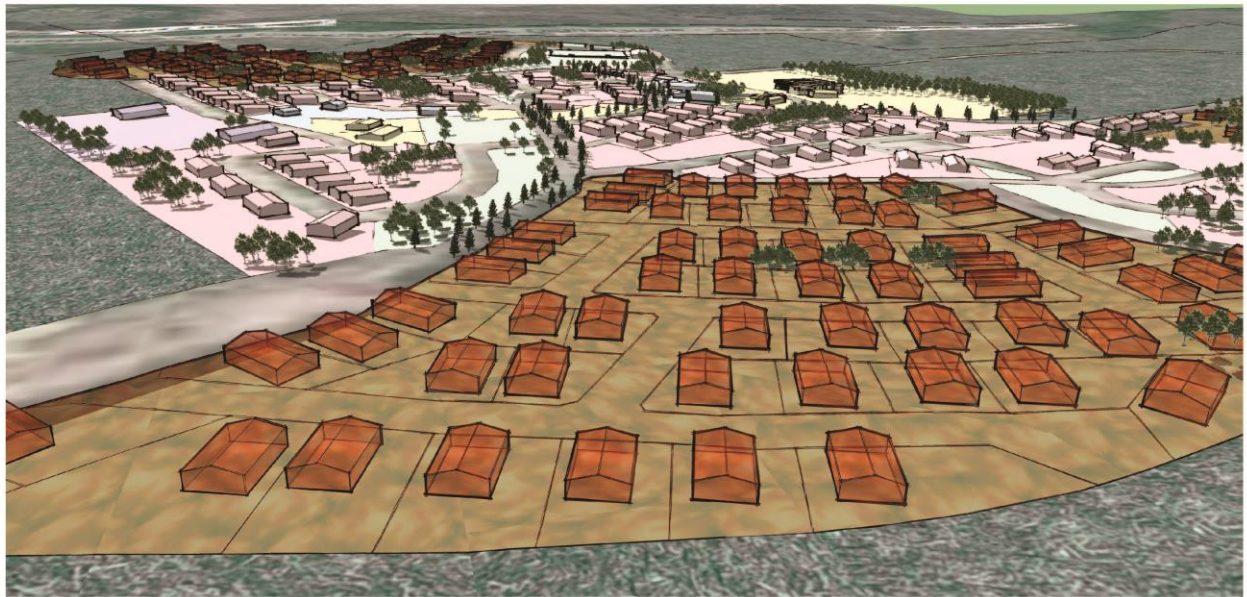


LOCKHART RIVER
planning scheme

Element - Urban Area

FIGURE 4

Note – Figure 4 provides an indicative concept that may not be consistent with the bushfire provisions of this planning scheme.



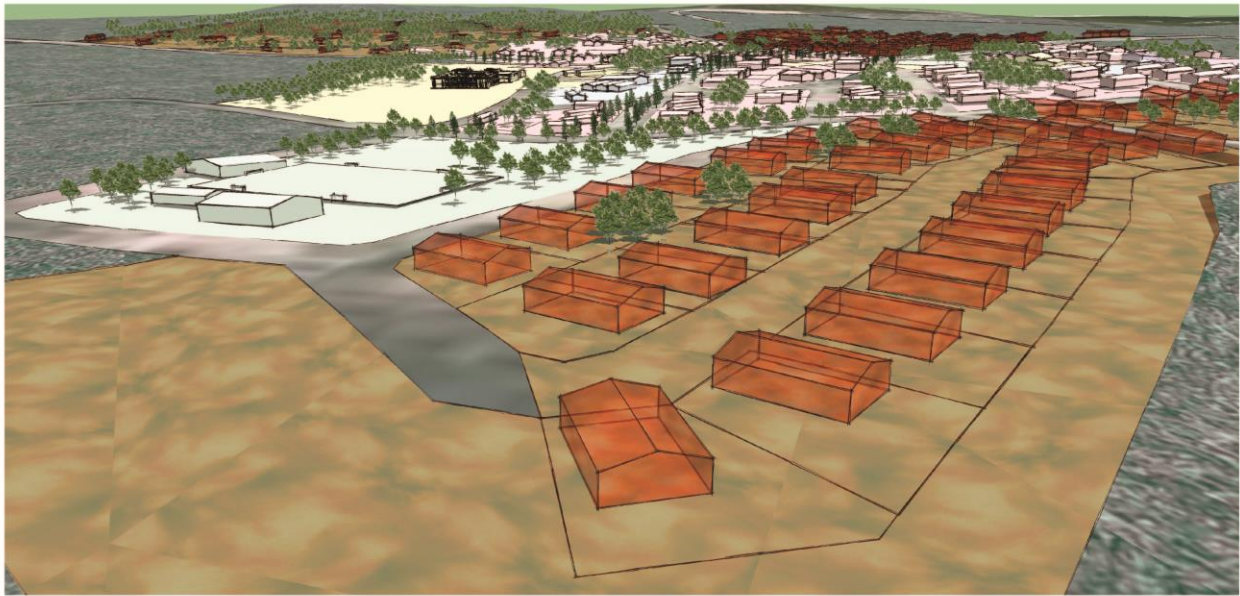
ELEVATED VIEW NORTH-EAST FROM FUTURE RESIDENTIAL AREA (SOUTH)



ELEVATED VIEW NORTH-WEST FROM THE BUSH RESIDENTIAL AREA



ELEVATED VIEW WEST FROM BUSH RESIDENTIAL AREA



ELEVATED VIEW SOUTH-EAST FROM THE FUTURE RESIDENTIAL AREA (NORTH)



LOCKHART RIVER
planning scheme

Element - Urban Area

FIGURE 5

Note – Figure 5 provides an indicative concept that may not be consistent with the bushfire provisions of this planning scheme.

3.4.4 Element—Conservation Area

3.4.4.1 Specific outcomes

- (1) The Conservation Area on **Strategic Framework Map 1 (SFM-001)** caters only for traditional cultural activities whilst protecting the landscape amenity and cultural values of Country.
- (2) Important ecological areas, including significant native vegetation, waterways, wetlands, MNES and MSES, are conserved and protected.
- (3) Eco-tourism activities may be located in the Conservation Area where the impact on natural and cultural features is avoided or mitigated.
- (4) Outstations that provide for periodic or semi-permanent bush-type living are facilitated where it supports traditional cultural practice, caring for Country.

3.4.5 Element—Housing

3.4.5.1 Specific outcomes

- (1) A range of housing types and sizes are provided in the Lockhart River township to meet community housing needs and to respond to issues of overcrowding.
- (2) Housing is accommodated in the Urban Area and Future Residential Area on the **Strategic Framework Maps (SFM-001)**.
- (3) Housing design incorporates principles of climate-sensitive and water sensitive design to maintain a comfortable tropical living environment for residents.



3.4.6 Element—Industrial Land Use and Development

3.4.6.1 Specific outcomes

- (1) Industrial development is designed and located to avoid or mitigate negative impacts on sensitive land uses, including any traffic impacts associated with industrial land uses.
- (2) Industrial development with off-site amenity impacts is located away from the urban area.
- (3) Industrial land is provided with the full range of available urban infrastructure and services.
- (4) Industrial development incorporates best practice environmental performance and design to reduce the potential for noise, particulate, light and odour emissions.
- (5) Non-industrial land uses in the Industry Precinct are limited to those that directly support and service industrial uses or those that have similar land use requirements and characteristics.
- (6) The health, safety, wellbeing and amenity of the community is protected from unacceptable impacts of hazardous materials, noise, pollution and odour,

3.4.7 Element—Natural Hazards

3.4.7.1 Specific outcomes

- (1) The risk of loss of life and property due to bushfires is minimised through the:
 - (a) appropriate use of land having regard to its level of bushfire hazard; and
 - (b) incorporation of appropriate siting and design measures that mitigate bushfire risks.
- (2) The risk of loss of life and property due to flood hazards, including that associated with a greater frequency of extreme weather events and increased rainfall intensities as a result of climate change is minimised.
- (3) Development is not placed at risk from coastal hazards, taking into account the likely effects of climate change, coastal erosion, permanent inundation due to sea level rise and storm tide inundation.
- (4) The risk of loss of life and property due to landslides is minimised.

3.4.8 Element—Climate Change

3.4.8.1 Specific outcomes

- (1) Development seeks to:
 - (a) minimise the carbon footprint of the Lockhart River Shire;
 - (b) protect against the anticipated impacts of climate change on quality of life and property;
 - (c) minimise dependence on fossil fuels, and promote, where practicable, the generation of energy through renewable sources.
- (2) Energy efficient and water sensitive urban design responds to the local climatic conditions of the Shire.
- (3) The generation of power through renewable sources is encouraged, particularly where functioning as a supplement to, or replacement of, fossil fuel electricity generation.



3.5 Economic Development

3.5.1 Strategic outcomes

- (1) A diversified and robust economy is achieved through the:
 - (a) encouragement of sustainable rural production and supporting activities;
 - (b) support of home based business activities that foster emerging industries in the Lockhart River township, including those activities that access global online economies;
 - (c) support of tourism as an emerging economic market to strengthen local employment opportunities through drawing on local skills and crafts;
 - (d) protection and enhancement of Lockhart River Shire's natural resources for their future economic and employment potential;
 - (e) increasing of economic and community resilience to natural hazards and associated risks.

3.5.2 Element—Economic Opportunity and Employment

3.5.2.1 Specific outcomes

- (1) Development seeks to strengthen economic development and local employment opportunities through commercial support, service provision, or short term accommodation infrastructure.
- (2) Telecommunications infrastructure is provided to increase the reliability of Lockhart River's internet access and facilitate local, national, and global e-commerce opportunities.
- (3) Home based business that provides local employment opportunities is supported where residential amenity and environmental values are maintained.

3.5.3 Element—Rural Production

3.5.3.1 Specific outcomes

- (1) Rural activities are supported in Lockhart River to improve economic resilience through diversification and self-sufficiency, and to ensure long-term food security.
- (2) Rural activities are located in the Rural Area on the **Strategic Framework Maps (SFM-001)**; or where Rural activities have no adverse impacts on sensitive land uses may occur in the Urban Area as interim land uses.
- (3) Rural business, enterprise, and tourism uses are encouraged where such uses support economic diversification and are compatible with landscape character, scenic amenity, cultural heritage values, and do not alienate or fragment productive agricultural land.

3.5.4 Element—Tourism

3.5.4.1 Specific outcomes

- (1) Tourism activities are supported where the natural environment and landscape character values of the Lockhart River Shire are protected and enhanced, and the interests of Traditional Owners and the Lockhart River community members are respected.

- (2) Eco-tourism activities are encouraged where natural values and cultural values are protected and enhanced.
- (3) Tourist park accommodation is supported in the Urban Area where:
 - (a) it does not impact on cultural heritage values;
 - (b) it does not impact on environmental values; and
 - (c) it is on land that has a low risk of natural hazard occurrence.



3.6 Natural Environment and Resource Management

3.6.1 Strategic outcomes

- (1) The natural environment of the Lockhart River Shire, including its unique natural features, ecological processes, coastal scenic amenity and biodiversity values are conserved, enhanced and restored to maintain their ecological capacity for the benefit of present and future generations.
- (2) The health and scenic values and water quality of the Shire's groundwater, wetlands, and waterways, including the wild rivers (high preservation area) is protected and enhanced.
- (3) Significant vegetation, biodiversity values and areas of local, regional, and state significance are identified and protected, to maintain biodiversity and contribute to the image and character of Lockhart River.
- (4) Environmental and landscape features of the Shire that have cultural significance are protected from development.
- (5) Natural coastal foreshores, landforms, and processes are protected from the potential impacts of urban development.
- (6) The natural resources of the region are managed to protect the long term health and prosperity of the community.

3.6.2 Element—Biodiversity

3.6.2.1 Specific outcomes

- (1) The natural habitat and biodiversity values of the shire are protected from the negative impacts of development and these values are enhanced where possible.
- (2) Areas of ecological significance identified as Conservation Area on the **Strategic Framework Map (SFM-001)** are buffered from development to mitigate the direct and indirect effects of development.

3.6.3 Element—Waterways and Wetlands

3.6.3.1 Specific outcomes

- (1) The Lockhart River and other waterways, wetlands, and associated riparian vegetation are appropriately buffered from the direct and indirect impacts of development.
- (2) The wild rivers (high preservation area) is maintained in its natural condition including the protection of the following inherent natural values:
 - (a) Hydrological processes;
 - (b) Geomorphic processes;
 - (c) Water quality;
 - (d) Riparian function;
 - (e) Wildlife corridor function.

- (3) Development protects and maintains the health of waterways and wetlands that discharge into the Great Barrier Reef Marine Park.

3.6.4 Element— Coastal Environment

3.6.4.1 Specific outcomes

- (1) Development is planned, located, designed, constructed, and operated to avoid (where possible) or mitigate any adverse impacts on coastal resources, processes and values.
- (2) Physical coastal processes and the natural fluctuations of landforms continue to occur in a natural way, without human interference.
- (3) Public access to foreshores and coastal waters is maintained.
- (4) The scenic amenity of the coastal environment and coastal landscapes is protected and enhanced.



3.6.5 Element - Natural Resource Management

3.6.5.1 Specific outcomes

- (1) Significant natural resources are identified, managed, and protected to enhance their long term economic, cultural, and environmental values.
- (2) Water resources are managed as a valuable and finite regional resource on a total water cycle basis, balancing the uses of water to support human activity with its role in the natural, urban, and rural environment.
- (3) Development avoids or prevents the introduction or spread of weeds and pest species, and incorporates ongoing weed and pest management programs where weeds and pest species are known to exist.
- (4) Development in areas of (potential or actual) ASS avoids and minimises disturbance of ASS.

3.7 Social wellbeing

3.7.1 Strategic outcomes

- (1) Development in Lockhart River retains the distinctive landscape and scenic qualities of the Shire including its waterways, scrub country, and coastal environs to ensure its unique heritage and environmental character is not damaged.
- (2) The quality of life and wellbeing of residents of Lockhart River is enhanced through the provision of healthy and safe environments that promote active living and healthy lifestyles.
- (3) A range of community facilities and infrastructure is available in the community to ensure accessibility to necessary social services and facilities and promote inclusiveness, safety, and active living.
- (4) Lockhart River is a safe community for residents and visitors, with urban development incorporating crime prevention through environmental design (CPTED) principles.
- (5) Buildings, places, and items of cultural heritage significance that underpin the historical and cultural identity of the community are retained and protected from the negative impacts of development.
- (6) Cultural practices such as art and storytelling are embedded into the lifestyle and urban fabric of the township to reinforce a sense of pride and ownership of the landscape and Country.

3.7.2 Element—Scenic Amenity

3.7.2.1 Specific outcomes

- (1) Areas of high scenic amenity that contribute to the character of natural and rural landscapes are maintained, enhanced, and protected from the potential adverse visual impacts of development.

3.7.3 Element—Cultural Heritage

3.7.3.1 Specific outcomes

- (1) Special places and spaces including those of cultural and spiritual significance that support traditional practices and customs are protected from the negative impacts of development.
- (2) Places and objects of non-Indigenous cultural heritage value that contribute to the cultural identity of the Lockhart River are protected and respected.
- (3) Development on, or adjoining, places or objects of cultural or heritage significance have regard to prevailing community sentiment, and do not proceed where impacts cannot be adequately managed to the satisfaction of the community.

3.7.3.2 Land use strategies

- (1) A Local Heritage Register and associated Overlay Map and Overlay Code is to be prepared and incorporated as an amendment to the Lockhart River Aboriginal Shire Planning Scheme to protect and conserve items and places of historical cultural heritage significance, including historical cultural heritage items and places within the Urban Area.

3.7.4 Element—Healthy and strong communities

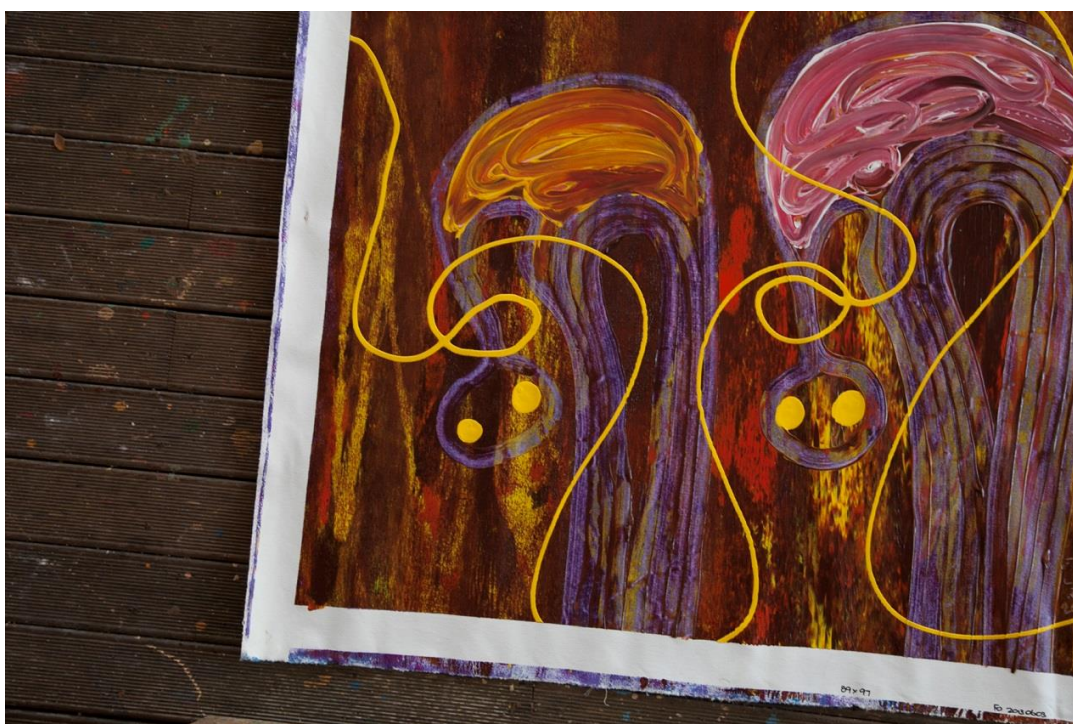
3.7.4.1 Specific outcomes

- (1) Community service facilities that support the physical, social, and cultural needs of the community are expanded and introduced in line with demand.
- (2) Structures used for the purpose of community service provision are adaptable to allow for changing social conditions and community requirements.
- (3) Accommodation that meets the various lifestyle needs of the community is provided including aged person accommodation and community housing for residents who require medical or other support to maintain a dignified lifestyle.
- (4) Urban development is designed and located to promote social interaction and inclusion in attractive and safe neighbourhoods and centres.
- (5) Development supports and contributes to the provision of a pedestrian pathway network that links residential, employment, and service areas of the township.

3.7.5 Element—Arts

3.7.5.1 Specific outcomes

- (1) Development that contributes to the establishment of Lockhart River as a destination of choice for quality Indigenous art is encouraged, to benefit the community and attract tourist trade.
- (2) Public art and development that promotes or displays Indigenous art is supported in the Urban Area.



Note- Special thanks to artist Fiona Omeenyo for use of the artwork above.

3.7.6 Element—Sport and Recreation

3.7.6.1 Specific outcomes

- (1) Lockhart River's indoor sport and recreation centre and its public spaces function as community hubs where residents can socialise, engage in learning activities, and participate in active and passive recreation pursuits.
- (2) Public parks and open space reserves are provided at a size and scale appropriate to their location, and in accordance with local need.
- (3) Development promotes strong visual and physical links to open space.

3.7.7 Element—Safe Communities

3.7.7.1 Specific outcomes

- (1) The safety, health and wellbeing of the community is maintained and enhanced through the mitigation of natural hazards, environmental nuisances, and anti-social behaviour.
- (2) Development is designed and located to minimise the risk to human safety from natural hazards such as bushfire, flooding landslide and coastal hazards.
- (3) Environmental hazards including particulate and noise emissions from land use and development do not impact on the health and safety of communities.
- (4) Development incorporates Crime Prevention through Environmental Design (CPTED) principles and promotes passive surveillance of public areas.



3.8 Infrastructure

3.8.1 Strategic outcomes

- (1) Lockhart River is well serviced by efficient and reliable essential infrastructure to promote community health, wellbeing, and economic development.
- (2) The delivery of infrastructure is coordinated with the roll-out of urban development in a logical and orderly manner that is efficient and cost-effective.
- (3) Waste management and recycling maximises the efficient disposal, and where practicable, the beneficial re-use of waste materials, whilst minimising impacts on the environment and public health and comfort.

3.8.2 Element—Priority Infrastructure Plan

3.8.2.1 Specific outcomes

- (1) Infrastructure in Lockhart River township is provided in a co-ordinated and cost efficient manner.
- (2) Urban development is located in the priority infrastructure area and sequenced in accordance with the Priority Infrastructure Plan.

3.8.3 Element—Integrated Water Management

3.8.3.1 Specific outcomes

- (1) Water supply infrastructure maintains the health and wellbeing of the community and the environment through provision of a safe water supply.
- (2) Development in urban areas located within a priority infrastructure area for water infrastructure is connected to the reticulated water supply network.
- (3) Development outside the priority infrastructure area for water infrastructure is provided with sustainable, adequate, and reliable potable water supply.
- (4) Development will be required, where practicable, to capture and re-use water.
- (5) The ability of the Lockhart water treatment plant to operate and expand is maintained where not resulting in adverse impacts to the amenity of residents, or impacting on potential development within urban areas or future urban areas identified on the **Strategic Framework Maps (SFM-001)**.

3.8.4 Element—Sewerage Services

3.8.4.1 Specific outcomes

- (1) Sewerage infrastructure is provided to maintain the health, safety, and wellbeing of the community and the protection of the environment.
- (2) Development in urban areas located within the priority infrastructure area for sewerage infrastructure is connected to the reticulated sewerage network.

- (3) Development outside the priority infrastructure area for sewerage infrastructure is provided with a sustainable effluent disposal system that does not impact on environmental or community health.
- (4) Development is required to maintain appropriate separation distances to the Lockhart River sewage treatment plant.
- (5) Intensification and upgrading of the Lockhart River sewage treatment plant is encouraged where not resulting in adverse impacts to the amenity of residents, or impacting on potential development within Urban Areas or Future Residential Areas identified on the **Strategic Framework Map (SFM-001)**.

3.8.5 Element—Stormwater Management

3.8.5.1 Specific outcomes

- (1) Stormwater management is informed by principles of Water Sensitive Urban Design and ensures stormwater is captured, conveyed, treated, and stored in ways that protect people and property from damage, minimises erosion and reduces the transportation of urban pollutants into waterways.
- (2) Stormwater must be appropriately managed to avoid any adverse impact on the environmental quality of receiving waterways or wetlands in order to protect the biological diversity and health of the natural environment.
- (3) Stormwater run-off is captured for re-use to limit pressures on the water supply network.
- (4) Stormwater infrastructure to all development provides for the conveyance of stormwater to a legal point of discharge such that hazards to personal safety or property are avoided.
- (5) Where practicable, development of all types is designed and operated to capture and re-use excess run-off for potable and non-potable use through the use of, amongst other things, water-retention tanks, bio-retention basins, and bio-swales.

3.8.6 Element—Energy Infrastructure

3.8.6.1 Specific outcomes

- (1) Electricity infrastructure meets the needs of the community, minimises environmental impacts and, where practicable, promotes the use of low emission renewable energy sources.
- (2) Development must be connected to a centralised reticulated electricity supply network in accordance with the requirements of the relevant service entity.
- (3) Development that incorporates decentralised electricity generation infrastructure that can provide all or part of the electricity needs of the land use is supported where derived from renewable energy sources.
- (4) Decommissioning of fossil fuel dependent electricity infrastructure is encouraged where:
 - (a) sufficient capacity exists in the electricity network to meet present and future demand as well as contingency needs; and
 - (b) appropriate land remediation occurs.
- (5) Electricity infrastructure is appropriately located and designed to ensure it is not affected by bushfire and flood hazard risks.
- (6) Electricity infrastructure is accessible during bushfire and flood events, with designated access routes to infrastructure identified and maintained.
- (7) Development that is proximate to existing infrastructure is located to minimise exposure of future occupants and employees to impacts associated with the existing infrastructure.

3.8.7 Element—Telecommunications

3.8.7.1 Specific outcomes

- (1) Telecommunications infrastructure meets the needs of the community, contributes to economic development, promotes access to virtual health, education, and government services, and minimises negative environmental impacts.
- (2) Development is required to connect to telecommunications infrastructure in accordance with the requirements of the relevant telecommunications service entity.
- (3) Telecommunications infrastructure is appropriately located and designed to ensure it is not affected by bushfire and flood hazard risks.
- (4) Telecommunications infrastructure is accessible during bushfire and flood events, with designated access routes to infrastructure identified and maintained.

3.8.8 Element—Waste Management and Recycling

3.8.8.1 Specific outcomes

- (1) Waste management infrastructure is provided to maintain the health, safety, and wellbeing of the community and the protection of the environment, including pest and disease management.
- (2) Waste management facilities meet the needs of development and contribute to the indirect protection of environmental values by promoting a reduction in waste generation and recycling.



- (3) Development incorporates waste management services suitable to the needs of the land use.
- (4) Development will be required to maintain appropriate separation distances to Lockhart River solid waste disposal area identified on the **Strategic Framework Map (SFM-001)**.
- (5) Recycling of waste material and use of waste by-product, such as compost and other green-waste, in business or industry operations is undertaken.

3.8.8.2 Land use strategies

- (1) Waste management facilities are consolidated, located, and managed to improve waste management services, community and environmental impacts.

3.8.9 Element—Roads and Active Transport

3.8.9.1 Specific outcomes

- (1) A safe, functional, and integrated road transport network provides convenient and safe access to places of employment, housing, community services, and facilities.
- (2) Development is located and designed to provide, support, and enhance active transport.
- (3) Lockhart River Mission Road is enhanced and upgraded as a regional transport corridor to improve access for the movement of residents, tourists, and freight including throughout the wet season between the airport and the township.
- (4) Development protects the proper function of roadways identified on the **Strategic Framework Maps (SFM-001)**.
- (5) The road network provides residents and visitors with safe and convenient all-weather access including during flood hazard events.
- (6) Emergency access and evacuation routes are designated and maintained for bushfire and flood hazard events.

3.8.10 Element—Air Transport

3.8.10.1 Specific outcomes

- (1) Lockhart River Airport provides year-round air access between Lockhart River and other major Queensland centres and is buffered from the encroachment of incompatible urban development.
- (2) Development does not impact on the operational airspace of the Lockhart River Airport.
- (3) Appropriate separation distances are maintained to buffer the airport identified on the **Strategic Framework Maps (SFM-001)** from encroachment by incompatible development.
- (4) Expansion of the airport and ancillary structures is supported where:
 - (a) resulting in improvements to air freight servicing opportunities and access by the Royal Flying Doctor Service;
 - (b) not impacting on sites of cultural significance;
 - (c) not increasing amenity impacts on residential land uses in the Urban Area or Future Residential Areas; and
 - (d) not impacting on environmental values.
- (5) Air transport in the shire increases community resilience through evacuation access, emergency services access and the provision of essential goods and services.

3.8.11 Element—Green Space

3.8.11.1 Specific outcomes

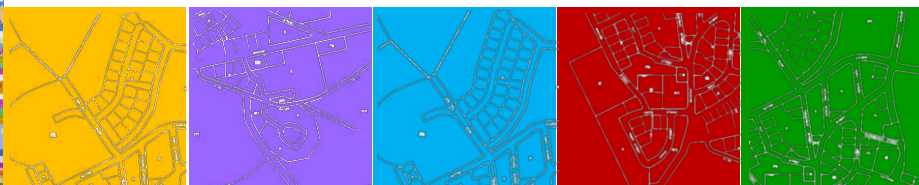
- (1) The network of public open space is protected and enhanced to improve opportunities for recreation and to contribute to a healthy community.
- (2) Waterways and waterholes are protected to maintain their ecological and life-supporting function as well as providing recreational opportunities for local residents.

3.8.12 Element—Social Infrastructure

3.8.12.1 Specific outcomes

- (1) Social infrastructure and facilities are provided to support and reinforce the liveability and lifestyle of the Shire.

- (2) Social infrastructure is protected from encroachment by incompatible land uses.
- (3) Social infrastructure and services are provided to reflect the level of service expectations of existing and future community needs.
- (4) Social infrastructure is adaptable and multi-purpose to meet changing community needs and aspirations.
- (5) Social infrastructure within Lockhart River is co-located with other community services and facilities to create accessible service hubs and focal points for community activity and interaction.
- (6) Social infrastructure and facilities are provided to increase the community's resilience to natural hazards and associated risks (by providing evacuation centres, neighbourhood safer places) and enables the efficient and effective response and recovery from natural hazards. Essential and social infrastructure avoids natural hazard areas including flood, bushfire, landslide and coastal hazards.



PRIORITY INFRASTRUCTURE PLAN





4 Priority Infrastructure Plan

4.1 Preliminary

4.1.1 Introduction

This priority infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009*.

4.1.2 Purpose

The purpose of the priority infrastructure plan is:

- (1) to integrate and coordinate land use planning and infrastructure planning
- (2) to ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.

4.1.3 Structure of priority infrastructure plan

The priority infrastructure plan:

- (1) states in Section 4.2 (planning assumptions) the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of the priority infrastructure plan;
- (2) identifies in Section 4.3 (priority infrastructure area) the area which will accommodate future urban growth for 10 to 15 years;
- (3) states in Section 4.4 (desired standards of service) for each network of development infrastructure the desired standard of performance of infrastructure;
- (4) identifies in Section 4.5 (plans for trunk infrastructure) the existing and planned trunk infrastructure for the following networks:
 - a) Water supply;
 - b) Sewerage;
 - c) Transport;
 - d) Stormwater; and
 - e) Public parks and land for community facilities;
 - f) Section 4.6 contains references to the extrinsic material.

4.2 Planning assumptions

4.2.1 Purpose

The planning assumptions summarised in Tables 4.2.1 and 4.2.2 outline the projections of residential and non-residential development for the area to which the priority infrastructure plan applies.

The assumptions have been developed in accordance with the land use planning provisions of the planning scheme and the anticipated growth in population and employment within the area to which the PIP applies. They form a logical basis for the planning of the networks.

Further detailed background information concerning the planning assumptions is referenced in Section 4.6 (extrinsic material).

4.2.2 Population and housing projections

Table 4.2.1 — Population and housing projections

Area	Dwelling type	Existing and projected population (persons)				Average occupancy rate (persons/dwelling)				Existing and projected dwellings			
		2011	2016	2021	2026	2011	2016	2021	2026	2011	2016	2021	2026
Inside PIA	Single dwelling	484	520	552	581	4.4	4.4	4.4	4.4	110	118	125	132
	Total	484	520	552	581					110	118	125	132
Outside PIA	Single dwelling	153	153	153	153	4.4	4.4	4.4	4.4	35	35	35	35
	Total	153	153	153	153					35	35	35	35
Total planning scheme area	Single dwelling	637	673	705	734					145	153	160	167
	Total	637	673	705	734					145	153	160	167

4.2.3 Employment and non-residential floor space projections

Table 4.2.2 — Employment and non-residential floor space projections

Area	Land use and development type	Employment (employees)				Average floor space conversion rate (m ² GFA /employee)	Floor space (m ² GFA)			
		2011	2016	2021	2026		2011	2016	2021	2026
Inside PIA	Commercial	65	69	72	75	20	1,300	1,373	1,439	1,498
	Retail	5	5	6	6	20	100	106	111	115
	Industry	18	19	20	21	125	2,250	2,377	2,490	2,593
	Community	58	61	64	67	20	1,160	1,226	1,284	1,337
	Other	14	15	15	16	20	280	296	310	323
	Total	160	169	177	184					
Outside PIA	Total	0	0	0	0		0	0	0	0
Total	Total	160	169	177	184		0	0	0	0

4.3 Priority infrastructure area

4.3.1 Purpose

The priority infrastructure area (PIA) identifies the area where council plans to provide trunk infrastructure for urban development up to 2026.

The PIA is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.

4.3.2 The PIA

The PIA defines those urban areas of the Local Government that are either currently serviced with infrastructure or are planned to be serviced with Trunk Infrastructure over the next 10 to 15 years to accommodate the projected urban growth.

The urban area is restricted to the township area of Lockhart River. The PIA is shown on **PIP Map 1 (PIP-001)**.

4.4 Desired standards of service

4.4.1 Water supply network desired standards of service

Table 4.4.1 — Water supply network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All 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. Customer service standards Customer service obligations
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use, with adequate fire flow provisions (including use of A+ recycled water where appropriate).	<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 Australian Drinking Water Guidelines 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 Water Act 2000
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"> System Leakage Management Plan (Chapter 3, Part 3, Division 1A Water Act 2000)

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
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 Australian Drinking Water Guidelines developed by the National Health and Medical Research Council Planning Guidelines for Water Supply and Sewerage—Department of Energy and Water Supply (DEWS) Compliance with the relevant design guidelines in the FNQROC Development Manual.

4.4.2 Sewerage network desired standards of service

Table 4.4.2 — Sewerage network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> Local government standards in planning scheme and planning scheme policies Compliance with the relevant design guidelines in the FNQROC Development Manual Customer service standards Customer service obligations
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"> Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy Queensland Water Quality Guidelines 2006—Environmental Protection Agency National Water Quality Guidelines—National Water Quality Management Strategy
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 Environmental Protection Act 1994 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"> Planning Guidelines for Water Supply and Sewerage—DEWS Sewerage Code of Australia—Water Services

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
		<p>Association of Australia—WSA 02—2002</p> <ul style="list-style-type: none"> ▪ Sewerage Pumping Station Code of Australia—Water Services Association of Australia—WSA 04—2005 ▪ Compliance with the relevant design guidelines in the FNQROC Development Manual

4.4.3 Public parks and land for community facilities network desired standards of service

Table 4.4.3 — Public parks and land for community facilities network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> ▪ No quantitative standards or provision rates specified.
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> ▪ No accessibility standards specified.
Land quality/suitability area/ maximum grade	Public parks will be provided to a standard that supports a range of recreational, sporting and health. 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.
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"> ▪ No infrastructure design / performance standards specified.

4.4.4 Transport network desired standards of service

Table 4.4.4 —Transport network desired standards of service

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.

4.4.5 Stormwater network desired standards of service

Table 4.4.5 — Stormwater network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Stormwater network design/planning standards	The stormwater 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.

4.5 Plans for trunk infrastructure

4.5.1 Purpose

The plans for trunk infrastructure (PFTI) identify the existing and proposed trunk infrastructure networks intended to service urban development.

4.5.2 Trunk infrastructure networks, systems and items

Table 4.5.2 defines the trunk infrastructure networks, systems and items covered by the priority infrastructure plan.

Table 4.5.2 — Trunk infrastructure networks, systems and items

Network	System	Items
Water	Bulk supply	<ul style="list-style-type: none"> Water sources Raw water mains Water treatment plant Associated monitoring systems
	Distribution	<ul style="list-style-type: none"> Reservoirs Pump stations Distribution mains generally ≥ 150 mm diameter
Sewerage	Reticulation	<ul style="list-style-type: none"> Pump stations Rising mains Gravity sewers generally ≥ 225 mm diameter Odour and corrosion control systems
	Sewerage treatment	<ul style="list-style-type: none"> Sewerage treatment plants Effluent storage and release systems
Transport	Roads	<ul style="list-style-type: none"> Major and district roads including associated intersections, local road drainage, kerb and channel, swales, culverts, bridges, and pathways within the road reserve
Public parks and land for community facilities	Public parks	<ul style="list-style-type: none"> Land, works and embellishments for all parks.
	Land for community facilities	<ul style="list-style-type: none"> Land and basic works associated with the clearing of land and connection to services only

4.5.3 Plans for trunk infrastructure

Plans identifying the existing and future trunk infrastructure for each infrastructure network are shown on Map **PIP-002**.

4.5.4 Schedule of works

Table 4.5.4 to Table 4.5.8 provide details of future trunk infrastructure for relevant networks.

Table 4.5.4 — Schedule of works: water supply network

Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
W1	Raw water intakes: Bore upgrade and creek supply	2015	TBA
W2	Treatment process upgrade	2015	TBA
Total estimated cost			TBA

Table 4.5.5 — Schedule of works: sewerage network

Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
S1	Sewerage reticulation and pump station upgrades	2015	TBA
S2	Overflow upgrades	2013	TBA
Total estimated cost			TBA

Table 4.5.6 — Schedule of works: Public parks and land for community facilities

Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
P1	Swimming Pool	2013	TBA
P2	Playground and improve the local park embellishment	2012	TBA
P3	Moto-X facility	2012	TBA
Total estimated cost			TBA

Table 4.5.7 — Schedule of works: Transport network

Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
T1	Taylor's Landing Road and Old Site Road upgrades	2015	TBA
Total estimated cost			TBA

Table 4.5.8 — Schedule of works: Stormwater network

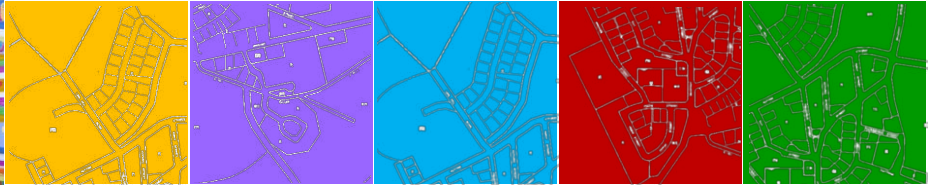
Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
SW1	Stormwater system upgrades		TBA
Total estimated cost			TBA

4.6 Extrinsic material

The following material provides detailed background information relevant to the preparation of this priority infrastructure plan. Copies of this material are available for viewing.

Table 4.6 — Extrinsic material

Network	Extrinsic material
General	<ul style="list-style-type: none">• “Lockhart River Aboriginal Shire Council Community Plan 2011 to 2021” adopted, November 2011.• “National Indigenous Infrastructure Guide”, Commonwealth of Australia, 2010.



TABLES OF ASSESSMENT





5 Tables of Assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

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

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

Note- Special thanks to Elizabeth Queenie Giblet for use of the artwork above.

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

5.3 Levels of assessment

5.3.1 Process for determining the level of assessment

The process for determining a level of assessment is:

- (1) For a material change of use, establish the use by reference to the use definitions in Schedule 1

- (2) For all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2
 - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2
 - (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2
- (3) Determine if the development has a prescribed level of assessment, by reference to the tables in section 5.4 Prescribed levels of assessment
- (4) If the development is not listed in the tables in section 5.4 Prescribed levels of assessment, determine the initial level of assessment by reference to the tables in:
 - > Section 5.5 Levels of assessment—Material change of use
 - > Section 5.6 Levels of assessment—Reconfiguring a lot
 - > Section 5.7 Levels of assessment—Building work
 - > Section 5.8 Levels of assessment—Operational work
- (5) A precinct of a zone may change the level of assessment and this will be shown in the 'level of assessment' column of the tables in sections 5.5, 5.6, 5.7 and 5.8
- (6) If a local plan applies refer to the table(s) in section 5.9 Levels of assessment—Local plans, to determine if the local plan changes the level of assessment for the zone
- (7) If a precinct of a local plan changes the level of assessment this is to be shown in the 'level of assessment' column of the table(s) in section 5.9
- (8) If an overlay applies refer to section 5.10 Levels of assessment—Overlays, to determine if the overlay further changes the level of assessment.

5.3.2 Determining the level of assessment

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

- (b) compliance assessment prevails over self-assessable and exempt
- (c) code assessable prevails over self-assessable and exempt
- (d) impact assessable prevails over code, self-assessable and exempt.

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

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

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

5.3.3 Determining the assessment criteria

- (1) The following rules apply in determining assessment criteria for each level of assessment.
- (2) Self-assessable development:
 - (a) is to be assessed against all the identified self-assessable acceptable outcomes of the applicable code(s) identified in the assessment criteria column
 - (b) that complies with the self-assessable acceptable outcomes of the applicable code(s) complies with the code(s)
 - (c) that does not comply with one or more identified self-assessable acceptable outcomes of the applicable code(s) becomes code assessable development unless otherwise specified.
- (3) Development requiring compliance assessment:
 - (a) is to be assessed against all the identified compliance outcomes of the applicable code(s) identified in the assessment criteria column
 - (b) that complies with, or is conditioned to comply with, the compliance outcome(s) complies with the code(s).
- (4) Code assessable development:
 - (a) is to be assessed against all the applicable codes identified in the assessment criteria column
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2)(c), should:
 - (i) be assessed against the assessment criteria for the development application, limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)(c)
 - (ii) comply with all self-assessable acceptable outcomes identified in sub-section 5.3.3(2)(a), other than those mentioned in sub-section 5.3.3(2)(c);
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code;
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;

- (d) is to have regard to the purposes of any instrument containing an applicable code.

Note- In relation to section 5.3.3(4)(d) above, and in regard to section 313(3)(d) of the Act, the strategic framework is considered to be the purpose of the instrument containing an applicable code.

- (5) Impact assessable development:

- (a) is to be assessed against all identified code(s) in the assessment criteria column (where relevant);
- (b) is to be assessed against the planning scheme, to the extent relevant.

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

5.4 Prescribed levels of assessment

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

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

Use	Level of assessment	Assessment criteria
Community residence	Self-assessment	
	If in a residential zone or residential zone category or a rural residential zone	<ul style="list-style-type: none"> General residential zone code Community residence code Transport, access and parking code Infrastructure services code
Cropping where forestry for wood production	Self-assessment	
	If in a rural zone where complying with the relevant self-assessable outcomes	<ul style="list-style-type: none"> Rural zone code Forestry for wood production code Transport, access and parking code
	Code-assessment	
	If not complying with one or more of the self-assessable acceptable outcomes of the applicable codes	<ul style="list-style-type: none"> Rural zone code Forestry for wood production code Transport, access and parking code
Dwelling House	Exempt	
	If in a residential zone and identified in Schedule 4 Table 2 of the Regulation	

Table 5.4.2—Prescribed levels of assessment: reconfiguring a lot

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

Table 5.4.3—Prescribed levels of assessment: building work

Table not used

Table 5.4.4—Prescribed levels of assessment: operational work

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

Table 5.4.5—Prescribed levels of assessment: overlays

Table not used.

5.5 Levels of assessment—Material change of use

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

Table 5.5.1—Environmental management and conservation zone

Use	Level of assessment	Assessment criteria
Environment Facility	Code assessment	
		<ul style="list-style-type: none"> • Environmental management and conservation zone code • Infrastructure services code • Transport, access and parking code
Nature-based Tourism	Code assessment	
		<ul style="list-style-type: none"> • Environmental management and conservation zone code • Infrastructure services code • Transport, access and parking code
Park	Self-assessment	
	<ul style="list-style-type: none"> • where involving minor building work or no building work; and • involves no vegetation clearing operational works (including operational works that would otherwise facilitate vegetation clearing under the planning scheme) 	<ul style="list-style-type: none"> • Environmental management and conservation zone code • Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> • where not self-assessable 	<ul style="list-style-type: none"> • Environmental management and conservation zone code • Infrastructure services code • Transport, access and parking code

Table 5.5.1—Environmental management and conservation zone

Use	Level of assessment	Assessment criteria
Rural activities group, limited to: <ul style="list-style-type: none"> Animal husbandry Animal keeping Aquaculture Permanent plantation Roadside stall 	Self-assessment	
	<ul style="list-style-type: none"> if complying with the self-assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not self-assessable 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in the table and not complying with the criteria in the level of assessment column. Any other undefined use.		<ul style="list-style-type: none"> The planning scheme.

Table 5.5.2—Rural zone

Use	Level of assessment	Assessment criteria
Caretaker's Accommodation	Self-assessment	
	<ul style="list-style-type: none"> if complying with the self-assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Rural zone code Dwelling house and caretaker's accommodation code. Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not self-assessable 	<ul style="list-style-type: none"> Rural zone code Dwelling house and caretaker's accommodation code. Infrastructure services code Transport, access and parking code
Cropping (where other than forestry for wood production)	Exempt	

Table 5.5.2—Rural zone

Dwelling House	Self-assessment	
	<ul style="list-style-type: none"> if complying with the self-assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Rural zone code Dwelling house and caretaker's accommodation code. Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not self-assessable 	<ul style="list-style-type: none"> Rural zone code Dwelling house and caretaker's accommodation code. Infrastructure services code Transport, access and parking code
Environment Facility	Code assessment	
		<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
Intensive Animal Industry	Code assessment	
	<ul style="list-style-type: none"> where complying with the setbacks in Table 6.2.2.4 - Intensive Animal Industry Setbacks of the Rural zone code 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
	Impact assessment	
	<ul style="list-style-type: none"> where not code assessable 	<ul style="list-style-type: none"> The planning scheme
Intensive Horticulture	Self-assessment	
	<ul style="list-style-type: none"> where for minor building work or involves no building work; if complying with the self-assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not self-assessable 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
Major electricity infrastructure	Code assessment	
		<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code

Table 5.5.2—Rural zone

Nature-Based Tourism	Self-assessment	
	<ul style="list-style-type: none"> where for minor building work or involves no building work; if complying with the self-assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not self-assessable 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
Outstation	Self-assessment	
	<ul style="list-style-type: none"> where for minor building work or involves no building work; if complying with the self-assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not self-assessable 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
Park	Exempt	
Renewable energy facility	Code assessment	
		<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
Rural activities group, limited to: <ul style="list-style-type: none"> Animal husbandry Animal keeping Aquaculture Permanent plantation Roadside stall Rural industry Rural workers' accommodation Wholesale nursery 	Self-assessment	
	<ul style="list-style-type: none"> if complying with the self-assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not self-assessable 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
Substation	Code assessment	
		<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code

Table 5.5.2—Rural zone

Use	Level of assessment	Assessment criteria
Utility installation	Exempt	
	• where not code assessable	
	Code assessment	
	• If involving the treatment of water, sewage or refuse.	<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code
Telecommunications facility	Code assessment	
		<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code • Telecommunications facility code
Impact assessment		
Any other use not listed in this table. Any use listed in the table and not complying with the criteria in the level of assessment column. Any other undefined use.		<ul style="list-style-type: none"> • The planning scheme.

Table 5.5.3—Township zone

Use	Level of assessment	Assessment criteria
Accommodation activities group	Code assessment	
		<ul style="list-style-type: none"> • Township zone code • Infrastructure services code • Transport, access and parking code
Business activities group	Impact assessment	
		<ul style="list-style-type: none"> • The planning scheme
Community activities group	Code assessment	
		<ul style="list-style-type: none"> • Township zone code • Infrastructure services code • Transport, access and parking code
Entertainment activities group	Impact assessment	
		<ul style="list-style-type: none"> • The planning scheme
Park	Exempt	
Rural activities group	Impact assessment	
		<ul style="list-style-type: none"> • Township zone code • Infrastructure services code • Transport, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in the table and not complying with the criteria in the level of assessment column. Any other undefined use.		<ul style="list-style-type: none"> • The planning scheme.

Note- Table 5.9.1 – Lockhart River Township Local Plan is to be read in conjunction with Table 5.5.3 – Township Zone as it provides overriding levels of assessment.

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

5.6 Levels of assessment—Reconfiguring a lot

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

Table 5.6.1—Reconfiguring a lot

Zone	Level of assessment	Assessment criteria
Township zone	Code assessment	
		<ul style="list-style-type: none"> Reconfiguring a lot code Township zone code Applicable Local Plan code Transport, access and parking code
Environmental management and conservation Zone	Code assessment	
	where complying with minimum lot sizes in Table 9.4.3.4 - Minimum lot sizes of the Reconfiguring a lot code	<ul style="list-style-type: none"> Reconfiguring a lot code Environmental management and conservation zone code Transport, access and parking code
	Impact assessment	
	<ul style="list-style-type: none"> where not code assessable 	<ul style="list-style-type: none"> The planning scheme
Rural Zone	Code assessment	
	where complying with minimum lot sizes in Table 9.4.3.4 - Minimum lot sizes of the Reconfiguring a lot code	<ul style="list-style-type: none"> Reconfiguring a lot code Rural zone code Transport, access and parking code
	Impact assessment	
	<ul style="list-style-type: none"> where not code assessable 	<ul style="list-style-type: none"> The planning scheme

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

5.7 Levels of assessment—Building work

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

Table 5.7.1—Building work

Zone	Level of assessment	Assessment criteria
Building work associated with a material change of use		
All zones	Exempt	

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

5.8 Levels of assessment—Operational work

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

Table 5.8.1—Operational work

Zone	Level of assessment	Assessment criteria
All Zones	Exempt	
	If for minor operational work	
	Code assessment	
	If not exempt	<ul style="list-style-type: none"> Operational Works Code Applicable Zone code Applicable Local plan code Applicable Overlay code
Exempt		
Any other operational work not listed in this table.		

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

5.9 Levels of assessment – Local plans

The following table identifies the level of assessment for development where a local plan changes the level of assessment from that of a zone.

Table 5.9.1—Lockhart River Township Local Plan: Material change of use

Precinct	Use	Level of Assessment	Assessment Criteria
Town Centre Precinct	Dwelling House	Impact Assessment	<ul style="list-style-type: none"> The planning scheme
	Business activities group	Self-Assessment <ul style="list-style-type: none"> If complying with the self-assessable acceptable outcomes on the applicable codes 	<ul style="list-style-type: none"> Lockhart River Township Township Zone Code Infrastructure service code Transport, access and parking code
		Code Assessment <ul style="list-style-type: none"> Where not self-assessable 	<ul style="list-style-type: none"> Lockhart River Township Township Zone Code Infrastructure service code Transport, access and parking code

Table 5.9.1—Lockhart River Township Local Plan: Material change of use

Precinct	Use	Level of Assessment	Assessment Criteria
Fringe Business Precinct	Dwelling House	Impact Assessment	<ul style="list-style-type: none"> The planning scheme
	Service Industry	Self-Assessment <ul style="list-style-type: none"> If complying with the self-assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Lockhart River Township Local Plan code Township Zone Code Infrastructure service code Transport, access and parking code
		Code Assessment <ul style="list-style-type: none"> Where not self-assessable 	<ul style="list-style-type: none"> Lockhart River Township Local Plan code Township Zone Code Infrastructure service code Transport, access and parking code
Residential Precinct	Dwelling House	Self-Assessment	<ul style="list-style-type: none"> Lockhart River Township Local Plan code Township Zone Code Infrastructure service code Transport, access and parking code Dwelling House and Caretaker's Accommodation
Bush Residential Precinct	Dwelling House	Self-Assessment <ul style="list-style-type: none"> If complying with the self-assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Lockhart River Township Local Plan code Township Zone Code Infrastructure service code Transport, access and parking code
	Rural activities group, limited to: <ul style="list-style-type: none"> Animal husbandry Animal Keeping Roadside Stall 	Code Assessment	<ul style="list-style-type: none"> Lockhart River Township Local Plan Code Township zone code Infrastructure services code Transport, access and parking code

Table 5.9.1—Lockhart River Township Local Plan: Material change of use

Precinct	Use	Level of Assessment	Assessment Criteria
Future Residential Precinct	Dwelling House	Self-Assessment <ul style="list-style-type: none"> If complying with the self-assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Lockhart River Township Local Plan code Township Zone Code Infrastructure service code Transport, access and parking code
	Rural activities group, limited to: <ul style="list-style-type: none"> Animal husbandry Animal Keeping 	Code Assessment	<ul style="list-style-type: none"> Lockhart River Township Local Plan Code Township zone code Infrastructure services code Transport, access and parking code
Council Precinct	Accommodation activities group	Impact Assessment	<ul style="list-style-type: none"> The planning scheme
	Community use	Self-Assessment	<ul style="list-style-type: none"> Lockhart River Township Local Plan code Township Zone Code Infrastructure service code Transport, access and parking code
Council Precinct	Office	Self-Assessment <ul style="list-style-type: none"> where for minor building work or involves no building work ; and if it complies with the assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Lockhart River Township Local Plan code Township zone code Infrastructure services code Transport, access and parking code
		Code Assessment <ul style="list-style-type: none"> where not self-assessable 	<ul style="list-style-type: none"> Lockhart River Township Local Plan code Township zone code Infrastructure services code Transport, access and parking code
Creative Industries Precinct	Community use	Self-Assessment <ul style="list-style-type: none"> if it complies with the assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Lockhart River Township Local Plan code Township zone code Infrastructure services code Transport, access and parking code

Table 5.9.1—Lockhart River Township Local Plan: Material change of use

Precinct	Use	Level of Assessment	Assessment Criteria
Cultural Precinct	All uses	Impact Assessment	<ul style="list-style-type: none"> The planning scheme
Education Precinct	Education Establishment	Exempt	
Emergency Service Precinct	Emergency Services	Exempt	
Health Precinct	Health care services	Exempt	
Utilities Precinct	Utility Installation	Exempt	
Industrial Enterprise Precinct	Low Impact industry	Self-Assessment <ul style="list-style-type: none"> if complying with the self-assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Lockhart River Township Local Plan Code Township zone code Infrastructure services code Transport, access and parking code
		Code assessment <ul style="list-style-type: none"> where not self-assessable 	<ul style="list-style-type: none"> Lockhart River Township Local Plan Code Township zone code Infrastructure services code Transport, access and parking code
	Warehouse	Self-Assessment <ul style="list-style-type: none"> if complying with the self-assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Lockhart River Township Local Plan Code Township zone code Infrastructure services code Transport, access and parking code
		Code Assessment <ul style="list-style-type: none"> where not self-assessable 	<ul style="list-style-type: none"> Lockhart River Township Local Plan Code Township zone code Infrastructure services code Transport, access and parking code
Open Space Precinct	Outdoor Sport and Recreation	Self-Assessment <ul style="list-style-type: none"> if complying with the self-assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Lockhart River Township Local Plan Code Township zone code Infrastructure services code Transport, access and parking code
		Code Assessment <ul style="list-style-type: none"> where not self-assessable 	<ul style="list-style-type: none"> Lockhart River Township Local Plan Code Township zone code Infrastructure services code Transport, access and parking code

Table 5.9.1—Lockhart River Township Local Plan: Material change of use

Precinct	Use	Level of Assessment	Assessment Criteria
Sport and Recreation Precinct	Indoor sport and recreation	Self-Assessment <ul style="list-style-type: none"> if complying with the self-assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Lockhart River Township Local Plan Code Township zone code Infrastructure services code Transport, access and parking code
		Code Assessment <ul style="list-style-type: none"> where not self-assessable 	<ul style="list-style-type: none"> Lockhart River Township Local Plan Code Township zone code Infrastructure services code Transport, access and parking code
	Outdoor sport and recreation	Self-Assessment <ul style="list-style-type: none"> if complying with the self-assessable acceptable outcomes of the applicable codes 	<ul style="list-style-type: none"> Lockhart River Township Local Plan Code Township zone code Infrastructure services code Transport, access and parking code
		Code Assessment <ul style="list-style-type: none"> where not self-assessable 	<ul style="list-style-type: none"> Lockhart River Township Local Plan Code Township zone code Infrastructure services code Transport, access and parking code

Table 5.9.1—Lockhart River Township Local Plan: Material change of use

Plan	Use	Level of Assessment	Assessment Criteria
Out of Town Precinct	Rural activities group, limited to: <ul style="list-style-type: none"> • Animal husbandry • Animal Keeping • Aquaculture • Permanent plantation • Roadside Stall • Rural Industry • Wholesale nursery 	Code Assessment	<ul style="list-style-type: none"> • Lockhart River Township Local Plan Code • Township zone code • Infrastructure services code • Transport, access and parking code
	Telecommunications facility	Code Assessment	<ul style="list-style-type: none"> • Lockhart River Township Local Plan Code • Township zone code • Infrastructure services code • Transport, access and parking code
	Utility installation	Exempt <ul style="list-style-type: none"> • Where not assessable 	
		Code Assessment <ul style="list-style-type: none"> • If involving the treatment or storage of water, sewerage or refuse 	<ul style="list-style-type: none"> • Lockhart River Township Local Plan Code • Township zone code • Infrastructure services code • Transport, access and parking code

5.10 Levels of assessment—Overlays

The following table identifies where an overlay changes the level of assessment from that stated in a zone or local plan and the relevant assessment criteria.

Table 5.10.1—Assessment criteria for overlays

Development	Level of assessment	Assessment criteria
Airport environs overlay (OM-001)		
Material Change of Use	<ul style="list-style-type: none"> Code assessment where located within the 'Lockhart Non-Directional Beacon Buffer' identified on Airport Environs Overlay Map (OM-001); and not identified as impact assessment in part 5.5 or part 5.9 Levels of Assessment – Material Change of Use. 	<ul style="list-style-type: none"> Airport environs overlay code The planning scheme
	<ul style="list-style-type: none"> Code assessment where located within the 'Bird and Bat Attractant Buffer' identified on Airport Environs Overlay Map (OM-001); involving Intensive Animal Industries; and not identified as impact assessment in part 5.5 or part 5.9 Levels of Assessment – Material Change of Use. 	<ul style="list-style-type: none"> Airport environs overlay code The planning scheme
	<ul style="list-style-type: none"> Impact assessment if identified as impact assessment in part 5.5 or part 5.9 Levels of Assessment – Material Change of Use. 	

Table 5.10.1—Assessment criteria for overlays

Development	Level of assessment	Assessment criteria
Biodiversity areas overlay – vegetation (OM-002)		
Material Change of Use	<ul style="list-style-type: none"> • Code assessment where on a site located in an area of regulated vegetation or wildlife habitat identified on the Biodiversity areas overlay - vegetation map (OM-002); and • not identified as impact assessment in part 5.5 or part 5.9 Levels of Assessment – Material Change of Use. 	<ul style="list-style-type: none"> • Biodiversity overlay code
	<ul style="list-style-type: none"> • Impact assessment if identified as impact assessment in part 5.5 or Part 5.9 Levels of Assessment – Material Change of Use. 	<ul style="list-style-type: none"> • The planning scheme
Reconfiguring a Lot	<ul style="list-style-type: none"> • Code assessment where on a site located in an area of regulated vegetation or wildlife habitat identified on the Biodiversity areas overlay - vegetation map (OM-002). 	<ul style="list-style-type: none"> • Biodiversity overlay code
Operational Work	<ul style="list-style-type: none"> • Exempt where for minor operational work. 	
	<ul style="list-style-type: none"> • Code assessment where on a site located in an area of regulated vegetation or wildlife habitat identified on the Biodiversity areas overlay - vegetation map (OM-002). 	<ul style="list-style-type: none"> • Biodiversity overlay code

Table 5.10.1—Assessment criteria for overlays

Development	Level of assessment	Assessment criteria
Biodiversity overlay - waterways (OM-003)		
Material Change of Use	<ul style="list-style-type: none"> • Code assessment where on a site located in a waterway or waterway buffer identified on the Biodiversity overlay – waterways map (OM-003) • not identified as impact assessment in part 5.5 or part 5.9 Levels of Assessment – Material Change of Use. 	<ul style="list-style-type: none"> • Waterway corridors overlay code
	<ul style="list-style-type: none"> • Impact assessment if identified as impact assessment in part 5.5 or Part 5.9 Levels of Assessment – Material Change of Use. 	<ul style="list-style-type: none"> • The planning scheme
Reconfiguring a Lot	<ul style="list-style-type: none"> • Code assessment where located in a waterway or waterway buffer identified on the Biodiversity overlay – waterways map (OM-003). 	<ul style="list-style-type: none"> • Waterway corridors overlay code
Operational Work	<ul style="list-style-type: none"> • Exempt where for minor operational work. 	
	<ul style="list-style-type: none"> • Code assessment where on a site located in a waterway or waterway buffer identified on the Biodiversity overlay – waterways map (OM-003). 	<ul style="list-style-type: none"> • Waterway corridors overlay code

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

Table 5.10.1—Assessment criteria for overlays

Development	Level of assessment	Assessment criteria
Biodiversity overlay - wetlands (OM-004)		
Material Change of Use	<ul style="list-style-type: none"> • Code assessment where on a site located in a wetland or wild rivers (high preservation area) identified on the Biodiversity overlay – wetlands map (OM-004); and • not identified as impact assessment in part 5.5 or part 5.9 Levels of Assessment – Material Change of Use. 	<ul style="list-style-type: none"> • Wetlands overlay code
	<ul style="list-style-type: none"> • Impact assessment if identified as impact assessment in part 5.5 or Part 5.9 Levels of Assessment – Material Change of Use. 	<ul style="list-style-type: none"> • The planning scheme
Reconfiguring a Lot	<ul style="list-style-type: none"> • Code assessment where on a site located in a wetland or wild rivers (high preservation area) identified on the Biodiversity overlay – wetlands map (OM-004). 	<ul style="list-style-type: none"> • Wetlands overlay code
Operational Work	<ul style="list-style-type: none"> • Exempt where for minor operational work. 	
	<ul style="list-style-type: none"> • Code assessment where on a site located in a wetland or wild rivers (high preservation area) identified on the Biodiversity overlay – wetlands map (OM-004). 	<ul style="list-style-type: none"> • Wetlands overlay code

Table 5.10.1—Assessment criteria for overlays

Development	Level of assessment	Assessment criteria
Bushfire hazard overlay (OM-005 and OM-005a)		
Material Change of Use	<ul style="list-style-type: none"> Code assessment where on a site located in a Bushfire hazard area or in the Potential bushfire impact buffer on the Bushfire hazard overlay maps (OM-005 and OM-005a); and not identified as impact assessment in part 5.5 or part 5.9 Levels of Assessment – Material Change of Use. 	<ul style="list-style-type: none"> Bushfire hazard overlay code
	<ul style="list-style-type: none"> Impact assessment if identified as impact assessment in part 5.5 or Part 5.9 Levels of Assessment – Material Change of Use. 	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a Lot	<ul style="list-style-type: none"> Code assessment where on a site located in a Bushfire hazard area or in the Potential bushfire impact buffer on the Bushfire hazard overlay maps (OM-005 and OM-005a). 	<ul style="list-style-type: none"> Bushfire hazard overlay code
Operational Work	<ul style="list-style-type: none"> Exempt where for minor operational work. 	
	<ul style="list-style-type: none"> Code assessment where on a site located in a Bushfire hazard area or in the Potential bushfire impact buffer on the Bushfire hazard overlay maps (OM-005 and OM-005a). 	<ul style="list-style-type: none"> Bushfire hazard overlay code
Coastal hazard overlay (OM-006)		
Material Change of Use	<ul style="list-style-type: none"> Impact assessment where on a site in an area identified on the Coastal hazard overlay map (OM-006). 	<ul style="list-style-type: none"> Coastal management overlay code The planning scheme
Reconfiguring a Lot	<ul style="list-style-type: none"> Impact assessment where on a site in an area identified on the Coastal hazard overlay map (OM-006). 	<ul style="list-style-type: none"> The planning scheme

Table 5.10.1—Assessment criteria for overlays

Development	Level of assessment	Assessment criteria
Coastal hazard overlay (OM-006)		
Operational Work	<ul style="list-style-type: none"> Exempt where for minor operational work. 	
	<ul style="list-style-type: none"> Impact assessment where on a site in an area identified on the Coastal hazard overlay map (OM-006). 	<ul style="list-style-type: none"> Coastal management overlay code The planning scheme
Flood hazard overlay (OM-007)		
Material Change of Use	<ul style="list-style-type: none"> Code assessment where on a site identified as a 'Flood Hazard Area' on Flood hazard overlay map (OM-007); and not identified as impact assessment in part 5.5 or part 5.9 Levels of Assessment – Material Change of Use. 	<ul style="list-style-type: none"> Flood hazard overlay code
	<ul style="list-style-type: none"> Impact assessment if identified as impact assessment in part 5.5 or Part 5.9 Levels of Assessment – Material Change of Use. 	<ul style="list-style-type: none"> Flood hazard overlay code
Reconfiguring a Lot	<ul style="list-style-type: none"> Code assessment where on a site identified as a 'Flood Hazard Area' on Flood hazard overlay map (OM-007). 	<ul style="list-style-type: none"> The planning scheme
Operational Work	<ul style="list-style-type: none"> Exempt where for minor operational work. 	
	<ul style="list-style-type: none"> Code assessment where on a site identified as a 'Flood Hazard Area' on Flood hazard overlay map (OM-007). 	<ul style="list-style-type: none"> Flood hazard overlay code



ZONES





6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The levels of assessment for development in a zone are in Part 5.
- (4) Assessment criteria for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
- (8) The following are the zone codes for the planning scheme:
 - (a) Environmental management and conservation zone code;
 - (b) Rural Zone Code;
 - (c) Township Zone Code

6.2 Zone codes

6.2.1 Environmental Management and Conservation Zone Code

6.2.1.1 Application

This code applies to assessing material change of use / reconfiguring a lot / operational work for development in the Environmental management and conservation zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 in Part 5.

6.2.1.2 Purpose

- (1) The purpose of the environmental management and conservation zone code is to provide for the protection and maintenance of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas identified as having significant biological diversity values are protected from any adverse impacts of development;
 - (b) ecologically significant features including waterways, coastal environs, wetlands and significant vegetation are retained, enhanced and protected;
 - (c) low intensity park, outdoor recreation, and nature based tourism development is accommodated where:
 - (i) the use relies or is based upon appreciation of the natural values of the area and is consistent with the environmental management intent for the area;
 - (ii) the use or activity is in accordance with traditional owners customs and practice;
 - (iii) the development does not negatively impact on the ability of the land to fulfil its intended environmental management and conservation function; and
 - (iv) the landscape values, cultural values and scenic amenity of the Environmental management and conservation zone are protected.
 - (d) Low impact, small scale rural living opportunities such as temporary or semi-permanent Outstation uses are facilitated where compatible with maintaining environmental and cultural values.

6.2.1.3 Criteria for assessment

Part A—Criteria for self-assessable and assessable development

Table 6.2.1.3 — Environmental management and conservation zone code — for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Vegetation clearing	
PO1 Vegetation is protected to ensure: <ol style="list-style-type: none"> (a) vegetation of historical, cultural or visual significance is retained; (b) vegetation is retained for erosion prevention and slope stabilisation; (c) the natural character of the areas is maintained; and (d) no net loss in biodiversity. 	AO1 No clearing of native vegetation.

Performance outcomes	Acceptable outcomes
PO2 Buildings must be sited to complement the natural landscape having regard to: <ul style="list-style-type: none"> (a) maintaining views to natural assets and natural asset vistas; (b) the aesthetic values of native vegetation and natural topography. 	AO2.1 Building height does not exceed 7.5 metres. AO2.2 No vegetation is removed to accommodate buildings or infrastructure associated with buildings. Note – Infrastructure associated with buildings includes vehicular access
Filling and Excavation	
PO3 Filling or excavation on land with a surface elevation of less than 20 metres AHD ensures the appropriate management of acid sulfate soils to ensure the protection of environmental values	AO3.1 Development does not involve excavation of 100m ³ or greater of soil below five metres AHD. Where the surface elevation is equal to or less than five metres AHD AO3.2 Development does not involve the filling of land with more than 500m ³ of soil or to a height greater than 0.5 metres.
For assessable development	
PO4 Landscaping must contribute to the protection, enhancement and rehabilitation of the existing environment and must utilise only species endemic or naturally occurring on site.	AO4 No acceptable outcome.
PO5 Development: <ul style="list-style-type: none"> (a) enhances of the sites ecological integrity; (b) does not fragment or detrimentally alter ecological systems; (c) secures all natural or culturally significant features for future generations; (d) utilises colours that blend with the natural setting; (e) minimises reflective surfaces; (f) results in no net loss of habitat; (g) results in no permanent change to ground level; (h) rehabilitates all disturbed areas. 	AO5 No acceptable outcome.

6.2.2 Rural Zone Code

6.2.2.1 Application

This code applies to assessing material change of use / reconfiguring a lot / operational work for development in the Rural zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 in Part 5.

6.2.2.2 Purpose

- (1) The purpose of the rural zone code is to:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes; and
 - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development provides for a broad range of rural uses and activities including animal husbandry, aquaculture, cropping, fishing, intensive animal industries, intensive horticulture, native forestry, plantation forestry, production nursery, wholesale nursery, and other complementary primary production activities.
 - (b) uses other than rural activities are located in the Rural zone only where those uses:
 - (i) do not impact adversely on the amenity of the Rural zone;
 - (ii) have a demonstrated need to co-locate with rural activities or natural or cultural resources;
 - (iii) do not negatively impact on the productive capacity of existing or future rural land; and
 - (iv) protect the landscape values, cultural values and scenic amenity of the rural zone.
 - (c) Short term accommodation and other non-rural uses that support rural enterprise, rural tourism, or facilitate traditional landowners in caring for country or undertaking cultural activities, may be established in the zone where they complement rural uses and do not compromise the ongoing use of the land for productive rural activities;
 - (d) land use embraces sustainable land management practices and contributes to the amenity and landscape values of the area;
 - (e) utility installations and like uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are managed appropriately;
 - (f) development is not located where it will increase the numbers of people or structures at unacceptable risk of natural hazards including flooding and bushfire;
 - (g) places, buildings or items of cultural heritage or heritage character are protected and enhanced by development to preserve the historic character and identity of Lockhart River;
 - (h) development is connected to necessary infrastructure networks where within a service catchment or is otherwise serviced by on-site infrastructure;

- (i) ecologically significant features including waterways, wetlands, significant vegetation, MNES and MSES are retained, enhanced and buffered from the impacts of development.

6.2.2.3 Criteria for assessment

Part A—Criteria for self-assessable and assessable development

Table 6.2.2.3 — Rural zone code — for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Accommodation density	
PO1 Residential density is complementary and subordinate to the rural and natural landscape values of the area.	AO1 Residential density does not exceed one dwelling per lot.
Building height	
PO2 Building height has regard to the relevant features, amenity and prevailing character of the surrounding landscape.	AO2.2 Building height does not exceed 10 metres above ground level. Where for accommodation activities AO2.2 Building height does not exceed 8.5m above ground level and two storeys.
Setbacks	
PO3 Building setbacks are appropriate having regard to: (a) the rural character of the area; and (b) amenity impacts on sensitive land use.	AO3.1 Any buildings are setback: (a) 20 metres to any road frontage; (b) 100 metres from any existing accommodation activities; and (c) 15 metres from side and rear boundaries. Note- refer to PO7 for requirements in relation to intensive animal industry.

Performance outcomes	Acceptable outcomes
Where for Aquaculture	
PO4 The use is located on a site which has sufficient area to: <ul style="list-style-type: none"> (a) accommodate the intensity and scale of the use, including buildings, pens, ponds, other structures and waste disposal areas comprising the use; and (b) adequately separate the use from sensitive land uses. 	AO4.1 The site has a minimum area of 100 hectares. AO4.2 <i>Buildings, structures</i> and areas associated with the use are set back a minimum of: <ul style="list-style-type: none"> (a) 50 metres from any road frontage; and (b) 10 metres from any side or rear boundary.
PO5 The scale of the use: <ul style="list-style-type: none"> (a) is consistent with the amenity expectation of the zone; (b) has regard to proximity to sensitive land uses. 	AO5.1 <i>Buildings</i> and <i>structures</i> associated with the use do not exceed a total area of 100 square metres. AO5.2 The total water surface area does not exceed 5 hectares.
PO6 Wastewater effluent and solid waste disposal does not result in an adverse impact on the environment or result in environmental harm or nuisance.	AO6.1 Wastewater is disposed of via: <ul style="list-style-type: none"> (a) collection for lawful offsite disposal; or (b) disposal to the reticulated sewer network. OR AO6.2 Development is connected to a safe and efficient on-site waste water disposal system in accordance with Queensland, Plumbing and Wastewater Code and Australian Standard A3500.
Where for intensive animal industry	
PO7 Intensive animal industry activity is carried out on a site which has sufficient area to: <ul style="list-style-type: none"> (a) accommodate the intensity and scale of the use; and (b) adequately separate the use from sensitive land uses. 	AO7.1 The site is generally level with a slope of less than 10%. AO7.2 The following intensive rural activities are carried out on sites with a minimum site area of: <ul style="list-style-type: none"> (a) Piggery – 20 hectares; (b) Poultry farm – 10 hectares; or (c) Lot feeding – 50 hectares. AO7.3 Intensive animal industry is setback in accordance with Table 6.2.2.4 - Intensive Animal Industry Setbacks .

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity protection	
PO8 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) lighting; (d) visual amenity; (e) privacy; (f) odour; and (g) emissions. 	AO8 No acceptable outcome.
PO9 Development must not cause environmental harm or nuisance with regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) lighting; (d) visual amenity; (e) privacy; (f) odour; and (g) emissions. 	AO9 No acceptable outcome.

Table 6.2.2.4 — Intensive animal industry setbacks

Feature	Minimum setback (m)
Public road	150
Watercourse - Lockhart River	1000
Watercourse - Other	100
Groundwater bore	100
Township Zone	1000
Outstation	400
Property boundary	20
Intensive animal industry	1000

6.2.3 Township Zone Code

6.2.3.1 Application

This code applies to assessing operational works / material change of use / reconfiguring a lot / operational work for development in the Township zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 in Part 5.

6.2.3.2 Purpose

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

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

Facilities such as tourist attractions and short term accommodation may be appropriate

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development provides for a mix of residential, retail, commercial, industrial, administrative, and cultural uses and activities where competing land uses and land use conflicts are appropriately managed;
 - (b) residential development provides for low density housing types, primarily in the form of dwelling houses and dual occupancies, that promote variety in housing size and choice;
 - (c) limited other residential uses such as residential care facilities and retirement facilities may be established in the zone, where such uses are compatible with the prevailing scale and residential character of surrounding development;
 - (d) home based businesses that are compatible with local residential amenity may be established in the zone;
 - (e) service industry may be established where such uses are compatible with the character and amenity of surrounding development;
 - (f) small-scale rural activities may be established in appropriate locations provided they do not alienate the future use of the land for its intended purpose in the future.
 - (g) places, buildings or items of cultural heritage or heritage character are protected and enhanced by development to preserve the historic character and identity of Lockhart River and surrounding landscape;
 - (h) uses and works for industrial purposes are located, designed and managed to maintain the safety of people, avoid significant adverse effects on the natural environment, including MNES and MSES, and minimise impacts on adjoining land and sensitive land uses;
 - (i) development is not located where it will increase the numbers of people or structures at unacceptable risk of natural hazards including flood, bushfire, landslide or coastal processes;
 - (j) ecologically significant features including waterways, wetlands, significant vegetation, MNES and MSES are retained, enhanced and buffered from the impacts of development;
 - (k) development has a low-rise built form that is compatible with the existing and intended scale and character of the streetscape and surrounding area, with a maximum building height of:
 - (i) 8.5 metres above ground level for residential uses; and

- (ii) 10 metres above ground level for non-residential uses;
- (l) development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water and sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.



LOCAL PLANS





7 Local Plans

7.1 Preliminary

- (1) Local plans address matters at the local or district level and may provide more detailed planning for the zones.
- (2) Local plans are mapped and included in Schedule 2.
- (3) A precinct may be identified for a part of a local plan.
- (4) The levels of assessment for development in a local plan are in Part 5.
- (5) Assessment criteria for local plans are contained in a local plan code.
- (6) Each local plan code identifies the following:
 - (a) The application of the local plan code
 - (b) The purpose of the local plan code
 - (c) The overall outcomes that achieve the purpose of the local plan code
 - (d) The purpose and overall outcomes for each precinct
 - (e) The performance outcomes that achieve the overall outcomes of the local plan code;
 - (f) The acceptable outcomes that achieve the performance outcomes of the local plan code
 - (g) The performance and acceptable outcomes of a precinct that achieve the overall outcomes of the precinct.
- (7) The following are the local plan codes for the planning scheme:
 - (a) Lockhart River Township Local Plan Code;
 - (i) Town centre precinct;
 - (ii) Fringe business precinct;
 - (iii) Residential precinct;
 - (iv) Future residential precinct;
 - (v) Bush residential precinct;
 - (vi) Council precinct;
 - (vii) Creative industries precinct;
 - (viii) Cultural precinct;
 - (ix) Education precinct;
 - (x) Emergency services precinct;

- (xi) Health precinct;
- (xii) Utilities precinct;
- (xiii) Industrial enterprise precinct;
- (xiv) Open space precinct;
- (xv) Sport and recreation precinct;
- (xvi) Out of town precinct.

7.2 Local Plan Codes

7.2.1 Lockhart River Township Local Plan code

7.2.1.1 Application

This code applies to assessing material change of use / operational work / reconfiguring a lot for development within the Lockhart River Local Plan Area identified on **Lockhart River Township Local Plan Area Map (LPM-001 and LPM-001a)** contained within Schedule 2.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

7.2.1.2 Purpose

- (1) The purpose of the Lockhart River Township local plan code is to provide for the orderly and sustainable development of the Lockhart River Township in a manner that facilitates a strong and connected community, comprising of safe and healthy residential neighbourhoods supported by necessary local services and community facilities within an attractive tropical township setting.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the Lockhart River Township is progressively developed as an integrated urban community that accommodates a range of residential, community, business, and tourism uses;
 - (b) the streetscape provides shade opportunities to promote walkability;
 - (c) land uses with potentially high impact emissions such as noise or odour are appropriately located, and where necessary separated and buffered, to protect the health, safety, and amenity of residents and visitors to the Lockhart River Township;
 - (d) natural hazards within the Lockhart River Township are avoided or mitigated by urban development;

Town centre precinct

- (e) the Town centre precinct is a centrally located activity hub that accommodates a mix of commercial and retail activities that meet the needs of the community;

Fringe business precinct

- (f) the Fringe business precinct supports a mix of retail and industrial activities that are not easily accommodated in the Town centre precinct;

Residential precinct

- (g) the Residential precinct provides a range of accommodation activities to meet the accommodation needs of the community and non-resident workers;
- (h) home based businesses are appropriate in the Residential precinct where they are small scale and do not generate any off-site impacts that interfere with the safety or amenity of surrounding residential land uses;
- (i) local parks and recreation facilities are provided in accessible locations within the Residential precinct to promote active lifestyles and healthy living;
- (j) development in the Residential precinct is designed to accommodate traditional customs and modes of living, with flexible indoor/outdoor living spaces that provide multiple living options in response to local climatic conditions and multiple family groups.

Future residential precinct

- (k) the Future residential precinct is to identify and protect land that may be suitable for future urban development and prevent development that is likely to compromise the future urban use of the land;
- (l) a structure planning process is undertaken to identify the desired settlement pattern for the Future residential precinct areas taking into consideration:
 - (i) the ability of the land to be serviced by a full range of urban infrastructure including, road, stormwater, water, sewer, electricity and telecommunications;
 - (ii) the protection of people and property from natural hazards;
 - (iii) ensuring ecologically significant features are retained or buffered from the impacts of urban development;
 - (iv) ensuring that places, buildings or items of cultural heritage or heritage character are protected and enhanced by development to preserve the historic character and identity of the locality; and
 - (v) maintaining land use compatibility, including appropriate separation distances to adjoining rural lands and activities.
- (m) small-scale rural activities may be established in appropriate locations provided they do not alienate the future use of the land for its intended purpose in the future.

Bush residential precinct

- (n) the Bush residential precinct is to provide housing choice by way of low density bush living;
- (o) small-scale rural activities may be established in appropriate locations provided they do not alienate the future use of the land for its intended purpose in the future.

Council precinct

- (p) the Council precinct is to facilitate Council and allied community administrative functions;

Creative industries precinct

- (q) the Creative industries precinct is to accommodate activities that promote the continued art, craft and culture of Lockhart River and ancillary supporting land uses;

Cultural precinct

- (r) development within the Cultural Heritage Precinct protects and conserves the cultural heritage values and features of the land;

Education precinct

- (s) the Education precinct is to education activities and ancillary supporting land uses such as teacher accommodation;

Emergency services precinct

- (t) the Emergency services precinct is to accommodate emergency services and ancillary supporting land uses such as staff accommodation;

Health precinct

- (u) the Health precinct is to accommodate health and allied services and ancillary supporting land uses such as staff accommodation;

Utilities precinct

- (v) the Utilities precinct is to accommodate infrastructure that provides essential primary services such as community provision of power, telecommunications and reticulated water;
- (w) Utilities infrastructure is protected from encroachment by development that could limit the ongoing operation, expansion or upgrade of this infrastructure;

Industrial enterprise precinct

- (x) the Industrial enterprise precinct promotes economic activity and employment opportunities through the provision of a low impact industry hub to service the immediate needs of the community and visitors;
- (y) the interface between the Industrial precinct and residential land uses is managed to ensure that nuisance emissions of noise, dust, and odour do not negatively impact on the health, safety, or amenity of adjoining residential land uses;

Open space precinct

- (z) the Open space precinct provides active and passive recreation opportunities for residents and visitors;

Sport and recreation precinct

- (aa) the Sport and recreation precinct provides active recreation opportunities for residents and visitors and promotes the continued development of a sports culture in the community;

Out of town precinct

- (bb) the Out of town precinct comprises a range of functions including:
 - (i) long-term future growth opportunities for the Lockhart River Township;
 - (ii) scenic amenity protection, including limiting the intrusion of urban development as seen from the Great Barrier Reef;
 - (iii) utilities services, such as waste management, sewage treatment and stormwater disposal;
 - (iv) cultural heritage values protection;
 - (v) ecological values protection; and
 - (vi) providing informal open space opportunities.
- (cc) small-scale rural activities may be established in appropriate locations provided they do not alienate the future use of the land for its intended purpose in the future.

7.2.1.3 Criteria for assessment

Part A—Criteria for self-assessable and assessable development

Table 7.2.1.7 — Lockhart River Township Local Plan — for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Building height	
PO1 Building height has regard to the relevant features and prevailing character of surrounding development and landscape features.	Pink precincts AO1.1 Building height does not exceed 8.5 metres above ground level and two storeys. Note – Pink precincts include the Residential precinct, Future residential precinct and Bush residential precinct.
	All other precincts AO1.2 Building height does not exceed 10 metres above ground level and two storeys.
Site cover	
PO2 Buildings are of a scale that: <ul style="list-style-type: none"> (a) is compatible with the character and built form of surrounding buildings or structures; (b) provides sufficient area for landscaping, service vehicle access and manoeuvring, car parking; and (c) protects the amenity of surrounding sensitive land uses. 	Yellow precincts AO2.1 Site cover does not exceed 60%. Note – Yellow precincts include the Council, Creative industries, Cultural, Education, Emergency services, Health and Utilities precincts.
	Blue precincts AO2.2 Site cover does not exceed 60%. Note – Blue precincts include the Town centre precinct and Fringe business precinct.
	Industrial enterprise precinct AO2.3 Site cover does not exceed 50%.
	All other precincts AO2.4 Site cover does not exceed 40%.

Performance outcomes	Acceptable outcomes
Residential density	
PO3 Residential density is consistent with the prevailing character and density of the precinct.	Residential precinct AO3.1 Residential density does not exceed one dwelling per 400m ² of site area. OR AO3.2 Residential density does not exceed one dwelling per 100m ² of site area where for Residential care facility or Retirement facility. Town centre precinct AO3.3 Residential density does not exceed one dwelling per 200m ² . All other precincts AO3.4 Residential density does not exceed one dwelling per lot.

Performance outcomes	Acceptable outcomes
Setbacks	
PO4 Building setbacks are appropriate having regard to: <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; (d) the primary road frontage setbacks of adjoining premises; (e) protection of public amenity from nuisance noise, odour, or other emissions. 	Town centre precinct AO4.1 Buildings have a front boundary setback equal to or less than buildings on adjoining premises. Bush residential precinct AO4.2 Buildings and structures have a minimum setback of 10 metres to the primary road frontage. AO4.3 Buildings and structures have a minimum setback of 5 metres to rear and side boundaries. All other precincts AO4.4 Buildings and structures have a minimum setback of 6 metres to the primary road frontage. AO4.5 Buildings on a corner lot have a minimum setback of 3 metres to the secondary road frontage. AO4.6 Buildings have a minimum rear boundary setback of 6 metres.
Orientation and safety	
PO5 Buildings are orientated to the street and designed to maximise passive surveillance of public areas.	AO5.1 The main entrance to a building is visible from the road. <div style="background-color: #e6f2ff; padding: 5px;"> Blue precincts AO5.2 Lighting is provided at the entrance of non-residential buildings and car parking areas. Note – Blue precincts include the Town centre precinct and Fringe business precinct. </div> <div style="background-color: #ffffe6; padding: 5px;"> Yellow precincts AO5.3 Lighting is provided at the entrance of non-residential buildings and car parking areas. Note – Yellow precincts include the Council, Creative industries, Cultural, Education, Emergency services, Health and Utilities precincts. </div>

Performance outcomes	Acceptable outcomes
	Industrial enterprise precinct AO5.4 Lighting is provided at the entrance of non-residential buildings and car parking areas.
Landslide	
PO6 Development is located and designed to avoid areas subject to landslide or to mitigate against the risk of landslide.	All precincts AO6 Buildings are not constructed on land with a slope greater than 15%.
Out of town precinct	
PO7 Filling or excavation on land with a surface elevation of less than 20 metres AHD ensures the appropriate management of acid sulfate soils to ensure the protection of environmental values	AO7.1 Development does not involve excavation of 100m ³ or greater of soil below five metres AHD. Where the surface elevation is equal to or less than five metres AHD AO7.2 Development does not involve the filling of land with more than 500m ³ of soil or to a height greater than 0.5 metres.
For assessable development	
Rural Activities	
Bush residential, future residential and out of town precincts PO8 Rural activities are undertaken in identified precincts. These activities (a) do not prejudice future development intended for the precinct; and (b) are consistent with the overall outcomes for the precinct	AO8 No acceptable outcome.
Waste Management	
Industrial enterprise precinct PO9 Disposal of liquid waste generated by Industry activities does not result in any on-site or off-site contamination or local amenity issues. Note - a waste water management plan (WWMP) is prepared by a suitably qualified person. The WWMP accounts for: (a) waste water type; (b) water quality objectives; (c) best practice environmental management.	Industrial enterprise precinct AO9 No acceptable outcome.

Performance outcomes	Acceptable outcomes
Industrial enterprise precinct PO10 Disposal of solid waste generated by low impact industry uses does not result in any on-site or off-site contamination or local amenity issues.	Industrial enterprise precinct AO10 All solid waste is disposed of off-site at a designated waste management facility.
Building Appearance	
PO11 Development must be complementary to and integrate with the existing character and visual amenity of the locality.	<div> Blue precincts AO11.1 Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas. Note – Blue precincts include the Town centre precinct and Fringe business precinct. </div> <div> Yellow precincts AO11.2 Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas. Note – Yellow precincts include the Council, Creative industries, Cultural, Education, Emergency services, Health and Utilities precincts. </div> <div> Industrial enterprise precinct Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas. </div>
Green Streets	
PO12 Landscaping contributes to the protection and enhancement of local character.	Where adjoining a Green Street on Lockhart River Local Plan Map LM-001a AO12.1 Street trees are retained. AO12.2 One street tree per lot (where not existing) is provided.
Public realm	
Where buildings have a zero front setback PO13 Awnings are provided to Iway Street, Paytham Street, Puchewoo Street and must be designed: <ul style="list-style-type: none"> (a) to allow safe vehicle and pedestrian movements; and (b) with regard to the protection of street trees. 	Where buildings have a zero front setback AO13.1 Development provides awnings for pedestrian shelter on the following roads: <ul style="list-style-type: none"> (a) Iway Street; (b) Paytham Street; and (c) Puchewoo Street. AO13.2 Pedestrian shelter: <ul style="list-style-type: none"> (a) protects the normal flow of pedestrians; (b) has 0.5 metre clearance to any tree trunk and main branches; (c) aligns, where practicable, to provide continuity with shelter on adjoining sites,

Performance outcomes	Acceptable outcomes
	including existing awnings where the footpath has been widened.
Future residential precinct / Bush residential precinct	
Where for Reconfiguring a lot PO14 Reconfiguring a lot development (where involving the creation of a new lot(s)) in the Future residential precinct and Bush residential precinct is supported by a structure plan that resolves: <ul style="list-style-type: none"> (a) potential exposure and mitigation of natural hazards; (b) infrastructure servicing arrangements and sequencing (including new roads); (c) consistency with the Strategic Framework; and (d) natural drainage, erosion risk, impact on groundwater levels and landscape features. Note - Figure 4 and Figure 5 in the Strategic Framework provides a graphic indication (only) of the potential future layout of Future residential areas; and is not necessarily the preferred layout of future subdivision.	Where for Reconfiguring a lot AO14 No acceptable outcome.
Amenity Protection	
All precincts PO15 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) lighting; (d) visual amenity; (e) privacy; (f) odour; and (g) emissions. 	All precincts AO15 No acceptable outcome.
All precincts PO16 Development must take into account and seek to take measures against any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) lighting; (d) visual amenity; (e) privacy; (f) odour; and (g) emissions. 	All precincts AO16 No acceptable outcome.



OVERLAYS





8 Overlays

8.1 Preliminary

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

8.2 Overlay codes

8.2.1 Airport environs overlay code

8.2.1.1 Application

This code applies to assessing material change of use for development within the Lockhart non-directional beacon buffer or the Bird and bat attractant buffer identified on the **Airport environs overlay map (OM-001)** contained within Schedule 2.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.1.2 Purpose

- (1) The purpose of the Airport environs overlay code is to protect and maintain the operational efficiency and safety of aviation facilities and avoid land use conflicts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the safety of aircraft operating within an airport's operational airspace is maintained and enhanced
 - (b) aviation facilities including navigation, communication and surveillance facilities are protected from incompatible development to maintain their efficient functioning.

8.2.1.3 Criteria for assessment

Part A—Criteria for assessable development

Table 8.2.1.3 — Airport environs overlay — for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Development does not interfere with the safe and continued functioning of aviation facilities through: <ol style="list-style-type: none"> (a) the temporary or permanent intrusion of physical structures that enter an aviation facility's sensitive area; or (b) the introduction of structures or devices that emit electrical or electromagnetic radiation or incorporate reflective surfaces that adversely impact on the functioning of navigation or communication facilities. 	AO1.1 Where located within the Lockhart non-directional beacon buffer identified on the Airport environs overlay map (OM-001) : <ol style="list-style-type: none"> (a) buildings and structures are setback 60 metres from the facility; (b) metallic buildings or structures are setback 150 metres from the facility; (c) buildings or structures do not exceed 2.5 metres in height or 2.5m³ where located within 60 metres and 150 metres of the facility; (d) buildings and structures do not exceed 8.0 metres in height where located within 150 metres and 500 metres of the facility; (e) buildings and structures do not create an electrical or electromagnetic field in the line of sight between antennas.
Bird and Bat Attractant Buffer	
PO2 Development does not introduce new land uses which increase the potential for bird strike.	AO2.1 Where located within the Bird and bat attractant buffer identified on the Airport environs overlay map (OM-001) : <ol style="list-style-type: none"> (a) No new unenclosed intensive animal industry operation is located in the buffer area;

Performance outcomes	Acceptable outcomes
	(b) No new waterbody is created in the buffer area.

8.2.2 Biodiversity overlay – vegetation code

8.2.2.1 Application

This code applies to assessing material change of use / operational work / reconfiguring a lot for development within an area of regulated vegetation or wildlife habitat identified on the **Biodiversity overlay – vegetation map (OM-002)** contained within Schedule 2.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.2.2 Purpose

- (1) The purpose of the Biodiversity areas overlay code is to ensure that the biodiversity values of areas of regulated vegetation and wildlife habitat are protected and managed.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the biodiversity values, ecosystem services and climate change resilience of areas of ecological significance are protected, managed and enhanced;
 - (b) the biodiversity values of areas of regulated vegetation and wildlife habitat are protected from development unless overriding community need is demonstrated;
 - (c) development is located, designed and managed to minimise the edge effects of development on areas of regulated vegetation and wildlife habitat;
 - (d) areas of regulated vegetation and wildlife habitat are managed to minimise biodiversity losses;
 - (e) development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity.

8.2.2.3 Criteria for assessment

Part A—Criteria for assessable development

Table 8.2.2.3 — Biodiversity overlay – vegetation — for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Vegetation clearing in areas mapped as regulated vegetation is avoided unless: <ol style="list-style-type: none"> (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure, or minor public maritime infrastructure and associated access facilities that cannot be avoided; and (c) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. Note- A supporting Ecological Site Assessment is prepared in accordance with Planning Scheme Policy 2 – Ecological Site Assessment Guidelines in Schedule 2.	AO1.1 Development is not located within areas mapped as containing regulated vegetation on the Biodiversity overlay –vegetation map (OM-002) . AO1.2 No clearing of native vegetation is undertaken within areas mapped as containing regulated vegetation on the Biodiversity overlay – vegetation map (OM-002) .

Performance outcomes	Acceptable outcomes
<p>PO2 Development on sites adjacent to areas of regulated vegetation protects the biodiversity values of regulated vegetation and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified biodiversity values. <p>Note- A supporting Ecological Site Assessment is prepared in accordance with Planning Scheme Policy 2 – Ecological Site Assessment Guidelines in Schedule 2.</p>	<p>AO2 Development is not located within 100 metres of areas mapped as containing regulated vegetation on the Biodiversity overlay – vegetation map (OM-002).</p>
Wildlife Habitat	
<p>PO3 Development:</p> <ul style="list-style-type: none"> (a) protects the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance; (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site; (c) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting). <p>Note—development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</p>	<p>Where located within a Wildlife Habitat Area identified on the Biodiversity overlay – vegetation map (OM-002)</p> <p>AO3.1 No acceptable outcome.</p>

8.2.3 Biodiversity overlay – waterways code

8.2.3.1 Application

This code applies to assessing material change of use / operational work / reconfiguring a lot for development within a waterway or waterway buffer identified on the **Biodiversity overlay – waterways map (OM-003)** contained within Schedule 2.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.3.2 Purpose

- (1) The purpose of the Biodiversity overlay - waterways code is to ensure that waterways are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is appropriately setback from waterways to minimise direct and indirect impacts on water quality and biodiversity;
 - (b) riparian vegetation is protected and enhanced to improve water quality and natural ecosystem function.

8.2.3.3 Criteria for assessment

Part A—Criteria for assessable development

Table 8.2.3.3 — Biodiversity overlay - waterways — for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Waterways are protected by : <ol style="list-style-type: none"> (a) maintaining adequate separation distances between waterways and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation. 	AO1.1 A minimum setback of 50 metres is provided between development and the top of the high bank of a waterway as identified on the Biodiversity overlay – waterways map (OM-003) . AO1.2 No stormwater is discharged to a waterway identified on the Biodiversity overlay – waterways map (OM-003) . AO1.3 No untreated wastewater is discharged to a waterway identified on the Biodiversity overlay – waterways map (OM-003) .

8.2.4 Biodiversity overlay – wetlands code

8.2.4.1 Application

This code applies to assessing material change of use / operational work / reconfiguring a lot for development within wetlands or wild rivers (high preservation area) identified on the **Biodiversity overlay - wetlands map (OM-004)** contained within Schedule 2.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.4.2 Purpose

- (1) The purpose of the Biodiversity overlay – wetlands code is to ensure that wetlands and wild rivers (high preservation area) are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is appropriately setback from wetlands and wild rivers (high preservation area) to minimise direct and indirect impacts on water quality and biodiversity; and
 - (b) vegetation associated with wetlands and wild rivers (high preservation area) is protected and enhanced to improve water quality and natural ecosystem function.

8.2.4.3 Criteria for assessment

Part A—Criteria for assessable development

Table 8.2.4.3 — Biodiversity overlay - wetlands — for assessable development

Performance outcomes	Acceptable outcomes
For Material Change of Use, Reconfiguring a Lot and Operational Work	
For assessable development	
PO1 Wetlands and wild rivers (high preservation area) are protected by: <ol style="list-style-type: none"> (a) maintaining adequate separation distances between wetlands/wild rivers (high preservation area) and development; (b) maintaining and enhancing aquatic and terrestrial habitat; (c) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (d) retaining and improving existing vegetation associated with a wetland or wild rivers (high preservation area). 	AO1.1 A minimum buffer of 100 metres is provided between development and the edge of a wetland or wild rivers (high preservation area) as identified on the Biodiversity overlay - wetlands map (OM-004) . AO1.2 No stormwater is discharged to a wetland or a wild rivers (high preservation area) identified on the Biodiversity overlay - wetlands map (OM-004) . AO1.3 No untreated wastewater is discharged to a wetland or wild rivers (high preservation area) identified on the Biodiversity overlay - wetlands map (OM-004) .

8.2.5 Bushfire hazard overlay code

8.2.5.1 Application

This code applies to assessing material change of use / operational work / reconfiguring a lot for development within the bushfire hazard area or potential bushfire impact buffer shown within the **Bushfire hazard overlay maps (OM-005 and OM-005a)** contained within Schedule 2.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.5.2 Purpose

- (1) The purpose of the code is to manage development outcomes in bushfire hazard areas and the potential bushfire impact buffer so that risk to life, property, community and the environment during bushfire events is minimised, and to ensure that development does not increase the potential for bushfire damage.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
 - (b) the risk to people, property and the natural environment from bushfire hazard is minimised;
 - (c) development does not result in a material increase in the extent, duration or severity of bushfire hazard.

8.2.5.3 Criteria for assessment

Part A—Criteria for assessable development

Table 8.2.5.3 — Bushfire hazard overlay — for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Development within a Bushfire hazard area or the potential bushfire impact buffer on the Bushfire hazard overlay maps (OM-005 and OM-005a) is appropriate to the bushfire hazard risk having regard to the: <ol style="list-style-type: none"> (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; (c) consequences of bushfire in regard to impacts on community infrastructure, buildings and structures; and (d) is able to function effectively during and immediately after bushfire events. 	Where for Material Change of Use AO1.1 The following uses are not located within a Bushfire hazard area or a potential bushfire impact buffer area identified on the Bushfire hazard overlay maps (OM-005 and OM-005a) : <ol style="list-style-type: none"> (a) residential care facility; (b) retirement facility; (c) child care centre; (d) hospital; or (e) community use; (f) utility installation; and (g) emergency services. OR AO1.2 Where involving building work, involves only minor building work.

Performance outcomes	Acceptable outcomes
<p>PO2 In Bushfire hazard Areas as identified on the Bushfire hazard overlay maps (OM-005 and OM-005a), vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> (a) ensuring adequate access for fire fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; (c) providing for the separation of developed areas and adjacent bushland. <p>Note - Where it is not practicable to provide firebreaks in accordance with A03.1 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances either located on public land or in an access easement that is granted in favour of the Local Government and QFRS. 	<p>AO2 In Bushfire hazard Areas as identified on the Bushfire hazard overlay maps (OM-005 and OM-005a), roads, firebreaks or fire maintenance trails are provided in accordance with the following:</p> <p><u>Roads</u> Roads are designed in accordance with the following:</p> <ul style="list-style-type: none"> (a) Roads are designed and constructed with a maximum gradient of 12.5%; (b) Cul-de-sacs are not used. <p><u>Firebreaks</u> Firebreaks consisting of a perimeter road that separates lots from areas of bushfire hazard are designed and constructed so that the road has a minimum cleared width of 20 metres and the road is designed in accordance with SC6.2 – Planning Scheme Policy 1 – Land Development Standards, SC6.2.1 (2).</p>
<p>PO3 Development in Bushfire hazard Areas as identified on the Bushfire hazard overlay maps (OM-005 and OM-005a) provides an adequate and reliable water supply for fire fighting purposes which is safely located and has sufficient flow and pressure characteristics.</p>	<p>AO3.1 Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa.</p> <p>OR</p> <p>AO3.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5000 litres is provided that must comprise:</p> <ul style="list-style-type: none"> (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. <p>Note - Where a water tank is provided for fire fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.</p>

Performance outcomes	Acceptable outcomes
PO4 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO4 The processing or storage of dangerous goods or hazardous materials is not undertaken in a Bushfire hazard area on the Bushfire hazard overlay maps (OM-005 and OM-005a) .

8.2.6 Coastal hazard overlay code

8.2.6.1 Application

This code applies to assessing material change of use / operational work / reconfiguring a lot for development within areas identified on **Coastal hazard overlay map (OM-006)** contained within Schedule 2.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.6.2 Purpose

- (1) The purpose of the Coastal hazard overlay code is to ensure that development is managed to protect the environmental, social and economic resources of the coast and to protect development from the adverse impact of coastal hazards.

Note – For the purpose of this code ‘Coastal Hazard Area’ means one or more of the following as identified on **Coastal hazard overlay map (OM-006)**: Erosion Prone Area; High Storm Tide Inundation Area; Medium Storm Tide Inundation Area.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development addresses the social, financial and environmental costs arising from the adverse impacts of coastal hazards, taking into account the predicted effects of climate change;
 - (b) maintains the safety of people from the negative impacts of coastal processes;
 - (c) land on the coast is preferentially used for coastal-dependent development;
 - (i) development protects, conserves and manages areas of nature conservation significance; and
 - (ii) development maintains public access to the coast.

8.2.6.3 Criteria for assessment

Part A—Criteria for assessable development

Table 8.2.6.3 — Coastal hazard overlay — for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Coastal Hazards	
PO1 Development minimises risks to people and property from coastal hazards (erosion and storm tide inundation).	AO1.1 Development within a Coastal Hazard Area identified on the Coastal hazard overlay map (OM-006) is: <ol style="list-style-type: none"> (a) limited to temporary or relocatable structures for public safety and/or public recreational purposes; and (b) does not extend any further seaward than the existing building or structure alignment on adjoining premises. AO1.2 Development provides at least one evacuation route that remains passable for emergency evacuations during a storm-tide event.

Performance outcomes	Acceptable outcomes
For assessable development	
PO2 Beach protection structures (including artificial reefs, banks, wrecks, breakwaters and groynes) only occur where: <ul style="list-style-type: none"> (a) there is a demonstrated need in the public interest; (b) comprehensive investigation has been carried out and it can be demonstrated that: <ul style="list-style-type: none"> (i) there would not be any significant adverse impacts on the longshore transport of sediments (ii) there would be no increase in coastal hazards for the neighbouring foreshore. 	AO2 No acceptable outcome.
Nature Conservation	
PO3 Development provides for the protection of significant wildlife habitats, such as: <ul style="list-style-type: none"> (a) beaches (including roosting, nesting and breeding habitat for turtles, birds or crocodiles); (b) intertidal communities such as tidal flats, salt flats and rocky reefs; (c) migratory and resident shorebird roosting and feeding habitat; (d) fish habitats and fish migratory pathways; (e) soft bottom (benthic) communities; (f) seagrass beds or known areas of turtle habitat; and (g) riparian vegetation. 	AO3 No acceptable outcome.
Public access	
PO4 Development maintains, protects and enhances public access to the foreshore.	AO4 No acceptable outcome.

Performance outcomes	Acceptable outcomes
Coastal-dependent land use	
<p>PO5 Land below the highest astronomical tide is only reclaimed where:</p> <ul style="list-style-type: none"> (a) it is necessary for erosion control or beach nourishment purposes (b) it is necessary for protecting the natural environment and its processes (c) it is for coastal-dependent land uses or other areas of state significance and there is a demonstrated net benefit for the state or a region (d) it is necessary for the operation of a port or harbour (e) it is necessary for the development of a public or private facility and there is public support and a demonstrated public benefit from the proposal (f) it is necessary to reinstate land that has been eroded, or (g) it is for reclamation within a canal or marina. 	<p>AO5 No acceptable outcome.</p>
Erosion-prone areas	
<p>PO6 Development that is the redevelopment of existing permanent buildings or structures, is located outside an erosion-prone area (identified on the Coastal hazard overlay map (OM-006)) or, where this is not feasible, redevelopment:</p> <ul style="list-style-type: none"> (a) is located: <ul style="list-style-type: none"> (i) as far landward from the seaward property boundary as possible, or (ii) landward of the seaward alignment of neighbouring buildings, and (b) provides space seaward of the development within the premises to allow for the future construction of erosion control structures, such as a seawall. 	<p>AO6 No acceptable outcome.</p>

8.2.7 Flood hazard overlay code

8.2.7.1 Application

This code applies to assessing material change of use / operational work / reconfiguring a lot for development within the 'Flood Hazard Area' area shown within **Flood hazard overlay map (OM-007)** contained within Schedule 2.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.7.2 Purpose

- (1) The purpose of the code is to manage development outcomes in flood hazard areas to avoid unacceptable risks associated with flooding to life, property, community, and the environment and to ensure that development does not increase the potential for flood damage on site or to other property. Where the risks cannot be avoided and it has been deemed appropriate, then the risk is mitigated to an acceptable and tolerable level.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) floodplains and the flood conveyance capacity of waterways are protected;
 - (b) development in areas at risk from flood is compatible with the nature of the flood event;
 - (c) the safety of people is protected and the risk of harm to property and the natural environment from flood is minimised;
 - (d) wherever practical, infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a flood event;
 - (e) development does not result in a material increase in the extent or severity of flood;
 - (f) development in the flood hazard area is limited to replacement of existing lawful development, including accommodation activities where habitable rooms are elevated above the defined flood level and include freeboard. Redevelopment ensures that there is no increase to the number of persons at risk of flood and reduces existing or potential risks to life and property.

8.2.7.3 Criteria for assessment

Part A—Criteria for assessable development

Table 8.2.7.3 — Flood hazard overlay — for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
All flood hazard areas	
PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	AO1 The processing or storage of dangerous goods or hazardous materials is: <ol style="list-style-type: none"> (a) not undertaken in a flood hazard area on the Flood hazard overlay map (OM-007); or (b) is located above the defined flood level plus 300mm freeboard; and (c) is designed to prevent the intrusion of floodwaters.

Performance outcomes	Acceptable outcomes
<p>PO2</p> <p>Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO2</p> <p>Design levels for buildings must comply with the flood immunity standards specified in Table 8.2.5.3.A and Table 8.2.5.3.B where within a flood hazard area identified on the Flood hazard overlay map (OM-007).</p>
<p>PO3</p> <p>Development within a flood hazard area on the Flood hazard overlay map (OM-007) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) the flood risk compatibility of development; (c) the vulnerability of and safety risk to persons associated with the use; and (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure. 	<p>Where for Material Change of Use</p> <p>AO3.1</p> <p>Uses within the following Activity groups are not located within a flood hazard area identified on the Flood hazard overlay map (OM-007):</p> <ul style="list-style-type: none"> (a) Accommodation activities, except where for dwelling house and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential precinct; (b) Community activities or Entertainment activities, except where for a Club with a maximum gross floor area of 100m²; (c) Rural activities, except where for animal husbandry, cropping, and permanent plantation. <p>AO3.2</p> <p>Recreation activities are not located within a flood hazard area identified on the Flood hazard overlay map (OM-007) except where for:</p> <ul style="list-style-type: none"> (a) Environment facility; (b) Park; and (c) Outdoor Sport and Recreation (excluding the provision of ancillary facilities or amenities conducted within a building).
<p>PO4</p> <p>Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) create no adverse effect of the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; (g) provide flood immune access to buildings; (h) resist flotation, collapse or significant permanent movement caused by flood water; 	<p>Where for Material Change of Use or Building Work</p> <p>AO4.1.1</p> <p>Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> (a) not located within a flood hazard area on the Flood hazard overlay map (OM-007). <p>OR</p> <p>AO4.1.2</p> <p>Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> (a) elevated above the defined flood level; and (b) elevated above the defined flood level plus 300mm freeboard where for habitable rooms within a dwelling.

Performance outcomes	Acceptable outcomes
<p>(i) safeguard occupants and other people against illness or injury caused by flood water affecting buildings;</p> <p>(j) be protected from backflow; and</p> <p>(k) have utilities that are protected from the effects of flood water.</p> <p>Note - buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where a performance solution to PO4 is also demonstrated.</p>	<p>AO4.2</p> <p>Where for business activities or industry activities buildings the minimum floor level supporting the following elements of the development must be located above the defined flood level plus 300mm freeboard:</p> <ul style="list-style-type: none"> (a) administrative areas; (b) services, plant and equipment associated with the building. <p>Note- AO4.2 accepts that the cost of flood impact is an operational cost of the business activity or industry activity.</p> <p>AO4.3</p> <p>New buildings are provided with clear and direct pedestrian and vehicle evacuation access.</p> <p>Note- a flood safe accessible road includes a road where identified as not being subject to flood hazard on the Flood hazard overlay map (OM-007).</p> <p>AO4.4</p> <p>New temporary, relocatable or impermanent buildings and structures are to be anchored with the ability to withstand transportation by floodwater.</p> <p>Note- Building work must be certified by a qualified structural engineer.</p> <p>Where for Accommodation activities</p> <p>AO4.5</p> <p>Building work on an existing dwelling does not comprise additional bedrooms.</p> <p>AO4.6</p> <p>Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.</p> <p>Where for Reconfiguring a Lot</p> <p>AO4.7</p> <p>Development does not increase the number of lots in areas of flood hazard area as identified on the Flood hazard overlay map (OM-007) except where for the purposes of public open space.</p>

Performance outcomes	Acceptable outcomes
<p>PO5</p> <p>Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of flood hazard to an acceptable and tolerable level, and:</p> <ul style="list-style-type: none"> (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. <p>Note- A material change of use or reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in areas of flood hazard area as identified on Flood Hazard Overlay Map (OM-005) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO and Managing the floodplain – a guide to best practice in flood risk management in Australia – Handbook 7.</p>	<p>Where for Material Change of Use or Reconfiguring a Lot that involves new gross floor area or increases the number of persons living, working or residing in areas subject to flood hazard other than a Dwelling house</p> <p>AO5</p> <p>No acceptable outcome.</p>
<p>Where for Material Change of Use or Building Work or Operational Works</p> <p>PO6</p> <p>Development involving earthworks in a flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>Where for Material Change of Use or Building Work or Operational Works or Operational Work in conjunction with Reconfiguring a Lot</p> <p>AO6</p> <p>Filling above ground level is not undertaken in areas of flood hazard area as identified on the Flood hazard overlay map (OM-007).</p>

Table 8.2.7.4 Flood immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Category A	1% AEP + 0.5 metres
Category B	1% AEP + 0.3 metres
Category C	1% AEP
Category D	1% AEP
Category E	2% AEP

Table 8.2.7.5 Community infrastructure flood immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Emergency services, where for: <ul style="list-style-type: none"> • Emergency Shelters • Police facilities • Other Emergency services 	0.1% AEP 0.5% AEP 0.1% AEP + 0.5m
Hospital	0.1% AEP+ 0.5m
Community use (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	0.5% AEP
Special industry (where for power station)	0.5% AEP
Substations	0.5% AEP
Utility installation (where for a sewage treatment plant)	Defined flood level
Utility installation (where for a water treatment plant)	0.5% AEP
Utility installation (other)	Performance Outcome required.
Air services	Performance Outcome required.



Part 9

DEVELOPMENT CODES





9 Development Codes

9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Statewide codes are included in all Queensland planning schemes.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) The following are the statewide codes for the planning scheme:
 - (a) 9.2.1 Community residence code
 - (b) 9.2.2 Forestry for wood production code
 - (c) 9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code.
- (5) The following are the use codes for the planning scheme:
 - (a) 9.3.1 Dwelling house and caretaker's accommodation code;
 - (b) 9.3.2 Home based business code;
 - (c) 9.3.3 Telecommunications code;
- (6) The following are the other development codes for the planning scheme:
 - (a) 9.4.1 Infrastructure services code;
 - (b) 9.4.2 Operational works code;
 - (c) 9.4.3 Reconfiguring a lot code; and
 - (d) 9.4.4 Transport, access and parking code.

9.2 Statewide codes

9.2.1 Community residence code

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

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

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

9.2.2 Forestry for wood production code

9.2.2.1 Application

This code applies to assessing a material change of use for development involving cropping (where involving forestry for wood production) in the rural zone.

9.2.2.2 Purpose

- (1) The purpose of the code is to ensure forestry for wood production is assessed with equal regard to other forms of cropping, to guarantee long-term harvest and minimise impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the use is appropriately located and setback from areas of environmental interest and existing infrastructure
 - (b) the impacts on adjoining land uses are minimised
 - (c) the risk of fire is minimised
 - (d) expected harvest cycles, volumes, timescales and haulage routes, plus proposed wildfire management and the location of supportive infrastructure are known by the local government, where development is assessable.

9.2.2.3 Criteria for assessment

Part A—Criteria for self-assessable and assessable development

Table 9.2.2.3—Forestry for wood production — for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Setbacks	
PO1 The establishment of the forest for wood production is located to minimise impacts (such as shading and falling trees) on infrastructure and areas of environmental interest.	AO1.1 The establishment of the forest for wood production is setback from existing infrastructure and areas of environmental interest in accordance with Table 9.2.2.2—Forestry for wood production setback distances . AO1.2 No cultivation and planting for wood production is to occur in the setback areas identified in Table 9.2.2.2 . Road and track establishment and maintenance can occur. AO1.3 Self-propagated seedlings (wildlings) generated from the forest for wood production are eradicated from the setback areas identified in Table 9.2.2.2 .

Performance outcomes	Acceptable outcomes
Impacts on soil structure, fertility and stability	
PO2 The impacts of the forest for wood production on soil structure, fertility and stability are minimised through appropriate management of the site.	AO2.1 The establishment and maintenance (including associated tracks and roads) of the forest for wood production utilises one or more of the following methods: <ul style="list-style-type: none"> mechanical strip cultivation on the contour, spot cultivation or manual cultivation is used for establishment on slopes greater than 10 per cent and less than 25 per cent. either spot cultivation or manual cultivation is used for establishment on slopes equal to or greater than 25 per cent. tracks and roads are established away from natural drainage features and areas that are subject to erosion and landslips. AO2.2 Any part of a track or road established and maintained as part of the forest for wood production is appropriately drained and adopts the following measures: <ul style="list-style-type: none"> establish and maintain a stable surface. drain the track or road with crossfall drainage (preferably with a slope greater than 4 per cent) or by shaping the track or road to a crown so that water drains to both of its sides. establish and maintain drainage structures to convey water away from the track or road formation (for example, crossdrains, mitre drains, turnouts and diversion drains or relief culverts). AO2.3 Drainage water from tracks and roads established and maintained as part of the forest for wood production is directed away from exposed soils, unstable areas, and towards undisturbed ground and areas with stable surfaces.
Fire risk	
PO3 The risk of fire to adjoining premises and infrastructure is minimised through the provision of firebreaks and fire tracks and roads.	AO3.1 Firebreaks are established and maintained: <ul style="list-style-type: none"> between the forest for wood production, adjoining premises and existing infrastructure at a minimum width from the base of the outside trees in accordance with Table 9.2.2.3—Forestry for wood production firebreak distances that are free of flammable material that is greater than 1 metre high to be accessible and trafficable for fire suppression vehicles.

Performance outcomes	Acceptable outcomes
	AO3.2 Fire access tracks and roads are established and maintained: <ul style="list-style-type: none"> • to a minimum width of 4 metres • that are accessible • that ensure no part of a plantation is more than 250 metres from a fire access track or road
For assessable development	
Cropping harvest, haulage and wildfire management	
PO4 The local government is informed of the expected cropping harvest cycles, volumes, timescales and haulage routes, plus propose wildfire management and location of supportive infrastructure.	AO4.1 When the forest for wood production area is greater than 10 hectares a management report is attached to the development application that contains the following information: <ul style="list-style-type: none"> • expected harvest cycles and estimated harvest timescale • an estimated haulage route plan identifying likely local roads for transporting the harvest to the primary destination/s • proposed methods and supporting infrastructure location for managing wild fire (including an area map of the property location, adjacent roads and tracks, property entrances, location of fire access tracks and turnarounds on the property and location of water points in the area).

Table 9.2.2.4—Forestry for wood production setback distances

Aspect	Distance (measured from the base of the tree)
Areas of environmental interest	
Top of a defining bank of streams (gully, creek or river) that are represented on the 1:100 000 topographic map series in accordance with the stream order classification system	Stream order 1 to 2: 5 metres or Stream order 3 to 5: 10 metres or Stream order 6: 20 metres
State-owned protected areas and forest reserves under the Nature Conservation Act 1992	10 metres
Protected vegetation under the <i>Vegetation Management Act 1999</i>	10 metres
Infrastructure	
Dwellings	100 metres or such distance that ensures the dwelling is consistent with the requirements of AS3959-2009 and the Building Code of Australia
Machinery sheds	25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater
Transmission lines and above-ground pipelines (excluding infrastructure servicing only the farm) not subject to an easement	25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater

Table 9.2.2.5—Forestry for wood production firebreak distances

Firebreaks	
Forestry for wood production activities less than 40 hectares	7 metres
Forestry for wood production of 40 hectares to 100 hectares	10 metres
Forestry for wood production greater than 100 hectares	20 metres, or a 10 metre break that is free of flammable material that is greater than 1 metre high followed by a 10 metre fuel reduction area where forestry for wood production trees are pruned up to a minimum height of 5 metres, commencing once trees are greater than 10 metres in height

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

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

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

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

Table 9.2.3—Reconfiguring a lot (subdividing one lot into two lots) and associated operational work requiring compliance assessment

Compliance outcomes	
Lot Design	
CO1	Where a relevant local planning instrument contains frontage requirements, each lot must comply with the frontage requirements.
CO2	Where a relevant local planning instrument contains building envelope requirements, each lot must comply with the building envelope requirements.
CO3	<p>The reconfiguration includes a rear lot only if a relevant local planning instrument provides for a rear lot</p> <p>and</p> <p>The number of adjoining rear lots does not exceed the maximum number of adjoining rear lots under the local planning instrument</p> <p>and</p> <p>Only one rear lot is provided behind each standard lot</p> <p>and</p> <p>No more than two rear lot access strips directly adjoin each other</p> <p>and</p> <p>No more than two rear lots gain access from the head of a cul-de-sac.</p>
CO4	<p>The reconfiguration ensures that any existing buildings and structures are set back to any new property boundary in accordance with boundary setback requirements under a relevant local planning instrument</p> <p>or</p> <p>In relation to a reconfiguration within a residential zone, where no boundary setbacks are prescribed under a relevant local planning instrument, any existing buildings and structures are set back to any new property boundary in accordance with boundary setback requirements under the Queensland Development Code.</p>
CO5	<p>The reconfiguration enables that any proposed buildings and structures can comply with boundary setback requirements under a relevant local planning instrument</p> <p>or</p> <p>In relation to a reconfiguration within a residential zone, where no boundary setbacks are prescribed under a relevant local planning instrument, any proposed buildings and structures can comply with boundary setback requirements under the Queensland Development Code.</p>
CO6	The reconfiguration enables proposed buildings and structures to avoid easements, such as easements for trunk sewer lines. No new lots are created where proposed buildings and structures can not be constructed due to existing or planned underground or above ground infrastructure.

Compliance outcomes	
CO7	No new lots are created on land subject to flooding up to and including the Defined Flood Event (DFE) as identified under a relevant local planning instrument, or an Annual Exceedance Probability (AEP) of 1 per cent, whichever results in the highest level above Australian Height Datum (AHD) or Where a Defined Flood Event (DFE) is not identified under a relevant local planning instrument, no new lots are created on land subject to flooding up to and including an Annual Exceedance Probability (AEP) of 1 per cent.
CO8	If the land is located within a Designated Bushfire Prone Area, the reconfiguration does not involve premises identified as being greater than low risk.
CO9	No new lots are created where the existing slope of the land is 15 per cent or greater.
Infrastructure	
CO10	For premises within a reticulated water area, each lot is connected to the reticulated water supply system or For premises outside a reticulated water area, each lot is provided with an alternate potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with a relevant local planning instrument.
CO11	For premises within a sewered area ⁶ , each lot is connected to the sewerage service or For premises outside a sewered area, each lot provides for an effluent treatment and disposal system in accordance with a relevant local planning instrument.
CO12	Each lot is connected to an electricity supply network where required under a relevant local planning instrument.
CO13	Each lot is connected to a telecommunications network where required under a relevant local planning instrument.
CO14	Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed in accordance with any requirements under a relevant local planning instrument to service the lots.
CO15	An infrastructure charge or contribution is paid for the provision of trunk infrastructure (water supply, sewerage, roads, stormwater, recreational parks, land only for community purposes) for the demand generated by the additional lot in accordance with any requirements under a relevant local planning instrument or an SEQ infrastructure charges schedule. Or Infrastructure, or land for the provision of infrastructure (including land for recreational parks) is provided in lieu of the infrastructure charge or contribution, in accordance with any requirements under a relevant local planning instrument or an SEQ infrastructure charges schedule.
Access	
CO16	Each lot has lawful, safe and practical access to the existing road network via: <ul style="list-style-type: none"> • direct road frontage; or • an access strip (for a rear lot); or • an access easement, where provided for in a relevant local planning instrument.

⁶ Sewered area is defined in the Plumbing and Drainage Act 2002 and means a service area for a sewerage service under the Water Supply (Safety and Reliability) Act 2008.

Compliance outcomes	
CO17	Where access to a lot is proposed via an access strip or easement, the access strip or easement has: (a) a minimum width in accordance with a relevant local planning instrument; or (b) if no minimum width is prescribed under a relevant local planning instrument, a minimum width of five metres in a residential zone or eight metres in an industrial zone. And Is designed and constructed in accordance with any requirements under a relevant local planning instrument.
CO18	The maximum length of an access strip or easement does not exceed any maximum length prescribed under a relevant local planning instrument. Or Where there is no maximum length prescribed under a relevant local planning instrument, the maximum length of an access strip or easement is 50 metres.
CO19	The gradient of an access strip or easement does not exceed any maximum grade prescribed under a relevant local planning instrument.
CO20	A driveway crossover to each lot is designed and constructed in accordance with any requirements under a relevant local planning instrument.
Stormwater	
CO21	Onsite erosion and the release of sediment or sediment-laden stormwater from the premises is minimised at all times including during construction and complies with the requirements of a relevant local planning instrument. Or A Sediment and Erosion Control Plan complies with the draft Urban Stormwater – Queensland Best Practice Environmental Management Guidelines (BPEM Guidelines).
CO22	Filling or excavation on the premises does not exceed a maximum of one metre vertical change in natural ground level at any point.
CO23	Filling or excavation does not cause ponding on the premises or adjoining land in accordance with a relevant local planning instrument.

9.3 Use codes

9.3.1 Dwelling House and Caretaker's Accommodation Code

9.3.1.1 Application

This code applies to assessing material change of use for development involving Dwelling house and Caretaker's accommodation uses in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.1.2 Purpose

- (1) The purpose of the Dwelling House and Caretaker's Accommodation Code is to ensure Dwelling house and Caretaker's accommodation uses are designed, located and operated to maintain and protect amenity, are not exposed to natural hazards and have access to an appropriate range of infrastructure and services.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) buildings and structures associated with dwelling house and caretaker's accommodation uses are compatible in terms of built form and scale with surrounding development.

9.3.1.3 Criteria for assessment

Part A—Criteria for self-assessable and assessable development

Table 9.3.1.3 — Dwelling House and Caretaker's Accommodation Code — for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Dwelling House	
PO1 A secondary dwelling on the same site as a dwelling house: <ol style="list-style-type: none"> (a) is located on a site with sufficient area to accommodate the dwelling house and a secondary dwelling; (b) maintains an acceptable level of residential amenity for occupants of the secondary dwelling, the dwelling house and adjoining land; and (c) has a built form that is integrated with the dwelling house. 	AO1 A secondary dwelling: <ol style="list-style-type: none"> (a) is located on a lot with a minimum site area of 800 metres squared; (b) is attached to the dwelling house by: <ol style="list-style-type: none"> (i) sharing a common wall; or (ii) a garage/carport; or (iii) breezeway/walkway/covered patio. (c) has a gross floor area that does not exceed 50 metres squared or 50% of the gross floor area of the house whichever is the lesser; (d) is located on the same lot as the dwelling house; and (e) is occupied by a relative of one of the occupants of the dwelling house.

Performance outcomes	Acceptable outcomes
Caretaker's Accommodation	
<p>PO2 The provision of Caretaker's accommodation does not compromise the role, function and operation of the prevailing zone or precinct.</p>	<p>AO2.1 Caretaker's accommodation comprises a dwelling with a maximum gross floor area of 100 metres squared.</p> <p>AO2.2 A dwelling used for Caretaker's accommodation must be occupied by a person having responsibility for the security maintenance or management of non-residential activities carried out on the site.</p> <p>AO2.3 Only one Caretaker's accommodation is established on a site.</p>

9.3.2 Home Based Business Code

9.3.2.1 Application

This code applies to assessing material change of use for a development involving a Home based business use in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.2.2 Purpose

- (1) The purpose of the Home Based Business Code is to facilitate the establishment of low impact and small scale businesses in dwellings.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) home based business does not detract from the prevailing residential character or the area;
 - (b) home based business is operated so as to protect and maintain the amenity of adjoining residential uses;
 - (c) home based business do not negatively impact on public or environmental safety.

9.3.2.3 Criteria for assessment

Part A—Criteria for self-assessable and assessable development

Table 9.3.2.3 — Home Based Business Code — for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Scale and appearance	
PO1 The scale and appearance of the Home based business is: <ol style="list-style-type: none"> (a) subordinate to the residential use of the dwelling; and (b) compatible with the amenity and character of the local area. 	AO1.1 The gross floor area occupied by the Home based business does not exceed 50 metres squared. AO1.2 The external character, scale and appearance of the dwelling is not modified to accommodate the Home based business. AO1.3 The equipment, materials, or goods associated with the Home based business are: <ol style="list-style-type: none"> (a) displayed or stored in a building and/or structure; and (b) are not visible from the public domain.

Performance outcomes	Acceptable outcomes
Operation	
PO2 The operation of the Home based business is complementary to the residential amenity of the local area and protects the viability of the Centre Zone.	AO2.1 Operating hours of the Home-based business are limited to 8.30am to 5.00pm Monday to Friday. AO2.2 The Home based business is not visited by more than 6 clients or customers per working day. AO2.3 A maximum of 1 person other than occupants of the dwelling are employed in the Home based business. AO2.3 A maximum of 3 children other than occupants of the dwelling where for home based child care. AO2.4 The sale of goods is not undertaken on the premises.
PO3 The Home based business must not detract from the amenity of the local area through unacceptable noise impacts.	AO3 Home based business activities do not produce noise emissions at the boundary of adjoining lots in excess of (whichever is the greater): (a) 5 dBA above background noise; or (b) 40 dBA.
For assessable development	
Amenity	
PO4 The Home based business must not detract from the amenity of the local area through unacceptable impacts including: (a) vibration; (b) light; (c) odour; (d) emissions or by-products including fumes, smoke, vapour, steam, waste water, soot, ash, dust, grit, oil, waste water; (e) electrical or other interference.	AO4 No acceptable outcome.
PO5 The storage of hazardous goods associated with the Home-based business must not compromise the safety of persons.	AO5 The storage of flammable and combustible materials or liquids complies with the minor storage provisions of Australian Standards AS1940 – The Storage and Handling of Flammable and Combustible Liquids.

Performance outcomes	Acceptable outcomes
<i>Bed and breakfast and Farm-stay</i>	
PO6 Guest accommodation must be easily accessible to the touring public, and located in proximity to scenic routes, tourist nodes or centres.	AO6 Guest accommodation is located within 400 metres of the Community/Business Precinct.
PO7 Guest accommodation is provided for short-term stays only.	AO7 Guests are accommodated for up to a maximum of 14 nights.
PO8 Guest accommodation provides reasonable levels of privacy and amenity for adjoining properties and the local area.	AO8.1 The maximum number of guest accommodation rooms is two. AO8.2 The maximum number of guests accommodated at any one time is four.
PO9 The Home-based business provides reasonable levels of privacy and convenience for residents and guests.	AO9 Guest accommodation is: <ul style="list-style-type: none"> (a) capable of being enclosed to prevent visual or other intrusion by residents; and (b) provided with bathroom and toilet facilities for exclusive use by guests.

9.3.3 Telecommunications Facility Code

9.3.3.1 Application

This code applies to assessing material change of use for a development involving a telecommunications facility use in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.3.2 Purpose

- (1) The purpose of the code will be achieved through the following overall outcomes:
- (a) The design and location of telecommunications facilities protects community, environmental and local character and scenic amenity values;
 - (b) Telecommunications facilities are co-located with other telecommunications facilities where appropriate and practical; and
 - (c) The telecommunications facilities are designed, located and constructed to a standard that protects and maintains community safety in regard to structural integrity and electromagnetic emissions.

9.3.3.3 Criteria for assessment

Part A – Criteria for assessable development

Table 9.3.3.3 – Telecommunications facility – for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Telecommunications Facilities are located, designed and constructed to integrate visually with the surrounding natural or built environment and do not visually intrude upon or dominate the landscape.	AO1 Telecommunications facilities are constructed of non-reflective and visually recessive materials and colours.
PO2 All practical measures are undertaken to ensure public health and safety by ensuring: <ul style="list-style-type: none"> (a) potentially hazardous emission levels from equipment and infrastructure comply with the relevant industry standard; and (b) security fencing and signage provided where it is necessary to prohibit access by the public and maintain public safety. 	AO2.1 Telecommunications facilities which include potentially climbable structures are enclosed by a secure perimeter fence to prevent unauthorised access. AO2.2 Electromagnetic radiation (EMR) emissions from the telecommunications device or facility are in accordance with the maximum exposure levels set by the Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz (Australian Radiation Protection and Nuclear Safety Agency 2003).
PO3 Where practicable, telecommunications facilities that have a significant visual impact such as radio masts or towers are co-located to reduce the cumulative visual impacts of multiple facilities.	AO3 Telecommunications facilities are co-located with existing facilities where practicable.

9.4 Other development codes

9.4.1 Infrastructure services code

9.4.1.1 Application

This code applies to assessing material change of use for development in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.4.1.2 Purpose

- (1) The purpose of the Infrastructure services code is to ensure that all development is appropriately serviced by physical infrastructure stormwater drainage and the provision of public utilities and services including sewerage reticulation, water supply reticulation, electricity and ancillary works are provided with best management land development practices in accordance with **Planning Scheme Policy 1 – Land Development Standards**.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is provided with water supply, sewerage, stormwater, electricity and telecommunications infrastructure sufficient to meet the needs of end users;
 - (b) infrastructure is cost effective over its life cycle.

9.4.1.3 Criteria for assessment

Part A— Criteria for assessable development

Table 9.4.1.3 Infrastructure Services Code — for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Water supply	
PO1 Each lot has an adequate volume and supply of water that: <ol style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire fighting purposes. (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	Where within a water supply service area AO1.1 Development is connected to a reticulated water supply system in accordance with SC6.2.2 (1) of SC6.2 – Planning Scheme Policy 1 – Land Development Standards . Where outside a water supply service area AO1.2 Development is connected to a safe and efficient on-site water supply in accordance with SC6.2.2 (2) of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .

Performance outcomes	Acceptable outcomes
Wastewater disposal	
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire fighting purposes. (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	Where within a sewerage service area AO2.1 Development is connected to a reticulated sewerage system in accordance with SC6.2.3 (1) of SC6.2 – Planning Scheme Policy 1 – Land Development Standards . Where outside a sewerage service area AO2.2 Development is connected to a safe and efficient on-site waste water disposal system in accordance with SC6.2.3 (2) of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .
Stormwater infrastructure	
PO3 Stormwater drainage is designed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waterway systems.	AO3 Development is provided with stormwater infrastructure in accordance with SC6.2.5 of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .
Electricity supply	
PO4 Each lot is provided with an adequate supply of electricity	AO4 Development is connected to the electricity supply network in accordance with SC6.2.6 of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .
Telecommunications infrastructure	
PO5 Each lot is provided with an adequate supply of electricity	AO5 Development is connected to the telecommunications services network in accordance with SC6.2.6 of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .

9.4.2 Operational Works Code

9.4.2.1 Application

This code applies to assessing all development involving operational works in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.4.2.2 Purpose

- (1) The overall outcomes are the purpose of the Operational works code.
The purpose of the code will be achieved through the following overall outcomes:
- (a) infrastructure is designed and constructed to be safe, functional and meet the current and future needs of the community;
 - (b) earthworks associated with filling or excavation are consistent with character and amenity of the neighbourhood and do not increase the potential for land instability;
 - (c) filling and excavation does not impact on environmental values and processes including water quality, hydrological flows or significant vegetation;
 - (d) development impacts on the environment, natural landforms, wetlands, water courses and riparian corridors arising from altered stormwater quality and flow are avoided or minimised during development and construction activities;
 - (e) development facilitates an efficient use of water resources;
 - (f) vegetation is managed to ensure the protection of ecological values, landscape character and amenity;
 - (g) landscaping is resilient and enhances the natural landscape character of the area;
 - (h) advertising devices are consistent with the amenity expectations of the area and not hazardous to pedestrian or vehicular safety.

9.4.2.3 Criteria for assessment

Part A— Criteria for assessable development

Table 9.4.2.3 Operational Works Code – for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Works for infrastructure (water supply)	
PO1 Each lot has an adequate volume and supply of water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire fighting purposes. (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	Where within a water supply service area AO1.1 Water supply reticulation is designed and constructed in accordance with SC6.2.2 (1) of SC6.2 – Planning Scheme Policy 1 – Land Development Standards . Where outside a water supply service area AO1.2 A safe and efficient on-site water supply is designed and constructed in accordance with SC6.2.2 (2) of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .

Performance outcomes	Acceptable outcomes
Works for infrastructure (wastewater disposal)	
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire fighting purposes. (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	Where within a sewerage service area AO2.1 Sewerage reticulation is designed and constructed in accordance with SC6.2.3 (1) of SC6.2 – Planning Scheme Policy 1 – Land Development Standards . Where outside a sewerage service area AO2.2 A safe and efficient on-site waste water disposal system is designed and constructed in accordance with SC6.2.3 (2) of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .
Works for infrastructure (stormwater infrastructure)	
PO3 Stormwater drainage is designed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waterway systems.	AO3 Stormwater infrastructure is designed and constructed in accordance with SC6.2.5 of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .
Works for infrastructure (electricity supply)	
PO4 Each lot is provided with an adequate supply of electricity	AO4 Electricity supply is designed and constructed in accordance with SC6.2.6 of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .
Works for infrastructure (telecommunications infrastructure)	
PO5 Each lot is provided with an adequate supply of electricity	AO5 Telecommunications services are designed and constructed in accordance with SC6.2.6 of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .
Works for infrastructure (gates and grids)	
PO6 The installation of gates and grids across public roads is undertaken to ensure that they do not interfere with: <ul style="list-style-type: none"> (a) the safe movement of pedestrians and vehicles; or (b) the proper maintenance of the public road. 	AO6 No acceptable outcome.

Performance outcomes	Acceptable outcomes
Excavating or filling	
PO7 Filling and/or excavation does not: <ul style="list-style-type: none"> (a) negatively impact the character and amenity of neighbourhoods; (b) increase flood or drainage impacts on neighbouring properties; (c) cause pollution or contamination of nearby land or watercourses. 	AO7 Excavating or filling is undertaken in accordance with SC6.2.5 of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .
PO8 Filling or excavation does not result in works or structures that extract or retain overland water flows, unless approval has been given to incorporate works that retain overland flows in accordance with the provisions of a Water Resource Plan approved under the Water Act 2000.	AO8.1 Excavating or filling does not increase the ‘take’ of overland flow runoff above that provided under a water entitlement. AO8.2 No filling is carried out in a waterway.
PO9 Filling or excavation on land with a surface elevation of less than 20 metres AHD ensures the appropriate management of acid sulfate soils to ensure the protection of environmental values	AO9.1 Development does not involve excavation of 100m ³ or greater of soil below five metres AHD. Where the surface elevation is equal to or less than five metres AHD AO9.2 Development does not involve the filling of land with more than 500m ³ of soil or to a height greater than 0.5 metres.
Vegetation clearing	
PO10 Vegetation must be protected to ensure that: <ul style="list-style-type: none"> (a) habitats are provided for rare and threatened flora and fauna as defined by the Nature Conservation Act 1992 and Nature Conservation (Wildlife) Regulations 1994; (b) vegetation of historical, cultural or visual significance is retained; (c) vegetation is retained for erosion prevention and slope stabilisation; (d) the character of the local area is maintained; (e) pedestrian shading is maintained; (f) the conservation of natural biodiversity is assisted. 	AO10.1 No vegetation clearing (unless minor operational works). OR AO10.2 Vegetation clearing is essential for carrying out work authorised or required under another Act. OR AO10.3 Vegetation clearing is within the path of, or within three metres of road, water supply, sewage or stormwater drainage works. OR AO10.4 Vegetation clearing is within three metres (as measured from the centre of the diameter of the tree’s trunk, at ground level) of an existing building or structure. OR AO10.5 Vegetation clearing is authorised by Council and is considered as one or more of the following: <ul style="list-style-type: none"> (a) actually or potentially dangerous as a result of being dead, dying or diseased, structurally unsound, or having a growth form or habit which is hazardous;

Performance outcomes	Acceptable outcomes
	(b) a threat to the safety of persons or property or the environment integrity; (c) restricting the habitability of the dwelling on the site. OR AO10.6 Vegetation clearing is essential for the survey of the property boundary by a licensed cadastral surveyor. OR AO10.7 Vegetation clearing is undertaken to: (a) maintain an existing fire break; (b) undertake works in order to implement an approved fire management plan; or (c) establish a fire break during a fire event or to contain fire in some other way during a fire event.
P11 Vegetation cleared from the site is disposed of in a manner that does not result in smoke being released into an urban area which would likely cause an impact on human health and safety.	AO11 Vegetation is transported off-site for disposal or reuse.
Landscape works	
PO12 Where landscaping is to be provided, it shall: (a) be planted with species that are recognised as low maintenance and needing minimum water; (b) provided with suitable soils or soil conditioners to assist with growth; (c) provided with suitable mulch and watering systems; and (d) include non-invasive and indigenous plant species.	AO12 Landscaping is undertaken in accordance with SC6.2.7 of SC6.2 – Development Standards .
Advertising devices	
PO13 An advertising device: (a) is compatible with the prevailing or intended character of the area; (b) is designed, sited and integrated with development so as not to be visually intrusive; and (c) illuminated advertising devices do not create nuisance or detract from the amenity of the area.	AO13 No acceptable outcome.

9.4.3 Reconfiguring a Lot Code

9.4.3.1 Application

This code applies to assessing reconfiguring a lot for development in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.4.3.2 Purpose

- (1) The purpose of the Reconfiguring a Lot Code is to ensure that reconfiguring a lot results in development that is consistent with the purpose and overall outcomes of the zone or precinct in which the land is located.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) a range of lot sizes are provided to meet the diverse requirements of people with different housing needs;
 - (b) lots are of a suitable size and shape for the intended or probable use having regard to the relevant zone or precinct;
 - (c) reconfiguring a lot does not result in an increased risk to life or property as a result of exposure to natural hazards including bushfire and flood;
 - (d) lots are provided with safe and efficient access that is not likely to create or exacerbate traffic problems or adversely impact on the functioning of the road network; and
 - (e) lots are supplied with a level of infrastructure appropriate to the zone and Priority Infrastructure Plan.

9.4.3.3 Criteria for assessment

Part A— Criteria for assessable development

Table 9.4.3.3 Reconfiguring a Lot Code – for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Lot size and dimension	
PO1 The layout and design of lots enable: <ol style="list-style-type: none"> (a) density of land uses to be consistent with the intended character of the neighbourhood, as expressed through the relevant zone; (b) provides an appropriate building envelope to accommodate buildings and service areas; (c) provides safe and legible vehicle access, car parking and manoeuvring areas; (d) provision of private outdoor space and on-site landscaping. 	AO1.1 The minimum lot area and street frontage dimensions are in accordance with Table 9.4.2.3.1 – Minimum lot size and frontages . AO1.2 Lots are capable of accommodating a building envelope with minimum dimensions of 15 metres by 10 metres. AO1.3 No rear lots are created.

Performance outcomes	Acceptable outcomes
PO2 The subdivision layout must encourage active transport and a safe pedestrian environment.	AO2.1 One street tree per lot is provided. AO2.2 Streets are landscaped in accordance with SC6.2.7 (1) and (2) of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .
PO3 Land intended for public open space must be of a physical standard and condition that permits use of the land for its intended purpose.	AO3 Park for public open space purposes is provided exclusive of: <ul style="list-style-type: none"> (a) flood hazard area identified on the Flood hazard overlay map (OM-007); (b) land affected by unacceptable hazards such as contaminated land under the <i>Contaminated Land Act 1991</i>; (c) infrastructure easements; (d) land affect by stormwater or overland flow; (e) land subject to cut and fill, with a batter slope that exceeds a grade of more than 1 in 6; (f) areas of land less than 15 metres wide.
PO4 The public open space network: <ul style="list-style-type: none"> (a) is suitably located, sized and shaped to meet the needs of the community; (b) provides or incorporates a range of recreation settings and can accommodate adequate facilities to meet the needs of the community; (c) provides well distributed public open space that contributes to the legibility, accessibility and character of the neighbourhood; (d) where practical, is linked to the surrounding open space system; (e) is subject to surveillance from surrounding properties and/or adjacent public domain. 	AO4.1 Public parks are provided in accordance with the Priority Infrastructure Plan . AO4.2 Public parks are landscaped in accordance with SC6.2.7 (1) and (3) of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .
Utilities	
PO5 Each lot has an adequate volume and supply of water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire fighting purposes. (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	Where within the Priority Infrastructure Area AO5.1 Each lot is connected to Council's reticulated water supply system in accordance with SC6.2.2 (1) of SC6.2 – Planning Scheme Policy 1 – Land Development Standards . Where outside the Priority Infrastructure Area AO5.2 Each lot contains an area capable of accommodating safe and efficient on-site water supply in accordance with SC6.2.2 (2) of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .

Performance outcomes	Acceptable outcomes
PO6 Each lot provides for the treatment and disposal of effluent and other waste water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire fighting purposes. (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	Where within the Priority Infrastructure Area AO6.1 Each lot is connected to Council's reticulated sewerage system in accordance with SC6.2.3 (1) of SC6.2 – Planning Scheme Policy 1 – Land Development Standards . Where outside the Priority Infrastructure Area AO6.2 Each lot contains an area capable of accommodating safe and efficient on-site waste water disposal in accordance with SC6.2.3 (2) of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .
PO7 Stormwater drainage is designed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waterway systems.	AO7 Stormwater drainage is provided in accordance with SC6.2.4 of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .
PO8 Each lot is provided with an adequate supply of electricity	AO8 Each lot is connected to the electricity supply network in accordance with SC6.2.6 of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .
PO9 Each lot is provided with an adequate supply of electricity	AO9 Each lot is connected to the telecommunications services network in accordance with SC6.2.6 of SC6.2 – Planning Scheme Policy 1 – Land Development Standards .
Vegetation	
PO10 Reconfiguring a lot retains vegetation where practical for the: <ul style="list-style-type: none"> (a) protection of scenic amenity; (b) protection of general habitat; (c) protection of soil quality; (d) maintenance and establishment of open space corridors and networks; and (e) purpose of positive climate response. 	AO10 No acceptable outcome.
Filling and Excavation	
PO11 Filling or excavation on land with a surface elevation of less than 20 metres AHD ensures the appropriate management of acid sulfate soils to ensure the protection of environmental values	AO11.1 Development does not involve excavation of 100m ³ or greater of soil below five metres AHD. Where the surface elevation is equal to or less than five metres AHD AO11.2 Development does not involve the filling of land with more than 500m ³ of soil or to a height greater than 0.5 metres.

Table 9.4.3.4 – Minimum lot size and frontages

Zone / Precinct	Minimum Area	Minimum Frontage
Environmental Management and Conservation Zone	<ul style="list-style-type: none"> • 1,000 hectares 	200 metres
Rural Zone	<ul style="list-style-type: none"> • 500 hectares 	200 metres
Township zone (Residential precinct)	<ul style="list-style-type: none"> • 800 metres squared 	20 metres
Township zone (Future residential precinct)	<ul style="list-style-type: none"> • 800 metres squared (where part of an approved structure plan) • 10,000 metres squared (where not part of an approved structure plan) 	20 metres
Township zone (Bush residential precinct)	<ul style="list-style-type: none"> • 4,000 metres squared (where part of an approved structure plan) • 50,000 metres squared (where not part of an approved structure plan) 	100 metres
Township Zone (Industry precinct)	<ul style="list-style-type: none"> • 1,000 metres squared 	20 metres
Township Zone (Out of town precinct)	<ul style="list-style-type: none"> • 50,000 metres squared 	400 metres
Township Zone (yellow precinct or blue precinct)	<ul style="list-style-type: none"> • No minimum area 	No minimum frontage

9.4.4 Transport, Access and Parking Code

9.4.4.1 Application

This code applies to assessing material change of use / reconfiguring a lot / operational work for development within all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.4.4.2 Purpose

- (1) The overall outcomes are the purpose of the Transport, access and parking code.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is supplied with a level of transport infrastructure appropriate to the needs of the development;
 - (b) development provides safe, efficient and convenient access to and from the road network for vehicles, cyclists and pedestrians;
 - (c) on-site car parking is provided that is adequate to meet the reasonable requirements of specific development;
 - (d) on-site car parking and manoeuvring areas are provided that are safe, convenient and legible for vehicle and pedestrian movements;
 - (e) adequate access and manoeuvring areas for service vehicles are provided to meet the expected servicing needs of the development;
 - (f) parking facilities do not adversely impact adjoining development in terms of nuisance emissions or amenity impacts;
 - (g) development does not interfere with the safety and efficiency of transport corridors.

9.4.4.3 Criteria for assessment

Part A — Assessable development criteria

Table 9.4.4.3 — Transport, access and parking code – for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 Vehicle crossovers are provided to: <ol style="list-style-type: none"> (a) ensure safe and efficient access between the road and premises; (b) minimise interference with the function and operation of public roads; and (c) minimise pedestrian to vehicle conflict. 	AO1 Vehicle crossovers are provided in accordance with SC6.2 – Planning Scheme Policy 1 – Land Development Standards, SC6.2.1 (1) .
PO2 Car parking is: <ol style="list-style-type: none"> (a) adequate for the expected demand; (b) designed to ensure safe and functional operation for motorists and pedestrians; (c) allows for the safe and efficient servicing of the site; and (d) located to protect the amenity of surrounding land uses. 	AO2 Car parking is provided in accordance with the requirements identified in Table 9.4.3.3.1 – Car parking and service vehicle requirements .

Performance outcomes	Acceptable outcomes						
PO3 A constructed road provides safe and efficient access to the premises and meets the relevant road design standard appropriate to the vehicle movement generation characteristics of the development.	AO3 The road providing access to the premises is consistent with the relevant standards identified in SC6.2 – Planning Scheme Policy 1 – Land Development Standards, SC6.2.1 (2) .						
For assessable development							
Road infrastructure design and standards							
Where for the creation of a new road PO4 The geometric design features of each road must: <ul style="list-style-type: none"> (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) facilitate active transport; (d) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and (e) ensure unhindered access by emergency vehicles. 	Where for the creation of a new road AO4.1 Roads are provided in accordance with SC6.2 – Planning Scheme Policy 1 – Land Development Standards, SC6.2.1 (2), (3), (4) .						
Vehicular access							
PO5 Vehicle access is designed and constructed to ensure safe, all weather, functional operation for motorists and pedestrians.	AO5.1 Vehicle access is to be sealed. AO5.2 Development is designed and constructed in accordance with Schedule 3 – Australian Standard AS2890.1 Parking Facilities – Off Street Parking. AO5.4 Development is designed and constructed in accordance with Schedule 3 – Australian Standard AS 2890.1 Parking Facilities – Off Street Parking and Schedule 9 EDROC Regional Standard Manual.						
PO6 Vehicle crossovers are configured to satisfy the basic traffic design criteria having regard to: <ul style="list-style-type: none"> (a) the volume of traffic generated at that driveway by the development; (b) the type of road to which access is sought; (c) the existing and predicted future traffic volumes of the road to which access is sought; (d) the number of carparking spaces served by the driveway; 	AO6.1 Vehicle crossovers meet the minimum widths identified below: <table border="1" data-bbox="794 1697 1345 1787"> <thead> <tr> <th>Number of Spaces</th><th>Minimum Width</th></tr> </thead> <tbody> <tr> <td>1-10 spaces</td><td>3.5 metres</td></tr> <tr> <td>10+</td><td>6 metres</td></tr> </tbody> </table> AO6.2 Where service vehicle spaces are required in accordance with Table 9.4.4.3 A vehicle crossovers are constructed of appropriate design and dimension to support the maximum service vehicle type.	Number of Spaces	Minimum Width	1-10 spaces	3.5 metres	10+	6 metres
Number of Spaces	Minimum Width						
1-10 spaces	3.5 metres						
10+	6 metres						

Performance outcomes	Acceptable outcomes
(e) the size and type of the largest vehicle likely to use the driveway on a regular basis (usually a service vehicle); (f) the number of service bays served by the driveway.	
Vehicle parking	
PO7 The provision of bicycle storage is adequate to meet the demand of proposed use.	A07 Bicycle parking is to be provided in accordance with the requirements identified in Australian Standards AS2890.3 and AUSTROADS Guide to Traffic Management Part 11: Parking.
PO8 Service vehicle provision is adequate for the use and ensures safe and functional operation for motorists and pedestrians.	A08.1 Service vehicle spaces are to be provided in accordance with the requirements identified in Table 9.4.3.3.1 .
PO9 All car parking spaces are constructed with appropriate line marking to the correct size and standard.	A09.1 Car parking dimensions are designed in accordance with Australian Standard AS 2890.1 Parking Facilities – Off Street Parking. A09.2 Service vehicle spaces are designed in accordance with Australian Standard AS 2890.2 Parking Facilities – Commercial Off Street Parking.
PO10 Loading facilities have sufficient area to provide for the safe and manoeuvring, standing and loading or unloading of service vehicles.	A010 Loading areas are provided in accordance with the standards set out in AS2890.2 – Parking Facilities – Off-Street Commercial Vehicle Facilities.

Table 9.4.4.4 — Car parking and service vehicle requirements

Use	Car Parking Rate	Service Vehicle
Caretaker's accommodation	1 space	LRV
Child care centre	1 space per 10 children, of which 50% may be designated for employees and can be provided in tandem	RCV
Club	1 space per 30m ² of gross floor area	Bus
Community care centre	1 space per 50m ² of gross floor area	LRV/MRV
Community residence	1 space per 10 units	-
Community use	1 space per 30m ² of gross floor area	-
Detention centre	1.0 space per staff member	Bus
Dual occupancy	1 space per dwelling	-
Dwelling house	1 space	-

Use	Car Parking Rate	Service Vehicle
Dwelling unit	1 space	-
Educational establishment	Preparatory/special education - 1 space per employee Primary and secondary school short term parking (15 min) – 1 space per 25 students Primary and secondary school drop off/set-down (2 min) - 20% of short term supply Primary and secondary school long term staff/visitors parking – 1.5 spaces per employee	AV
Food and drink outlet	1 space per 30m ² of gross floor area; plus queuing for 10 vehicles associated with any drive-through	MRV
Garden centre	1 space per 500m ² of the use area with a minimum of 3 spaces	HRV
Hardware and trade supplies	2.0 spaces per 100m ² gross floor area	AV
Health care services	1 space per 30m ² of gross floor area	RCV/LRV
Home based business	1 additional space	-
Hostel	1 space per serviced room; plus 1 space per 3 employees	MRV
Industry (low, medium, high and service industry)	1 space per 3 employees; or 1 space per 100m ² of gross floor area or part thereof, whichever is the greater	AV
Multiple dwelling	1 space per dwelling	MRV, LRV (if over 10 units)
Non-resident workforce accommodation	1 space per unit; plus 1 space for a manager's flat	RCV
Office	1 space per 50m ² of gross floor area	Van
Place of worship	1 space per 50m ² of gross floor area; plus 1 space per 10 seats	-
Relocatable home park	1 space per unit of accommodation (including sites, cabins and manager's residence)	RCV
Residential care facility	1 space per 10 units	
Retirement facility	1 space per 2 units and 1 additional space per staff member	LRV
Service station	4 spaces per service bay; plus 1 space per 15m ² of shop gross floor area	AV

Use	Car Parking Rate	Service Vehicle
Shop and shopping centre	1 space per 40m ² of gross floor area where the combined gross floor area is less than 400m ² ; OR where the combined gross floor area exceeds 400m ² 1 space shall be provided per 30m ² of gross floor area plus queuing for 6 vehicles associated with any drive-through shop	GFA 0-400m ² – 1 SRV; GFA 401m ² – 3,000m ² – 1 Van, 1 SRV; GFA 3,001m ² – 6,000m ² – 3 Van, 1 SRV, 1 MRV; GFA greater than 6,000m ² - as determined by Council
Short-term accommodation	1 space per unit; plus 1 space for a manager's flat	RCV
Showroom	1 space per 40m ² of gross floor area	-
Special industry	1.5 spaces per employee	AV
Theatre	1 space per 10 seats	-
Tourist park	1.5 spaces per site	AV
Veterinary services	1 space per 25m ² gross floor area	SRV
Warehouse	1 space per 100m ² of gross floor area	AV



Part 10

OTHER PLANS





10 Other Plans

There are no other plans for the planning scheme.





Schedule 1 - Definitions

SC1.1 Use definitions

- (1) Use definitions have a particular meaning for the purpose of the planning scheme.
- (2) Any use not listed in Table SC1.1.2 column 1 is an undefined use.

Note—Development comprising a combination of defined uses is not considered to be 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 definitions listed here are the definitions used in this planning scheme.
- (5) Column 4 of Table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
- (6) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.
- (7) Uses listed in Table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Table SC1.1.1—Index of use definitions

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre 	<ul style="list-style-type: none"> • Hardware and trade supplies • Health care services • High impact industry • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation • Outstation • Park • Parking station • Permanent plantation 	<ul style="list-style-type: none"> • Place of worship • Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery • Winery
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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: 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: 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	
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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
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
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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
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
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	Premises containing two dwellings on one lot (whether or not attached) for separate households.	Duplex	Dwelling house, multiple dwelling
Dwelling house	A residential use of premises for one household that contains a single dwelling. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non-residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills. The use may include outside hours school care for students or on-site student accommodation.	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: 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.	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry Note—additional examples may be shown in SC1.1.2 industry thresholds.	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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		Health care services, residential care facility
Hotel	Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and 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
Low impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: negligible impacts on sensitive land uses due to offsite emissions	Repairing motor vehicles, fitting and turning workshop Note—additional examples may be shown in SC1.1.2 industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>including aerosol, fume, particle, smoke, odour and noise</p> <p>minimal traffic generation and heavy-vehicle usage</p> <p>demands imposed upon the local infrastructure network consistent with surrounding uses</p> <p>the use generally operates during the day (e.g. 7am to 6pm)</p> <p>offsite impacts from storage of dangerous goods are negligible</p> <p>the use is primarily undertaken indoors.</p>		
Major electricity infrastructure	<p>All aspects of development for either the transmission grid or electricity supply networks as defined under the Electricity Act 1994.</p> <p>The use may include ancillary telecommunication facilities.</p>	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	<p>Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure.</p> <p>The use may include the provision of fuel and disposal of waste.</p>	Boat building, boat storage, dry dock	Marina
Market	<p>Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <p>potential for noticeable impacts on sensitive land uses due to offsite</p>	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>emissions including aerosol, fume, particle, smoke, odour and noise</p> <p>potential for noticeable offsite impacts in the event of fire, explosion or toxic release</p> <p>generates high traffic flows in the context of the locality or the road network</p> <p>generates an elevated demand on the local infrastructure network</p> <p>onsite controls are required for emissions and dangerous goods risks</p> <p>the use is primarily undertaken indoors</p> <p>evening or night activities are undertaken indoors and not outdoors.</p>	<p>making or wood working)</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> • 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	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.	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. 	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry,	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	conducted on a lot in the same ownership whether or not such quarters are self-contained.		resident workforce accommodation, multiple dwellings
Sales office	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. The use may include a caravan or relocatable dwelling or structure.	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	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the	Motel, backpackers, cabins, serviced apartments, accommodation hotel, farm stay	Hostel, rooming accommodation, tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	provision of recreation facilities for the exclusive use of visitors.		
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
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 Electricity Act 1994, 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 Electricity Act 1994 or for workforce operational and safety communications. 	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure

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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<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>	pumping station, water treatment plant	substation, renewable energy facility, transport depot
Veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	<p>Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.</p> <p>The use may include sale of gardening materials where these are ancillary to the primary use.</p>		Bulk landscape supplies, garden centre
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

SC 1.1.1 Defined activity groups

- (1) Defined uses listed in Table SC1.1.2 are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined uses listed in column 2.
- (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 group
- Business activities group
- Community activities group
- Entertainment activities group
- Rural activities group

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 ▪ Multiple dwelling ▪ Nature-based tourism ▪ Non-resident workforce accommodation ▪ Relocatable home park ▪ Residential care facility ▪ Resort complex ▪ Retirement facility ▪ Rooming accommodation ▪ Rural workers' accommodation ▪ Short-term accommodation ▪ Tourist park
Business activities	<ul style="list-style-type: none"> ▪ Agricultural supplies store ▪ Food and drink outlet ▪ Garden centre ▪ Hardware and trade supplies ▪ Market ▪ Office ▪ Outdoor sales ▪ Parking station ▪ Service industry ▪ Service station ▪ Shop ▪ Shopping centre ▪ Showroom ▪ Veterinary services

Column 1 Activity group	Column 2 Uses
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 ▪ Outstation ▪ Place of worship
Entertainment activities	<ul style="list-style-type: none"> ▪ Bar ▪ Club ▪ Function facility ▪ Hotel ▪ Nightclub entertainment facility ▪ Theatre
Rural activities group	<ul style="list-style-type: none"> ▪ Animal husbandry ▪ Animal keeping ▪ Aquaculture ▪ Cropping ▪ Intensive animal industry ▪ Intensive horticulture ▪ Permanent plantation ▪ Roadside stall ▪ Rural industry ▪ Rural workers' accommodation ▪ Wholesale nursery

SC1.1.2 Industry thresholds

- (1) The industry thresholds listed below are to be used in conjunction with the defined uses listed in SC1.1.2—low impact industry, medium impact industry, high impact industry and special industry.

Table SC1.1.2.1—Industry thresholds

Use	Additional examples include
Low impact industry	<ul style="list-style-type: none"> Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; Repairing and servicing lawn mowers and outboard engines; Fitting and turning workshop; Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting; Assembling wood products not involving cutting, routing, sanding or spray painting; Dismantling automotive or mechanical equipment, not including debonding brake or clutch components; Dangerous goods location not including the storage of toxic gases.
Medium impact industry	<ul style="list-style-type: none"> Metal foundry producing less than 10 tonnes of metal castings per annum; Boiler making or engineering works producing less than 10 000 tonnes of metal product per annum; Large dangerous goods location not including the storage of toxic gases; Abrasive blasting facility using less than 10 tonnes of abrasive material per annum; Enamelling workshop using less than 15 000 litres of enamel per annum; Galvanising works using less than 100 tonnes of zinc per annum; Anodising or electroplating workshop where tank area is less than 400 square metres; Powder coating workshop using less than 500 tonnes of coating per annum; Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20 000 litres of paint per annum; Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components; Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum; Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum; Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum; Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum; Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum; Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum; Recycling and reprocessing batteries; Repairing or maintaining boats;

Use	Additional examples include
	<ul style="list-style-type: none"> ▪ Manufacturing substrate for mushroom growing; ▪ Manufacturing or processing plaster, producing less than 5000 tonnes per annum; ▪ Recycling or reprocessing tyres including retreading; ▪ Printing advertising material, magazines, newspapers, packaging and stationery; ▪ Transport depot, distribution centre, contractors depot and storage yard; ▪ Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools); ▪ Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum; ▪ Reconditioning metal or plastic drums; ▪ Glass fibre manufacture less than 200 tonnes per annum; ▪ Manufacturing glass or glass products, <u>where not glass fibre</u>, less than 250 tonnes per annum.
High impact industry	<ul style="list-style-type: none"> ▪ Metal foundry producing 10 tonnes or greater of metal castings per annum; ▪ Boiler making or engineering works producing 10 000 tonnes or greater of metal product per annum; ▪ Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes; ▪ Scrap metal yard including a fragmentiser; ▪ Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum; ▪ Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum; ▪ Vegetable oil or oilseed processing in works with a design production capacity of greater than 1 000 tonnes per annum; ▪ Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; ▪ Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum; ▪ Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum; ▪ Manufacturing or processing plaster, producing greater than 5000 tonnes per annum; ▪ Enamelling workshop using 15 000 litres or greater of enamel per annum; ▪ Galvanising works using 100 tonnes or greater of zinc per annum; ▪ Anodising or electroplating workshop where tank area is 400 square metres or greater; ▪ Powder coating workshop using 500 tonnes or greater of coating per annum; ▪ Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20 000 litres or greater of paint per annum ▪ Concrete batching and producing concrete products; ▪ Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote; ▪ 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;

Use	Additional examples include
	<ul style="list-style-type: none"> ▪ Manufacturing fibreglass pools, tanks and boats; ▪ Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools); ▪ Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10 000 tonnes or greater per annum; ▪ Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre; ▪ Abattoir; ▪ Recycling chemicals, oils or solvents; ▪ Waste disposal facility (other than waste incinerator); ▪ Recycling, storing or reprocessing regulated waste; ▪ Manufacturing batteries; ▪ Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; ▪ Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum; ▪ Crematoria; ▪ Glass fibre manufacture producing 200 tonnes or greater per annum; ▪ Manufacturing glass or glass products, <u>where not glass fibre</u>, less than 250 tonnes per annum.
Special industry	<ul style="list-style-type: none"> ▪ Oil refining or processing; ▪ Producing, refining or processing gas or fuel gas; ▪ Distilling alcohol in works producing greater than 2500 litres per annum; ▪ Power station; ▪ Producing, quenching, cutting, crushing or grading coke; ▪ Waste incinerator; ▪ Sugar milling or refining; ▪ Pulp or paper manufacturing; ▪ Tobacco processing; ▪ Tannery or works for curing animal skins, hides or finishing leather; ▪ Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing; ▪ Rendering plant; ▪ Manufacturing chemicals, poisons and explosives; ▪ Manufacturing fertilisers involving ammonia; ▪ Manufacturing polyvinyl chloride plastic.

SC 1.2 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

<ul style="list-style-type: none"> • Accommodations activities • Accommodation unit • Active transport • Adjoining premises • Advertising device • Affordable housing • Average width • Base date • Basement • Boundary clearance • Building • Building height • Business activities • Community activities • Defined flood level • Demand unit • Development footprint • Domestic outbuilding • Dwelling 	<ul style="list-style-type: none"> • Entertainment activities • Environmental nuisance • Future urban area • Gross floor area • Gross hectare • Ground level • Habitable room • Hazardous material • Household • Minor building work • Minor electricity infrastructure • Minor operational work • Net developable area • Net hectare • Netserv plan • Non-resident workers • Non-urban area • Outermost projection • Planning assumptions 	<ul style="list-style-type: none"> • Plot ratio • Primary road frontage • Projection area(s) • Residential density • Rural activities • Secondary dwelling • Secondary road frontage • Sensitive land use • Setback • Service catchment • Site • Site cover • Storey • Structure • Temporary use • Ultimate development • Urban area • Urban purposes • Works for infrastructure
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Table SC1.2.2—Administrative definitions

Column 1 Term	Column 2 Definition
Accommodation activities	Includes defined uses listed under 'Accommodation activities group' in SC1.1.1 – Defined activity groups .
Accommodation unit	Means a separate area of private accommodation, either permanent or temporary contained within Non-resident workforce accommodation, Short-term accommodation, Residential care facility, Resort complex, Retirement facility, Rural workers accommodation or Tourist park that provides common area(s) but where not a dwelling.
Active transport	Non-motorised travel such as walking and cycling.
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.

Column 1 Term	Column 2 Definition
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: <ul 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.
Building	Means a fixed structure that is wholly or partly enclosed by walls and is roofed, and includes a floating building and any part of a building
Building height	If specified: <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.
Business activities	Includes defined uses listed under 'Business activities group' in SC1.1.1 – Defined activity groups .
Community activities	Includes defined uses listed under 'Community activities group' in SC1.1.1 – Defined activity groups .
Defined flood level	The peak flood level that would occur during a 1% Annual Exceedance Exceedance Probability (AEP) flood event or alternative flood event determination methodology as approved by the Queensland Reconstruction Authority.
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	A building or part of a building used or capable of being used as a self-contained residence that must include the following: <ul style="list-style-type: none"> (a) food preparation facilities (b) a bath or shower (c) a toilet and wash basin

Column 1 Term	Column 2 Definition
	<p>(d) clothes washing facilities.</p> <p>This term includes outbuildings, structures and works normally associated with a dwelling.</p>
Entertainment activities	Includes defined uses listed under 'Entertainment activities group' in SC1.1.1 – Defined activity groups.
Environmental nuisance	<p>An unreasonable interference or likely interference with an environmental value caused by:</p> <ul style="list-style-type: none"> • noise, dust, odour, light; or • an unhealthy, offensive or unsightly condition because of contamination; or • another way prescribed by regulation. <p>Note—definition from the Environmental Protection Act 1994.</p>
Future urban area	<p>An area for future urban purposes identified on the Strategic Framework maps (refer Schedule 2) as a Future urban area.</p> <p>Note- The future urban area does not imply that all land included is suitable for urban purposes.</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.
Gross hectare	An area of land before the exclusion of areas for roads and other infrastructure, including parks.
Ground level	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.
Habitable room	<p>A room used for normal domestic activities, and:</p> <ul style="list-style-type: none"> • includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but • excludes a bathroom, laundry, water closet, pantry, walk in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods. <p>Note – definition from the Building Code of Australia.</p>
Hazardous material	<p>A substance with potential to cause harm to persons, property or the environment because of 1 or more of the following—</p> <ul style="list-style-type: none"> • the chemical properties of the substance; • the physical properties of the substance; • the biological properties of the substance. <p>Without limiting the first paragraph, all dangerous goods, combustible liquids and chemicals are hazardous materials.</p>

Column 1 Term	Column 2 Definition
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.
Landscape work	The treatment of a site for the purpose of enhancing or protecting the amenity of premises and neighbourhood. The term includes the: <ul style="list-style-type: none"> • planting of plants or vegetation; • the erection of a structure; • the inclusion of other features such as art.
Minor building work	An alteration, addition or extension to an existing building where the floor area, including balconies, is less than five per cent of the building or 50 square metres, whichever is the lesser.
Minor electricity infrastructure	All aspects of development for an electricity supply network as defined under the Electricity Act 1994, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV. This includes: <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 Electricity Act 1994) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
Minor operational work	Any of the following is minor operational work: <ul style="list-style-type: none"> • Landscape work where: <ul style="list-style-type: none"> – not involving a structure other than a fence or boundary fence; or – not exceeding a cumulative area of fifty square metres (over any period) where not in association with a material change of use or reconfiguring a lot; or – associated with a Dwelling House (not involving a structure other than a fence or boundary fence); or – for the conservation or restoration of natural areas; • Vegetation clearing where: <ul style="list-style-type: none"> – not involving vegetation in the Regulated vegetation or wildlife habitat areas on the Biodiversity overlay - vegetation map (OM-002); – not involving vegetation in an area identified on the Biodiversity overlay - waterways map (OM-003); – not involving vegetation in an area identified on the Biodiversity overlay - wetlands Map (OM-004); – results in the removal of, or damage to, vegetation that has a circumference of less than forty centimetres measured at one metre above ground level. • Excavating or filling where:

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> – not involving land in a flood hazard area identified on the Flood hazard overlay map (OM-007); – not exceeding a volume of 20 cubic metres of fill or excavation and is not closer than two metres from a boundary. • Works for infrastructure where for Minor electricity infrastructure. • Works for infrastructure where for the maintenance or repair of existing infrastructure; <ul style="list-style-type: none"> – in an on-maintenance period prior to transfer of ownership to a public entity; or – where for lawfully approved private infrastructure; or – where for lawfully approved gates and grids. • Advertising device where: <ul style="list-style-type: none"> – the maximum height of the advertising device is two metres above ground level; and – not within one metre of the boundary of an adjoining premises; and – not illuminated, nor animated, nor involving movement of any kind; and – in a Centre Zones category and not exceeding a total signage area of four square metres, painted on or securely attached to a fence, or building and does not extend beyond the extremities thereof, including an outward projection of less than 30 millimetres; – in any other Zones category and not exceeding a total signage area of 0.6 square metres, painted on or securely attached to a fence, or building and does not extend beyond the extremities thereof, including an outward projection of less than 30 millimetres.
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 priority infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).</p>
Net hectare	<p>The part of a gross hectare remaining after dedication of land required for any public purpose.</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 South East Queensland Water (Distribution and Retail Restructuring) Act 2009.</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>
Non-urban area	<p>The area identified on the Strategic Framework maps (refer Schedule 2) as a non-urban area.</p>

Column 1 Term	Column 2 Definition
Outermost projection	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.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ratio	The ratio of gross floor area to the area of the site.
Primary road frontage	The boundary between a site and the road to which any building on the site fronts.
Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Residential density	The number of dwellings per net hectare.
Rural activities	Includes defined uses listed under 'Rural activities group' in SC1.1.1 - Defined activity groups.
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>
Secondary road frontage	The boundary between a site and the road where not a primary road frontage.
Sensitive land use	Means each of the following defined uses: child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, hostel, multiple dwelling, office, relocatable home park, residential care facility, retirement facility, short term accommodation, tourist park.
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.
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.

Column 1 Term	Column 2 Definition
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.
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.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.</p> <p>A basement is not a storey.</p>
Structure	<p>Includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure.</p> <p>Note – definition from the Building Act 1975.</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 1.7 Local government administrative matters.</p> <p>Editor's note—it is recommended that local government use the ability under section 1.7 to further refine this definition for use in the local government area for defined uses.</p>
Total signage area	<p>The surface area of Advertising Device(s) (excluding buildings or structures to which the Advertising Device(s) is attached) on a lot including the area of all faces where the Advertising Device(s) has more than one visual plane.</p>
Ultimate development	<p>The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.</p>
Urban area	<p>An area for urban purposes identified on the Strategic Framework maps (refer Schedule 2) as an urban area.</p> <p>Note- The urban area does not imply that all land included is suitable for development that is otherwise consistent with the Area.</p>
Urban purposes	<p>For the purpose of priority infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.</p>
Works for infrastructure	<p>Includes the design and construction of roads, gates, grids, stormwater infrastructure, wastewater disposal, water supply, electricity and telecommunications infrastructure. Works for infrastructure includes operational works associated with material change of use and/or reconfiguring a lot.</p>

Schedule 2 - Mapping

SC2.1 Map index

The table(s) below list any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area.

Editor's note- Mapping for the PIP is contained within Schedule 3 of the planning scheme.

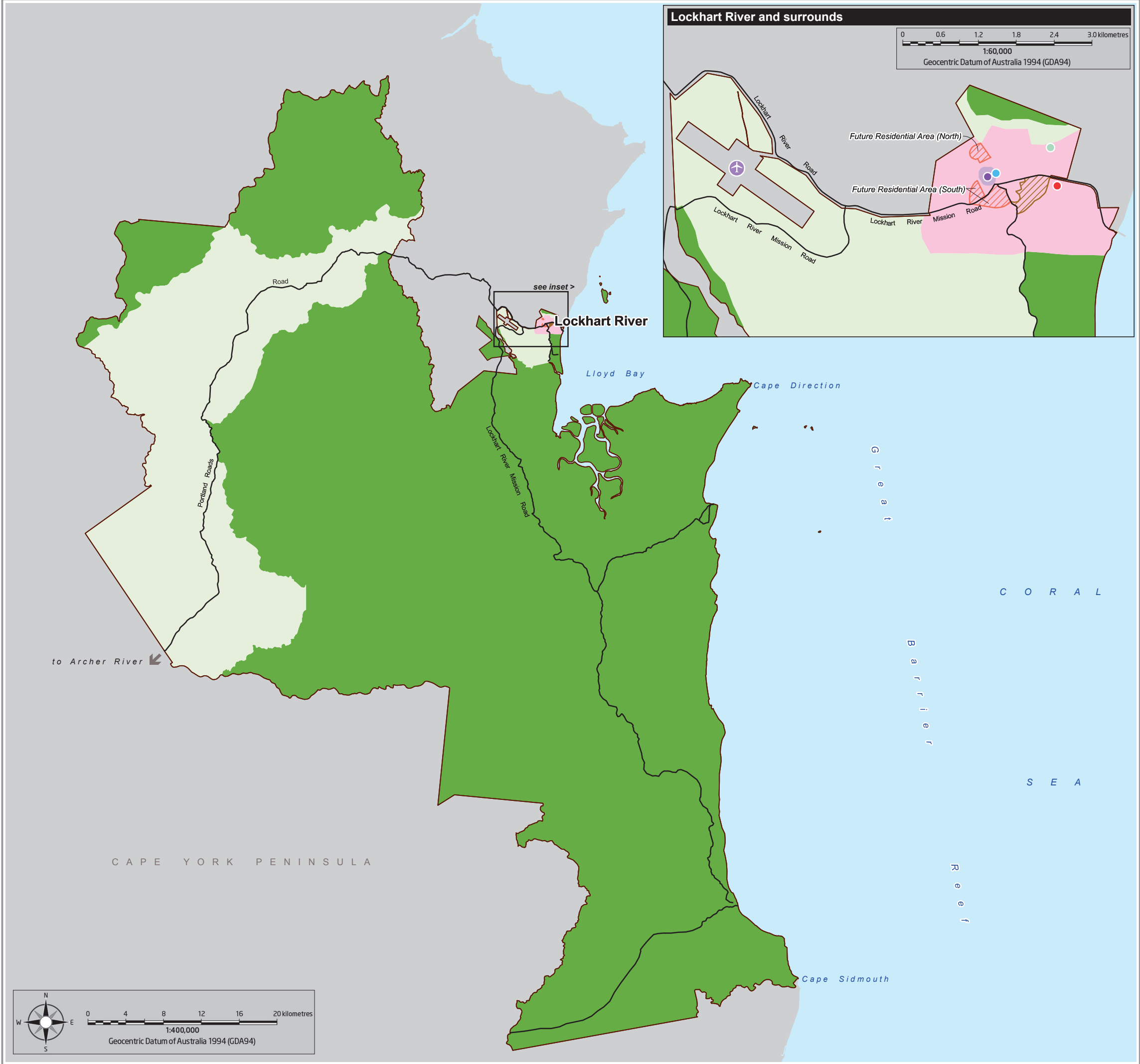
Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework maps		
SFM-001	Strategic Framework Map 1	30 November 2015
Zone maps		
ZM-001	Zone Map 1	30 November 2015
ZM-001a	Zone Map 1a	30 November 2015
Local plan maps		
LPM001	Local Plan Map 1	30 November 2015
LPM001a	Local Plan Map 1a	30 November 2015
Overlay maps		
OM-001	Airport Environs Overlay Map	30 November 2015
OM-002	Biodiversity Overlay – Vegetation Map	30 November 2015
OM-003	Biodiversity Overlay – Waterways Map	30 November 2015
OM-004	Biodiversity Overlay – Wetlands Map	30 November 2015
OM-005	Bushfire Hazard Overlay Map	30 November 2015
OM-005a	Bushfire Hazard Overlay Map	30 November 2015
OM-006	Coastal Hazard Overlay Map	30 November 2015
OM-007	Flood Hazard Overlay Map	30 November 2015
Other plans maps		
N/A		

SC2.2 Strategic framework maps

Table SC2.2.1—Strategic framework maps

SFM-001	Strategic Framework Map 1	30 November 2015
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LOCKHART RIVER planning scheme

Legend

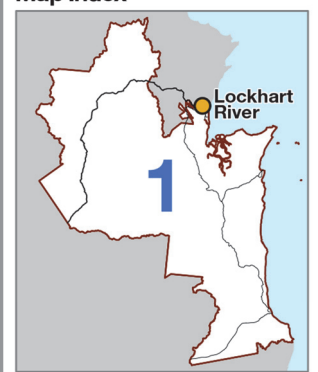
- Urban Area
- Future Residential Area
- Bush Residential Area
- Rural Area
- Conservation Area
- Electricity Substation
- Electricity Substation Buffer Area (100 metres)
- Sewage Treatment Facility
- Telecommunications Facility
- Water Storage Facility
- Road Network
- Aerodrome
- Lockhart River Aboriginal Shire Council Boundary
- Waterbody
- Cook Shire Council

Information

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CADASTRAL DATA: State of Queensland (Department of Environment and Resource Management) 2014;
Cadastral Data Fortnightly Extract Lockhart River Local Government Area;
Publication date: 06/01/2014.
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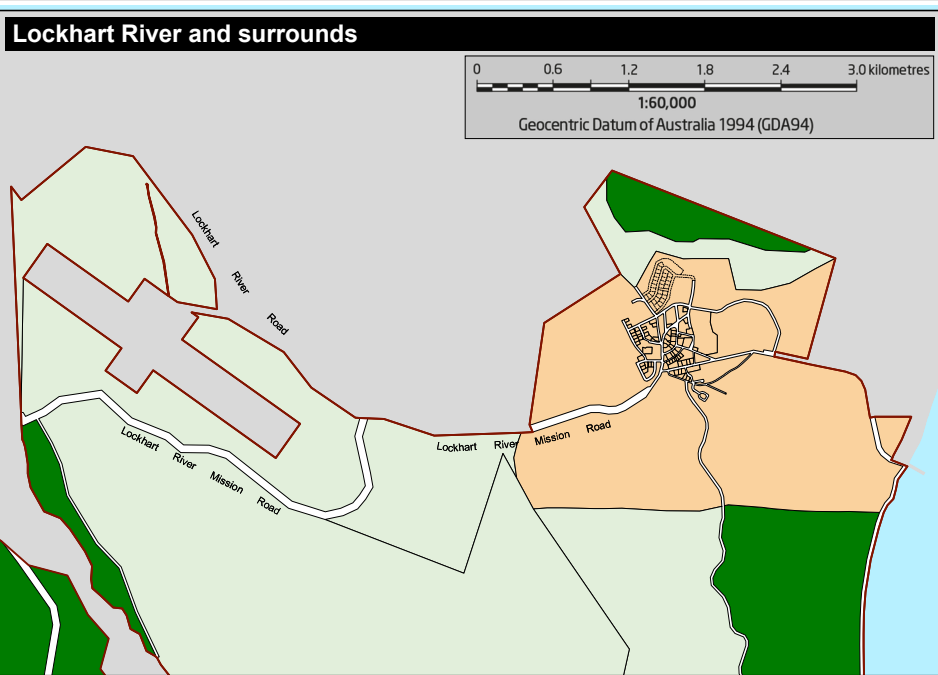
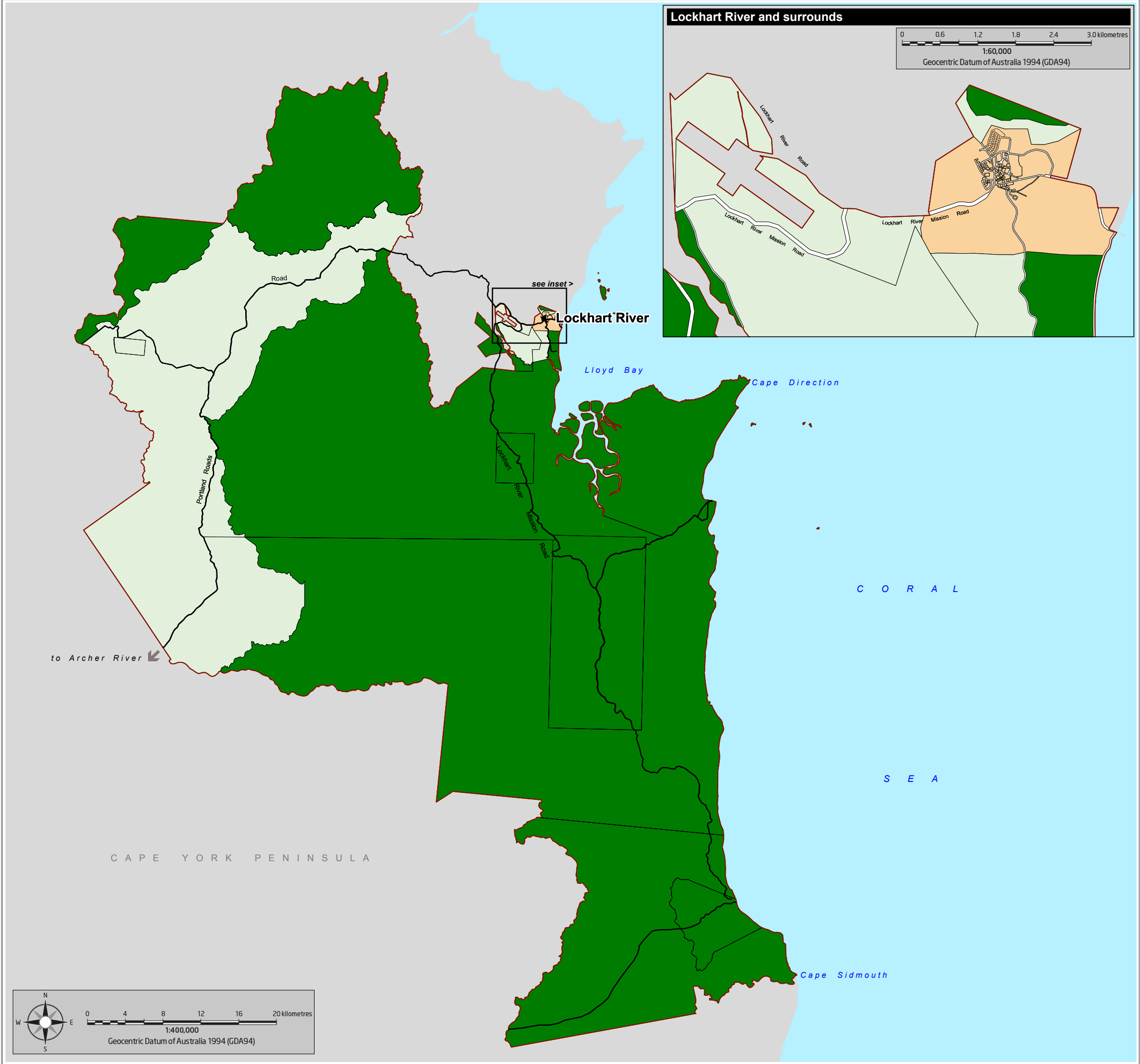
Map Index



SC2.3 Zone maps

Table SC2.3.1—Zone map index

ZM-001	Zone Map 1	30 November 2015
ZM-001a	Zone Map 1a	30 November 2015



- Legend**
- Zoning Category**
- Township
 - Environmental Management and Conservation
 - Rural
- Other**
- Cadastral
 - Road Network
 - Lockhart River Aboriginal Shire Council Boundary
 - Waterbody
 - Cook Shire Council

Information

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CADASTRAL DATA: State of Queensland (Department of Natural Resources and Mines) 2014; Cadastral Data Fortnightly Extract Lockhart River Local Government Area; Publication date: 06/01/2014.

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— Cadastre
 - - - - Proposed Cadastre
 — Lockhart River Aboriginal Shire Council Boundary
 Waterbody
 Cook Shire Council

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Zone Map

