



AGENDA

Northern Peninsula Area Regional Council

Ordinary Council Meeting #15

To commence at 9.00am

on

Wednesday, 16th June 2021

at the

Bamaga Council Boardroom

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AGENDA
ORDINARY COUNCIL MEETING #15
Wednesday, 16th June 2021

- 1. Welcome and Opening of Meeting**
- 2. Acknowledgement of Traditional Owners**
- 3. Present**
- 4. Apologies**
- 5. Declarations of Conflicts of Interest**
- 6. Confirmation of Minutes of Previous Meeting**



Northern Peninsula Area Regional Council

Ordinary Council Meeting #14

Minutes

Friday 28th May 2021

Seisia Enterprises Conference Room

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Agenda Item 1. Welcome and Opening of Meeting

Mayor Yusia welcomed attendees and opened the meeting at 11:50

Agenda Item 2. Acknowledgement of Traditional Owners

Agenda Item 3. Present

Mayor & Councillors

Mayor Patricia Yusia

Cr Gina Nona

Cr Rob Tamwoy

Cr Kitty Gebadi

Cr Eric Cottis

Cr Francis Elu – by phone

Mayor

Division 1

Division 2

Deputy Mayor/Division 3

Division 4

Division 5

Other Attendees

Susan Law

Shane Anderson

Karyn Sam

Allan Cooper

Jillian Anderson

CEO

Executive Manager Operations

Executive Manager Corporate Services

Facility and Leasing Manager

Executive Assistant

Agenda Item 4. Apologies

Gavin Amarasiri

Executive Manager Finance

Agenda Item 5. Declarations of Conflicts of Interest

Agenda Item 6. Confirmation of Minutes of Previous Meeting

Resolution:

That Council notes and confirms the minutes from the Ordinary Council Meeting held Wednesday 21st April 2021.

Moved: Cr Tamwoy

Vote: 5/0

Seconded: Cr Gebadi

Resolution: C6.1 – 28052021

Resolution:

That Council notes and confirms the minutes from the Extraordinary Council Meeting held Monday 10th May 2021.

Moved: Cr Tamwoy
Vote: 5/0

Seconded: Cr Gebadi
Resolution: C6.2 – 28052021

Agenda Item 7. Business Arising from Previous Meeting

Agenda Item 8. Mayoral Report

PURPOSE OF REPORT

Mayor Yusia provided a verbal update on her activities since the last meeting.

Resolution:

That Council note and accept the Mayor's verbal report for April 2021.

Moved: Cr Tamwoy
Vote: 5/0

Seconded: Cr Gebadi
Resolution: C8 – 28052021

Procedural Resolution:

That Council closes the meeting to the public at 12.30pm under *Local Government Regulation 2012* Section 254J (3) (b) to deliberate on Confidential Reports 13.1.

Moved: Cr Gebadi
Vote: 5/0

Seconded: Cr Nona

Procedural Resolution:

That Council open the meeting to staff and public at 12.59pm

Moved: Cr Gebadi

Seconded: Cr Nona

Vote: 5/0

Agenda Item 13.1 CONFIDENTIAL – Chief Executive Officer Report

PURPOSE OF REPORT

To update Council on priority matters.

Resolution:

That Council note and accept the Chief Executive Officer's Report for April 2021.

Moved: Cr Gebadi

Seconded: Cr Tamwoy

Vote:

Resolution: C13 – 28052021

Agenda Item 9. Executive Manager Finance Report

PURPOSE OF REPORT

To provide Council with an up to date financial position of the Council as per the Local Government Act 2009 and s204 of the Local Government Regulations 2012.

Resolution:

That Council note and accept the Executive Manager Finance Report for April 2021.

Moved: Cr Cottis

Seconded: Cr Gebadi

Vote: 5/0

Resolution: C9 – 28052021

Procedural Resolution:

That Council closes the meeting to the public at 1.19pm under *Local Government Regulation 2012* Section 254J (3) (g) to deliberate on Confidential Reports 13.1.

Moved: Cr Gebadi

Seconded: Cr Nona

Vote: 5/0

Procedural Resolution:

That Council open the meeting to the public at 1.47pm

Moved: Cr Gebadi

Seconded: Cr Nona

Vote: 5/0

Agenda Item 10. Interim Executive Manager Corporate Services Report

PURPOSE OF REPORT

To brief the Council on matters specific to the Corporate Service Sector.

Resolution:

That Council note and accept the Interim Executive Manager Corporate Services Report for April 2021.

Moved: Cr Nona

Seconded: Cr Tamwoy

Vote: 5/0

Resolution: C10 – 28052021

Agenda Item 11. Executive Manager Operations Report

PURPOSE OF REPORT

This report provides the Councillors' with an update of previous reported operational activities, Operational activities not previously reported on, or new operational activities commenced during April 2021.

Resolution:

That Council note and accept the Executive Manager Operations Report for April 2021.

Moved: Cr Tamwoy
Vote: 5/0

Seconded: Cr Gebadi
Resolution: C11 – 28052021

Councillor Cottis left the meeting at 2.09pm
Councillor Cottis returned to the meeting at 2.10pm

Agenda Item 12.1 Yumpla Coast Strategic Plan (2021-2030) Coastal Hazard Adaptation Strategy – Phase 8 Summary Report Development, Implementation and Review

PURPOSE OF REPORT

The Yumpla Coast Strategic Plan 2021-2030 Coastal Hazard Adaptation Strategy (the Strategy) was recently on a 28 day public exhibition period as per the funding grant requirements to enable the community to make comments and provide feedback on the strategy.

The Phase 8 Summary Report details the Yumpla Coast Strategic Plan Implementation Guide – and provides information on the development and prioritisation of strategic actions for the successful implementation of the Strategy.

Resolution:

That Council adopt the Yumpla Coast Strategic Plan (2021-2030) Coastal Hazard Adaptation Strategy and endorse the Phase 8 Summary Report (Implementation Guide).

Moved: Cr Gebadi
Vote: 5/0

Seconded: Cr Tamwoy
Resolution: C10 – 28052021

Agenda Item 12.2 Zenadth Kes

PURPOSE OF REPORT

To seek a decision of whether Council shares the aims of ZKS and supports the establishment of a secretariat to proceed to examine options for the setting up of the Regional Assembly/Regional Leaders Forum.

Mayor Yusia handed the meeting over to the Deputy Mayor Gebadi to continue and left the meeting at 2.34pm

Resolution:

That the Council:

- (1) Note the Torres Strait Island Regional Council (TSIRC) resolution to advocate for:
 - the name of the Council, the local government area and region to change to Zenadth Kes (ZKS);
 - modification of the LG boundaries;
 - separation of the Local Disaster Management Group; and
 - support for the Regional Leaders Forum.
- (2) Consider the approach from the TSIRC to support the establishment of a secretariat to establish the Regional Leaders Forum comprising Torres Shire Council (TSC), Torres Strait Regional Authority (TSRA), Northern Peninsula Area Regional Council (NPARC) and Gur A Baradharaw Kod Torres Strait Sea and Land Council.
- (3) Authorise the Chief Executive Officer to convey the decision in respect of (2) to the Directors of ZKS, currently the Mayor and Councillors of the Torres Strait Islander Regional Council.

Moved: Cr Tamwoy
Vote: 4/0

Seconded: Cr Elu
Resolution: C12.2 – 28052021

Mayor Yusia returned to the meeting at 2.39pm.
Deputy Mayor Gebadi handed the meeting back to Mayor Yusia.

Agenda Item 14 Other Business

Councillor Cottis requested the Executive Manager Operations to pass on his thanks to Lockhart Landscaping for the work undertaken.

Mayor Yusia thanked the CEO, Executive Managers and staff for the work being completed.

Agenda Item 15 Closure of Meeting

Meeting closed at 2.43 with a closing prayer by Cr Gebadi.

7. Business Arising from Previous Meetings

MEETING DATE	ACTION	UPDATE	STATUS
Chief Executive Officer			
21/4/21	CEO to provide a report to the May meeting on the NMAC situation	Further information awaited in relation to grant applications.	
21/4/21	Move IKC from Corporate – Economic Development and Tourism to Business Enterprises – Leisure and Cultural		
Executive Manager Community Services			
17/2/21	Gazetted holiday report required for March report	Received phone message from Jacqui at Industrial Relation Office advising that Council's request to gazette the 2021 NPA Sporting Carnival (22/10/21) will be submitted to the relevant Minister – along with other indigenous LG Councils.	Ongoing
17/2/21	Provide an update regarding funds for horse racing	No application has been made	Ongoing
17/2/21	Review pushing back the Cultural Festival planned for 28 June to October - Police to be notified	28/5/21 Cultural Festival is being held in June. At a recent meeting with TSRA on Friday 19/03/21, a request was made to engage two local persons on a fixed term contract to coordinate the culture festival. A festival committee would need to be set up to determine the date of the festival, and the theme of the festival. I have met with Cr Nona. TSRA surplus funding (\$100k) for the Events Coordinator has already been quarantined.	Ongoing
17/2/21	Ascertain if there is a policy regarding cemetery plots and burial requirements	13/4/21 Still a draft. Reviewed by MANEX 29/3/21. Draft Policy to be tabled at the June Council Meeting	
17/2/21	MANEX to set date for the HACC Opening and present to Council	Unable to secure a date	Ongoing

7. Business Arising from Previous Meetings

Interim Executive Manager Corporate Services			
17/2/21	Lui Street – follow up and action the Property Entered Abandonment Process	<p>28/5/21 Tenant is moving back to the community. Housing application will need to completed and assessed prior to house being allocated.</p> <p>19/5/21 Abandonment Notice Form 15 is a work in progress (WIP) for actioning. Tenant is requesting to move back but the accommodation is unstable and unsafe to be occupied. Quote \$28,722.10 for repairs and maintenance obtained from NQ Builders.</p> <p>17/3/21 This program has been developed on a four weekly cycle. The program has been interrupted by “sorry business” during Feb/March and is being adjusted to reflect this and resource availability. The modified program will be available in mid-April ’21 and the four weekly cycle will be used as the base to develop a 12 monthly plan over the next 12 months.</p>	Work in Progress
17/2/21	Ranger Program – Strategies to get money back for Ranger Program and completion of reporting	<p>21/4/21 Submission has been made to NIAA to keep the funds for continuing the program. Acquittals are up to date.</p> <p>Negotiations with the funding body, National Indigenous Australians Agency, are continuing.</p>	Work in Progress
17/2/21	Create works program to clean IKC’s	<p>19/5/21 Work in progress due to lack of staffing capacity seeking to go out tender for cleaning contractors.</p> <p>21/4/21 The roster system has been updated and will be implemented. Program being developed.</p>	Work in Progress
21/4/21	40 Langie Draha St, New Mapoon – Building to be assessed for asbestos	19/5/21 Accommodation does have asbestos and is on the list of housing for abolishment.	Work in Progress
16/3/21	Further update required on the residential housing policy	<p>19/5/21 It is proposed that a Draft Residential Housing Policy will be tabled at the June Council meeting.</p> <p>A residential housing policy could not be located. The Property and Leasing Manager is working on a draft</p>	Work in Progress

7. Business Arising from Previous Meetings

16/3/21	Investigate whether we have a business directory and if not, create one	19/5/21 It is proposed that a report on the business directory will be tabled at the June Council meeting. The business directory is currently a work in progress	Work in Progress
21/4/21	Rangers and carpenters buildings need mowing and cleaning up	19/5/21 Actioned by parks and gardens	Work in Progress
21/4/21	Investigate purchase of small indoor sweeper for use in Community Halls	19/5/21 Underway	Work in Progress
21/4/21	Review the layout of the Injinoo Community Hall with Councillor Nona	19/5/21 Still to be done	Ongoing
21/4/21	Mesh at the basketball courts in Bamaga needs fixing or replacing. Bins also required	19/5/21 Meeting with Dept Sports and Rec held with the possibility of funding grant application being submitted	Work in Progress
21/4/21	Previously designed sign for the historic village (village layout) needs to be installed	19/5/21 A sign has been designed but not ordered. Investigating ordering of sign	Work in Progress
21/4/21	Fencing for Injinoo Primary School to be completed. Grant from Ely Trust	19/5/21 Further investigation being conducted	Work in Progress
28/5/21	Create a process for admin to purchase tickets for Councillors wishing to cross on the ferry	8/6/21 Councillors are requested to contact the EAOM or EA to advise dates of their travel across the ferry so that ferry tickets may be purchased for them prior to their travel	Completed
28/5/21	Investigate whether stock from stores are being given to residents for free. Is there a cap of stores being taken?		
28/5/21	Update on the Injinoo service station renovations to be provided at the next meeting – 16 th June 2021		
Executive Manager Operations			
17/2/21	Investigate possibility of converting the Bamaga Pool change rooms into cubicles	19/5/21 Work commencing 20/5/21	Completed
17/2/21	Investigate fencing children's pool	19/5/21 Work commencing 20/5/21	Completed
17/2/21	Create works program to maintain IKC's	19/5/21 Work will be completed by end of May 2021 14/4/21 Purchase Order has been raised for the painter to commence work	Completed

7. Business Arising from Previous Meetings

		17/3/21 The 2019-21 W4Q funding for all the IKC facilities are currently underway, scope of works have been completed with carpenter builder – Rob Davi	
17/2/21	Investigate out sourcing yard maintenance for Council properties	21/4/21 Underway	Completed
16/3/21	Fans are required in all community halls. Can this be funded through Works for Qld?	19/5/21 Fans ordered or have arrived and will be fitted as soon as possible 21/4/21 Partially done – Seisia has not be done as there are structural issues that need to be addressed	Completed
16/3/21	Maintenance/replacement of gazebos at Seisia foreshore and wharf required	19/5/21 No action yet and not planned	Ongoing
21/4/21	Conduct an asbestos audit on properties to ensure communities safety. Secure properties to stop vandalism and then conduct an audit.	20/5/21 Access to identified properties has been removed.	Completed
21/4/21	Grounds, mowing plan / map (including time) for each Community	8/6/21 Some adjustments are being implemented so a two week trial in Injinoo can commence in July 2021 19/5/21 Currently being developed	Work in Progress
21/4/21	Roads and drainage scope of works required	19/5/21 Currently being developed	Work in Progress
21/4/21	Injinoo lookout mowing, slashing and clean up required	19/5/21 Being managed	Ongoing
21/4/21	Contact Ergon Energy to arrange changing of light bulbs in the street lighting	28/5/21 Bamaga, Umagico and Injinoo need actioning. This requires clarification before contacting Ergon. Is this replace all bulbs everywhere or is this replace broken/non-working bulbs? 19/5/21 Request to Ergon has been lodged	Work in Progress
21/4/21	Gazebo's/shelters at Injinoo Park, bus stop shelters in Injinoo need replacement/repair	8/6/21 Quotes for shelters have been requested 19/5/21 Operations to follow up quotations for 12 shelters	Work in Progress
21/4/21	Signs for all Communities to be inspected and replaced	8/6/21 EMO has been advised new sign designs were completed. Further investigation is required to find them to provide to Councillors for discussion	Work in Progress

7. Business Arising from Previous Meetings

		19/5/21 Being inspected 20/5/21	
21/4/21	NPARC shed in Injinoo needs clearing of broken down cars and a tidy up	8/6/21 Completed	Completed
		19/5/21 This is being organised during May/June	
21/4/21	Bamaga footpaths and alleyways require mowing and cleaning up	8/6/21 Work completed week commencing 7 th June 2021	Completed
		19/5/21 Underway	
28/5/21	EMO to Meet with Councillor Nona to discuss the Injinoo beautification project	8/6/21 No action as yet	Pending
28/5/21	Mowing at Little Fletcher St in New Mapoon needs mowing	8/6/21 Parks and Gardens notified	Pending



AGENDA
ORDINARY COUNCIL MEETING #15
Wednesday, 16th June 2021

8. Mayoral Report

9. Chief Executive Officer Report

10 Acting Manager Finance Report

Classification	For Noting
Author	Acting Manager Finance
Attachments	A. Statement of Comprehensive Income B. Revenue and Expenditure Summary and Enterprise Financial Summary C. Cash Position Summary D. Statement of Financial Position E. Debtors and Creditors Outstanding

Officers Recommendation:

That Council note and accept the Acting Manager Finance Report for May 2021.

PURPOSE OF REPORT

To provide Councillors with an up to date financial position of the Council as per the Local Government Act 2009 and s204 of the Local Government Regulations 2012.

BACKGROUND AND CONTEXT

Operational Revenue

Operational Revenue continues to track below budget with COVID-19 and Building and Assets Services (BAS) work delays impacting the year end results.

No further funding for the Ranger Program has been received for the year due to unspent grant monies from previous years. This has resulted in no grant revenue being recognised in the income statement with year to date expenditure as of 31 May 2021 on the Ranger Program being \$1,020,000.

Capital Revenue

The contracted capital revenue tracks ahead of the budget as service agreements for some capital projects funding such as 10 house extensions (\$2.9M), minor capital work for water services (\$1.3M) and Works for Queensland (\$1.8M) were entered in to after completion of the budget for 2020/21.

However, the commencement of the majority of capital projects were delayed due to the impact of COVID-19 and delays in resourcing gravel taking until January 2021. This has resulted in the capital revenue of those capital projects only being recognised in the income statement to the extent of project stage completion.

Material and Services Expenses

The year to date material and services expenses are forecast to continue tracking below the budget due to the same reason as low operational revenue - the inability to undertake BAS Work impacted by COVID-19 and delays in resourcing gravel take.

CRITICAL DATES

N/A



OTHER OPTIONS CONSIDERED

N/A

LEGAL AND LEGISLATION CONSIDERATIONS

N/A

POLICY CONSIDERATIONS

N/A

CORPORATE AND OPERATIONAL PLAN CONSIDERATIONS

This monthly portfolio report is in line with the following sections of the Operational Plan 2020-2021:
2. Fiscal Management

FINANCIAL AND RESOURCE CONSIDERATIONS

N/A

CONSULTATION

This report is prepared from information provided by the Team Leaders and staff of the Finance Department.

Statement of Comprehensive Income

The Statement of Comprehensive Income is often referred to as the Profit and Loss Statement. This statement shows what Council has earned (revenue) and what costs Council has incurred (expenses) for the year to date.

Northern Peninsula Area Regional Council Statement of Comprehensive Income

For the period ended 31 May 2021

	<u>Financial Year</u> <u>End 30/06/2020</u>	<u>Period End</u> <u>31/05/2021</u>	<u>Forecast</u> <u>30/06/2021</u>	<u>Budget</u> <u>2020-2021</u>
Income				
Recurrent Revenue				
Rates, levies and charges	2,721,483	2,367,054	2,811,804	2,782,508
Fees and charges	497,102	397,322	476,786	387,500
Rental income	602,803	683,453	820,144	1,334,044
Interest received	97,621	28,523	34,228	70,000
Sales revenue	8,977,055	4,401,364	5,281,637	9,554,500
Enterprise revenue	8,148,749	7,339,807	9,307,768	10,345,000
Other income	1,363,331	2,007,025	2,408,430	1,351,374
Grants, subsidies, contributions and donations	11,910,468	10,443,391	13,075,069	11,937,045
Total recurrent revenue	34,318,612	27,667,939	34,215,866	37,761,971
Capital revenue				
Grants, subsidies, contributions and donations	53,208,706	2,953,279	6,887,191	6,673,941
Loss on sale Assets	-	-		
Total capital revenue	53,208,706	2,953,279	6,887,191	6,673,941
Total revenue	87,527,318	30,621,218	41,103,057	44,435,912
Capital income	979,512			
Total income	88,506,830	30,621,218	41,103,057	44,435,912
Expenses				
Recurrent expenses				
Employee benefits	(13,050,727)	(12,344,996)	(14,813,995)	(16,170,987)
Materials and services	(21,389,883)	(16,153,643)	(19,384,372)	(20,439,300)
Finance costs	(1,301,176)	(72,398)	(86,878)	(39,489)
Depreciation and amortisation	(8,571,316)	(8,732,465)	(10,489,754)	(8,629,362)
Total recurrent expenses	(44,313,102)	(37,303,502)	(44,774,998)	(45,279,138)
Capital Expenses	0	0		(754,500)
	0	0		(754,500)
Total expenses	(44,313,102)	(37,303,502)	(44,774,998)	(46,033,638)
Result from ordinary activities	44,193,728	(6,682,284)	(3,671,941)	(1,597,726)
OPERATING RESULT				
Operating Revenue	34,318,612	27,667,939	34,215,866	37,761,971
Operating Expenses	(44,313,102)	(37,303,502)	(44,774,998)	(45,279,138)
Operating Surplus/(Deficit)	(9,994,490)	(9,635,563)	(10,559,132)	(7,517,167)

Revenue and Expenditure Summary

Revenue and Expenditure Report - Northern Peninsula Regional Council

Financial Year 2020 -2021 (Budget to End of Report Month)

Program	REVENUE				EXPENSES			
	30-Apr-21				30-Apr-21			
	Actual	Budget	Variance	% Received	Actual	Budget	Variance	% Spent
			Favourable/ (Unfavourable)				Favourable/ (Unfavourable)	
CORPORATE GOVERNANCE	114,542	112,462	2,080	0%	1,856,906	1,608,354	(248,552)	115%
FINANCE & ADMINISTRATION	8,666,615	8,026,353	640,263	108%	1,763,638	2,920,862	1,157,224	60%
CORPORATE SERVICES	1,118,129	509,667	608,463	219%	2,909,884	2,763,997	(145,888)	> 100%
ENGINEERING SERVICES	11,985,350	19,344,245	(7,358,896)	62%	20,163,818	21,317,958	1,154,140	95%
COMMUNITY SERVICES	1,281,329	1,156,310	125,019	> 100%	1,810,617	2,612,673	802,056	69%
DEVELOPMENT	506,538	2,081,717	(1,575,179)	24%	1,471,238	2,495,206	1,023,968	59%
ENTERPRISES	7,263,262	9,506,750	(2,243,488)	> 100%	7,256,912	8,138,086	881,174	> 100%
TOTAL REVENUE & EXPENDITURE	30,935,765	40,737,504	(9,801,738)	76%	37,233,012	41,857,136	4,624,123	89%
SURPLUS/(DEFICIT)				(6,297,247)				

Enterprise Financial Summary

Northern Peninsula Area Regional Council

Enterprise Financial Summary

As of 31 May 2021

	Actual EXP to 31-05-2021	Budget EXP to 31-05-2021	Actual INC to 31-05-2021	Budget INC to 31-05-2021	Actual Surplus/ (Deficit) to 31-05-2021	Budget Surplus/ (Deficit) to 31-05-2021	Actual Surplus/ (Deficit) to 31-05-2020
ENTERPRISES							
BAMAGA PO	454,713	626,721	341,535	398,750	(113,178)	(227,971)	(22,388)
INJINOO READYMIX	768,188	1,180,713	631,061	1,420,833	(137,127)	240,121	62,923
INJINOO SERVICE STATION	1,137,140	903,081	1,126,142	1,523,958	(10,999)	620,878	34,022
JARDINE FERRY, ROADHOUSE & CAMPGROUND	88,843	213,808	601,841	736,542	512,998	522,734	706,639
NPARC STORES	905,232	910,137	544,992	508,292	(360,241)	(401,846)	(345,637)
UMAGICO STORE	4,092,444	4,455,534	4,544,899	5,384,500	452,455	928,967	213,411
	7,446,561	8,289,993	7,790,469	9,972,875	343,909	1,682,882	648,969

Cash Position Summary

This attachment shows the cash we currently have available for use, less any unexpended grants and payables, borrowings and provisions. This does not include an estimate for capital expenditure based on depreciation for the year to date which is noted in a separate line item after the Estimated Net Cash Position .

The estimated net cash position of \$1.01Mn as of 31 May is further decrease from the net Cash flow position of \$1.17Mn reported in April 2021. Net Cash position is calculated after taking all liabilities, provisions and depreciation provision taking in to account.

Cash Available at 31 May 2021 was \$10.69Mn

Of this

\$3.45M is invested at QTC at 0.87%

\$2.7M is invested at CBA at 0.81%

\$0.56M is in trust Account for 5 new Houses

\$3.98M is in trading a/c

Est. Net Cash at 31 May 2021 was \$1.01Mn

Northern Peninsula Area Regional Council Statement of Cash Position As at 31 May 2021	
CASH	\$
NPARC CBA General Account	2,429,828
NPARC CBA Grant Funds	2,734,517
NPARC Cash Floats	11,535
DHPW Trust Account	557,284
NPARC QTC Investment	3,452,155
Cash Available	9,185,320
ADD RECEIVABLES	
Accounts Receivable (Debtors)	4,068,466
Contract Assets	220,254
GST Control (Receivable)	200,092
Less Provision for Doubtful debts (Impairment)	(2,985,352)
	1,503,460
Estimated Cash Position	10,688,780
LESS	
Unspent Grant Funds	4,014,709
Grants in Advance	832,658
Differed revenue	493,044
Accounts Payable and Accruals	1,192,883
Other Payables and Suspense	150,298
Provision for LSL (Current)	606,279
Provision for LSL (Non-Current)	201,354
Provision for Rehabilitation Tip	1,065,496
Annual Leave Liability	695,483
	9,252,205
Estimated Net Cash Position excluding Commitments	\$1,436,575
Provision for Depreciation for the period ended 31 May 2021	\$7,910,254

Statement of Financial Position

The Statement of Financial Position is often referred to as the Balance Sheet and is a snapshot of the financial position of Council at a particular time. It measures what Council owns (Assets) and what Council owes (Liabilities). The difference between these two components is the net wealth (Equity) of Council.

Northern Peninsula Area Regional Council Statement of Financial Position

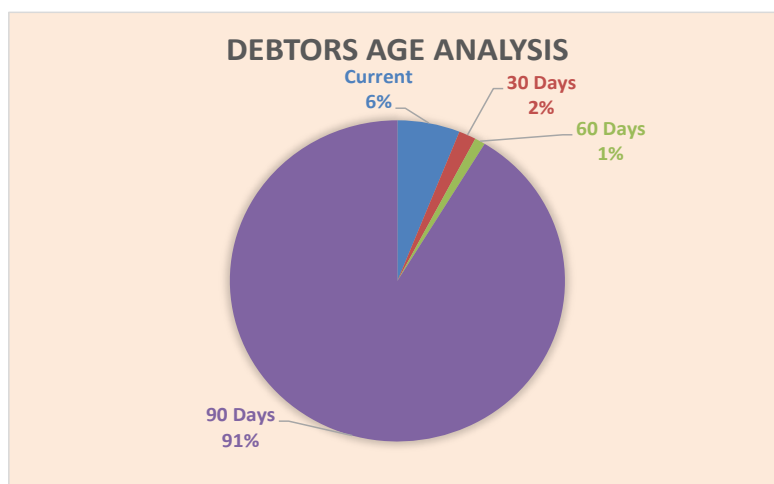
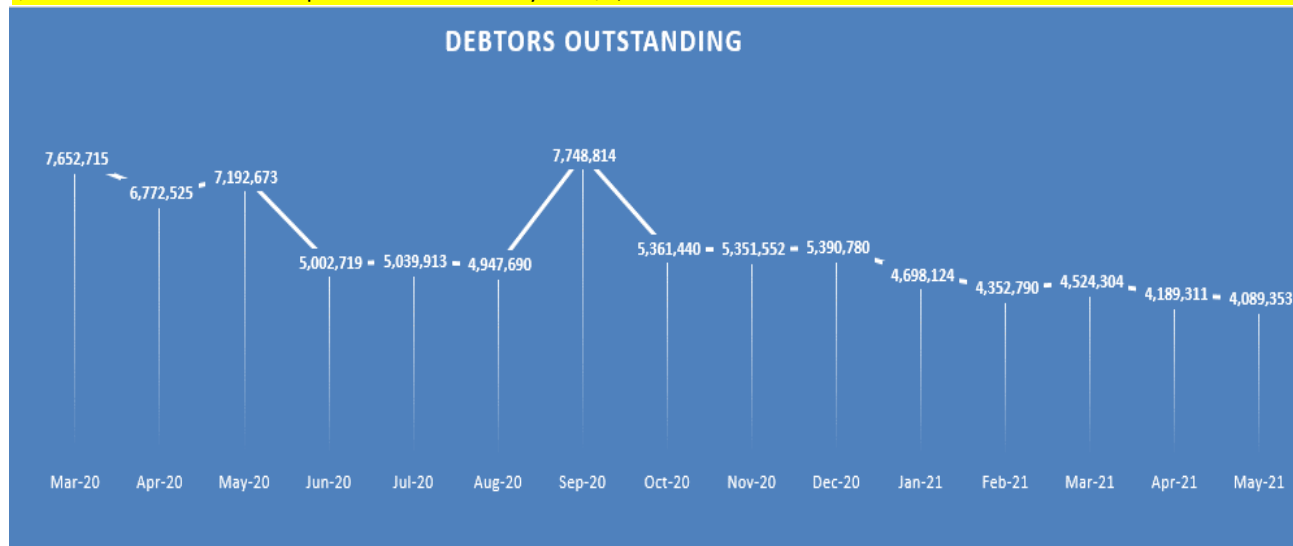
As at 31 May 2021

	<u>As at</u> <u>30 June 2020</u> <u>Actual</u>	<u>As at</u> <u>31 May 2021</u> <u>Actual</u>
Current Assets		
Cash and cash equivalents	10,569,306	9,386,133
Trade and other receivables	2,388,438	1,123,590
Inventories	1,052,599	1,187,811
Other financial assets	791,582	227,953
	<u>14,801,925</u>	<u>11,925,487</u>
Non-current assets classified as held for sale	-	-
Total current assets	<u>14,801,925</u>	<u>11,925,487</u>
Non-current Assets		
Trade and other receivables	-	-
Other financial assets	15,853,860	15,853,860
Property, plant and equipment	204,886,132	200,557,837
Intangible assets	-	-
	<u>220,739,992</u>	<u>216,411,697</u>
TOTAL ASSETS	<u>235,541,917</u>	<u>228,337,184</u>
Current liabilities		
Trade and other payables	2,753,332	2,142,829
Grants in advance	-	1,106,959
Provisions	1,966,888	1,966,888
Other	2,989,269	2,679,250
Total Current liabilities	<u>7,709,489</u>	<u>7,895,926</u>
Non-current liabilities		
Provisions	601,725	601,725
	<u>601,725</u>	<u>601,725</u>
TOTAL LIABILITIES	<u>8,311,214</u>	<u>8,497,651</u>
NET COMMUNITY ASSETS	<u>227,230,703</u>	<u>219,839,533</u>
Community Equity		
Asset revaluation reserve	62,006,652	62,006,652
Retained surplus/(deficiency)	169,107,789	161,716,619
Reserves	(3,883,738)	(3,883,738)
TOTAL COMMUNITY EQUITY	<u>227,230,703</u>	<u>219,839,533</u>

Northern Peninsula Area Regional Council
Analysis of Debtors and Creditors Outstanding

Debtors Outstanding and Recovery

Total debtors outstanding as of 31 May 2021 was \$4.2Mn of which 91% is outstanding over 90 days. Council has made effort to recover the debt over the time and as a results the debtors outstanding has been reduced from \$7.6Mn to \$4.2Mn. The total bad debt provision as at 31 May was \$2.9Mn



Creditors Outstanding

The total Creditors outstanding as of 31 May 2021 was \$1,076,969. The age analysis of the creditors is below.

Northern Peninsula Area Regional Council					
Aged Creditors Analysis					
As of 31 May 2021					
Description	Current	30 Days	60 Days	90 Days	Total
Creditors outstanding	700,582	197,940	2,643	175,804	1,076,969
Number of Creditor					52

11 Interim Executive Manager Corporate Services Report

Classification For Noting
Author Executive Manager Corporate Services
Attachments Nil

Officers Recommendation:

That Council note and accept the Executive Manager Corporate Services Report for May 2021.

PURPOSE OF REPORT

To brief the Council on matters specific to the Corporate Service Sector.

BACKGROUND AND CONTEXT

The report provides an update on the Council's six enterprises

1. Cement Batching Plant
2. Jardine River Ferry
3. NPARC Stores
4. Umagico Supermarket
5. Bamaga Post Office
6. Injinoo Service Station

1. Cement Batching Plant

The cement batching plant functions as business as usual (BAU) with minimal matters of concern. The plant is currently well stocked with sand and aggregated gravel. The team works effectively and sufficiently together.

2. Jardine River Ferry (JRF)

The tourist season has begun to enter its peak, with the JRF being extremely busy. The staff have implemented the all vehicle payment rule, community and visitors alike are compliant with no disputes. Posters have been displayed for passenger's perusal regarding payments.

The EFTPOS system is working well with additional training required for the manual use of EFTPOS.

The finance team have delivered staff training for the EFTPOS machine and ticket scanner which has been appreciated by the JRF staff. A news article will be put out on the Torres and Cape News and Council Newsletter of the current good works being delivered.

The JRF office will be modified to a tea room. Once this work is complete staff will no longer have use of the accommodation.

Additionally, a request to the NPAFACS CDP team to make some wooden picnic benches for the JRF camping area has been established with a small costing.

The following equipment has been installed:

- New all in one PC installed and working with the printer also being connected and working.
- Activ8me NBN up and working with Wi-Fi connections to devices running.
- All connections have very good download and upload speeds.
- CCTV now working to full extent from NBN Sat system.
- New traffic counter rubber replaced by road crew and remote counter installed. All locked. Reports will be sent by Metro counter weekly.
- New EFTPOS is operational.
- New long range hand held phone installed and working.
- Samsung mobile phone set up with app for scanning the pre purchased online tickets. Brad has done an amazing job in leading this.
- A large sign will be placed at Bramwell roadhouse informing travellers that JRF will take EFTPOS only when crossing the ferry. A Facebook post on the 4wd Cape pages will be added regarding the purchase of tickets online.

3. NPARC Stores

The stores is operating at a sound capacity, discussions with the Stores Manager has occurred regarding the following matters:

- Locations of cameras within the premises. The current camera set up captures all points of the office, shop and both bays which mitigates the possibility of suspicious activities occurring. However an additional camera requires to be installed in the shop and repositioning in the office area.
- Internal sales are being closely monitored and queried if sales incur at a profitable margin. The accountant is working with the team to ensure this is occurring.
- A review of the credit request process will occur within the next two months which will allow better management of debtors and control of excessive amounts owing to the Council.

4. Umagico Supermarket

Current Sale for the Month \$91,000.

Pat Vines the current manager has provided some customer service in house training to the staff. ALPA will commence Retail training via Microsoft teams to staff with in the next two weeks.

Technical issues with the supermarkets computer and fridge has been reported as an issue, both matters have been resolved.

A casual staff member from the Umagico Supermarket has been dismissed due to theft, the matter was dealt adequately by HR and reported to the QLD Police.

5. Bamaga Post Office

It is suggested that Council consider the recommencement of Western Union money transfer to allow families and friends to send overseas funds via the Bamaga Post Office. The function was once available however ceased during the previous Council. There are relevant forms that Council will need to complete along with the need to register and obtain approval from Anti-Money Laundering Solutions (AML) - Australia Post. A lengthy process is involved to obtain approval from the AML.

The provided information is at the discretion of the Council to proceed.

6. Injinoo Service Station

The current manager, Robert Baggie, has resigned with his last working date being 30th of June 2021. Whilst awaiting for the restructure to take effect, it has been decided that no one will act at higher duties and that administration support to order ULP, Diesel and groceries will be provided by the Corporate Services Administration Team.

The air compressor has now been installed and working.

As at Friday, 4th of June the price of Diesel and ULP has increased slightly to meet the competitive costs across the NPA. The delivery of fuel from Sea Swift is incorporated with the cost to purchase.

The table below provides fuel costing information across the NPA service stations:

	Injinoo SS Previous cost	Injinoo SS Current cost	Bamaga BP	Seisia SS
ULP	\$1.60	\$1.83 (0.23)	\$2.07	\$1.85
Diesel	\$1.63	\$1.79 (0.16)	\$1.86	\$1.70

CRITICAL DATES

N/A

OTHER OPTIONS CONSIDERED

N/A

LEGAL AND LEGISLATION CONSIDERATIONS

N/A

POLICY CONSIDERATIONS

N/A

CORPORATE AND OPERATIONAL PLAN CONSIDERATIONS

This monthly portfolio report is in line with the following sections of the Operational Plan 2020-2021:

1.3 Effective and efficient corporate and administrative services

5.1 Community development

6.1 Promote, support and facilitate services to the community to enhance community pride, well-being and quality of life

FINANCIAL AND RESOURCE CONSIDERATIONS

N/A

CONSULTATION

This report is prepared from information provided by the Managers, Coordinators and staff of the Corporate Services Department.

12 Executive Manager Operations Report

Classification	For Noting
Author	Executive Manager Operations
Attachments	Nil

Officers Recommendation:

That Council note and accept the Executive Manager Operations Report for May 2021.

PURPOSE OF REPORT

This report provides the Councillors' with an update of previous reported operational activities, operational activities not previously reported on, or new operational activities commenced during May 2021.

BACKGROUND AND CONTEXT

The EMO position oversees the operational activities associated with:

- Water and Wastewater
- Building and Construction
- Airport
- Park and Gardens
- Plant, Fleet and Workshop
- Road and Drainage Maintenance
- Environmental Health
- Ranger Program

WATER TREATMENT PLANT

An ICCIP funding request has been lodged to install the third CMF membrane train at the Bamaga WTP.

BUILDING AND CONSTRUCTION

Work on 10 x 2 bed extensions remains on track with completion expected by the end of July 2021.

Work on 5 new properties has commenced – with earthworks completed at 89 Luff St, commenced at Lot 146 Injinoo, Telstra line relocation booked with Telstra for 173 Elu St and drawings for a duplex at lot 214 Horseman submitted.

House sites for the Housing Investment Plan 2020-2021 are the subject of a separate Council report.

PROJECTS

The solar light program remains on track for June 30 with a contractor selected for installation.

Council secured 4 x free Porta-Loos for use at Pajinka and Somerset. These were expected to be delivered in May – but have been delayed and now expected in June. Work to install concrete slabs for modular toilets remains on track for June.

Coastal Hazard Adaption Strategy – final invoice to be submitted in June with acquittal report.

AIRPORT

Work on the Airport terminal extension/toilets is underway – new roof expected to be installed in the first week of June.

Council has received confirmation of a successful grant application through ATSI TIDS funding for \$800,000 to carryout runway repairs at the Bamaga Airport. *(The runway continues to show signs of water penetration that may result in shortening of the runway, until a permanent fix can be achieved.)*

Obstacle Limitation Areas: completed by Roads Department in May 2021.

Work to install the new water tank is waiting for the gravel pad.

After the delays with Sea Swift in the last couple of months. I am pleased to advise that the Airport did not run out of fuel to supply our aviation customers. Most of the major Airports in the Cape (including Weipa and Horn Island) ran out of fuel as did Cairns Airport (not due to Sea Swift). REX and other customers had to take extra fuel from the Bamaga Airport to continue operating. Sales for May are very good. Our ordering system was put to the test and worked.

WORKSHOP

Planning of maintenance work on equipment such as the waste collection vehicle and a backhoe has commenced with these vehicles being subjected to regular Friday preventative maintenance.

There were issues with R&M on mowers during May compounded by delays in spares from Cairns. At times during May the mowing crew were down to one ride on mower and one slasher.

The EMO has requested freight pricing from Jim Foody to alleviate the delays in freight on Sea Swift.

Weekly meetings have commenced with the Operation's Managers with a view to developing communication, transparency and six monthly programs for all of the business units. Once this is developed it will be uploaded on Council's website.

ROADS AND DRAINAGE

Road grading contracts were awarded to local contractors in May. This work, through NDRRA, is managed by a Council consultant – unfortunately the consultant's report was not received in time to meet this report deadline.

Work of the pad for the new batching plant hopper has commenced and will be completed in June.

Roads department is working with the Airport to bring a line marking contractor to the NPA for work to commence in July 2021.

A sign audit has been conducted and signs ordered for all areas of the NPA. Work to replace some damaged speed bumps will commence once the delayed cold mix arrives on the barge.



Plans to commence the Injinoo to Umagico bikeway track are completed with work expected to commence in June 2021.

RANGERS

The Rangers have carried out repairs to fencing and campgrounds at Mutee Head, Somerset and Pajinka. The Rangers also participated in incident management training with GBRMPA and AMSA. (See photos at the end of the report).

MISC

Approximately 20 tonnes of abandoned cars have been delivered to Sims Metal in Cairns, with more vehicles being collected and compacted ready for transport.

CRITICAL DATES

N/A

OTHER OPTIONS CONSIDERED

N/A

LEGAL AND LEGISLATION CONSIDERATIONS

N/A

POLICY CONSIDERATIONS

N/A

CORPORATE AND OPERATIONAL PLAN CONSIDERATIONS

This monthly portfolio report is in line with the following sections of the Operational Plan 2020-2021:

- 3. Infrastructure
- 5. Community Development
- 6. Environmental and Lifestyle
- 7. Land Use Planning

FINANCIAL AND RESOURCE CONSIDERATIONS

N/A

CONSULTATION

This report is prepared from information provided by the Managers, Coordinators and staff of the Operations Department.

Rangers attending GBRMPA training



Bollards installed at Mutee Head



Road clearing on the road to Pajinka/Somerset



13.1 NPA Housing Investment Plan 2020-2021

Classification	For Noting
Author	Executive Manager Operations
Attachments	A. Correspondence dated 24 December 2020 from Leeanne Enoch MP, Minister for Communities and Housing; Minister for Digital Economy; and Minister for the Arts

Officers Recommendation:

That Council notes the information in the report as preliminary information prior to a further report in June to propose new housing locations and building styles.

PURPOSE OF REPORT

To provide Councillors with details of the number and location of possible site for construction of new houses as per the funding arrangement.

BACKGROUND AND CONTEXT

On 20th February 2020, the Commonwealth Minister for Indigenous Australians wrote to the former Minister for Housing and Public Works offering Queensland \$5 million for remote housing to address overcrowding in 2019-20, with a further \$100 million to be provided in 2020-21 - subject to five conditions including that Queensland would not seek any further Commonwealth funding for remote Indigenous Housing.

On 22nd April 2020, the former Minister for Housing and Public Works accepted the funding offer but reserved the right to negotiate with any future Australian Government for continued Commonwealth support for remote Indigenous housing and will support Mayors in their advocacy for continued Australian Government funding. The Queensland Government received correspondence from the Commonwealth on 26th June 2020 acknowledging the acceptance.

On 6th February 2020, Mayors and Chief Executive Officers of Aboriginal and Torres Strait Islander Councils, Officers from DHPW, and the Australian Government National Indigenous Australians Agency (NIAA), attended a planning workshop to discuss the Australian Government's \$105 million funding commitment for housing in Queensland's remote Aboriginal and Torres Strait Islander communities.

In the workshop the Mayors agreed to a methodology for distribution of the funds with weightings given for population 60%, overcrowding 30% and homelessness 10% and applying a Building Price Indices using Rawlinson's Construction Cost Guide.

Approved funding must be used to increase the supply of housing including new construction, extensions to existing houses, or land lot development, however there is flexibility in how this is delivered.

At the March 2021 Council meeting, Council officers were asked to assess each of the five communities to determine where vacant land was available to construct approximately fifteen new dwellings. Council officers have also been asked to assess the style and type of housing (highset/lowset and or duplexes) to maximise the benefit to the community of the proposed new dwellings. The proposed new dwellings are expected to reduce overcrowding for some families.

At the April Council meeting, Councillors confirmed a desire for new housing to be predominantly duplex style properties to allow for more families to be accommodated in social housing. Councillors also expressed a desire to meet with the Interim Executive Manager Operations (IEMO), and drive around each community to understand the locations of potential blocks of land suitable for the new housing project.

Following the April Council meeting, the IEMO asked the Department of Communities, Housing and Digital Economy to provide clarification of the funding amount in respect to GST. On Wednesday 28th April, the Department confirmed NPARC's allocation of \$8.385M under the Forward Capital Program is GST inclusive i.e. the actual available funding is \$7.546M.

The estimated cost to construct various social housing styles is listed below in Table 1.

Table 1. Estimated construction costs

Building	Bedrooms	High/lowset	Cost
Duplex	3 each side (potential to be 5)	Highset	\$600K
Duplex	3 x each side	Lowset	\$530K
House	2	Lowset	\$330K
House	3	Lowset	\$370K
House	3	Highset	\$400K

Based on available funds of \$7.546M and the average building cost of duplex construction of \$550,000 it is estimated 11 properties could be constructed – allowing for contingencies such as connection of services, demolition of existing structures and change of use applications etc.

Community drive-by inspections have been completed (except Seisia where four vacant blocks are known to be ready for construction) and vacant blocks in the communities have been identified as per Table 2.

Table: 2. Vacant blocks

Community	Address	Proposed dwelling type	No. of b/rms	No. of properties	Comment
Umagico	26 Woosup St 2 Kulla Kulla Close 3 Kulla Kulla Close	High set house High set duplex High set duplex	3 6 6	5	
Seisia	5/6/7 & 8 Danalgub St	High set house	12	4	
Injinoo	Ware St Cobra Place Cobra Place Cobra Place	Low set house High set duplex High set duplex High set duplex	2 6 6 6	7	Review options Services required Services required Services required

New Mapoon	203 Bond St 75 Brown St Little Fletcher St	High set duplex High set duplex High set duplex	6 6 6	6	
Bamaga	139/140 & 146 William Cres	High set Duplex's	18	6	
			83	28	

There are seventeen (17) existing vacant blocks identified in Table 2. It should be noted there are additional vacant blocks in Bamaga which are not listed in Table 2. However, as the funding amount is for \$7.546M, the list provided in Table 2 is considered sufficient to exhaust the funding amount.

Consequently, the sites identified in Table 2 are provided for Councillors to determine and advise where houses should be allocated and the number to be allocated for each community.

Table 3 below is for information purposes only and shows properties located in the various communities where additional housing could be constructed subject to the existing properties being demolished, material changes of use being approved or where the existing vacant property could be reallocated back to Housing Public Works (HPW).

Table 3. Miscellaneous properties

Community	Address	Proposed dwelling type	No. of b/rms	No. of properties	Comment
Injinoo	Pablo St Taipan St Taipan St 82 Taipan St	High set duplex High set low set house Exist low set house	6 3 1 3	5	Demolish first Demolish first Reallocate/HPW Reallocate/HPW
New Mapoon	Langedraha St Cnr Luff/Cottis	High set house High set duplex	3 6	3	Demolish first Change of use
Bamaga	90 Sebasio St 250 Sebasio St	Exist high set High set duplex	3 6	3	Demolish first Demolish first
			31	11	

The funding grant allows for the construction process to be completed by 30 June 2024. This timeframe is considered to be achievable if the construction approval process is not delayed.

Council has received the Housing Investment Plan and Capital Works Template for the \$8.385M project and this will be submitted with the information in Table 1, once the proposed fifteen (15) addresses have been confirmed.

CRITICAL DATES

19 April 2021 – Meet with representative from Aboriginal and Torres Strait Islander Housing Unit to discuss the works program and agree on the project timeline.

30 June 2021 – Approval to proceed with the designs and lots proposed in this report.

15 July 2021 – Submit the Housing Investment Plan and Capital Works Template.

30 June 2022 – Review of progress to ensure a minimum 50% of houses are completed or under construction and the remaining 50% of houses are approved for commencement.

30 June 2023 – Review of progress to ensure 100% of houses completed.

OTHER OPTIONS CONSIDERED

At the Council meeting in March, Councillors instructed Council Officers to proceed with the delivery of as many new houses as possible under the funding arrangement. Options for extensions and/or extra subdivisions have previously been rejected. No other options were therefore considered.

LEGAL AND LEGISLATION CONSIDERATIONS

N/A

POLICY CONSIDERATIONS

Satisfies the Community Engagement Policy and Asset Management Plan for Council Housing.

CORPORATE AND OPERATIONAL PLAN CONSIDERATIONS

The recommendation is in line with the Northern Peninsula Area Regional Council Corporate plan 2018 – 2022.

FINANCIAL AND RESOURCE CONSIDERATIONS

Minimal financial impact as Council has a funding arrangement to construct the proposed dwellings.

CONSULTATION

N/A

13.2 Planning Act 2016 Alignment Amendments to Northern Peninsula Area Regional Council Planning Scheme 2018

Classification	For Decision
Author	Chief Executive Officer
Attachments	1. Draft NPARC Planning Scheme – Alignment Amendment

Officers Recommendation:

That Council:

1. Receive and note the report titled “Planning Act 2016 Alignment Amendments to Northern Peninsula Area Regional Council Planning Scheme 2018”.
2. Decide to:
 - a. Make the proposed Northern Peninsula Area Regional Council Planning Scheme 2018 (Alignment amendment) in accordance with the Minister’s Rules under section 293 of the Planning Act 2016 (the Minister’s Alignment Amendment Rules).
 - b. Commence the proposed Northern Peninsula Area Regional Council Planning Scheme 2018 (Alignment amendment) on 1st July 2021.
3. Delegate authority to the Chief Executive Officer to:
 - a. Take all action required to comply with the Minister’s Alignment Amendment Rules in relation to the decision to make and commence the alignment amendment.
 - b. Make further changes to the proposed Northern Peninsula Area Regional Council Planning Scheme (Alignment Amendment) in accordance with the Minister’s Alignment amendment rules prior to commencement, if necessary.

PURPOSE OF REPORT

To provide Councillors with details on the alignment amendment changes to the *Planning Act 2016*.

BACKGROUND AND CONTEXT

On 3 July 2016, the new *Planning Act 2016* (the Act) commenced. This replaced the *Sustainable Planning Act 2009* (SPA).

The Planning Act supports a new development assessment system and introduces new concepts and terminology. As the Northern Peninsula Regional Council Planning Scheme is a SPA compliant scheme, the scheme contains concepts and terminology that are not consistent with the new legislation.

Along with new concepts and terminology, there are also new decision rules for code assessment that require decisions to be made by the assessment manager solely on the basis of the content of the

planning scheme codes ('assessment benchmarks'). This differs from the current rules in SPA which allow for a broader range of considerations. This means that assessment criteria and benchmarks need to be adjusted and in some instances made more robust to ensure that there are no unintended development outcomes where codes are not sufficiently robust.

Whilst the new Act contains provisions for the legal transition of instruments and terminology and thus establishes interim arrangements for dealing with development assessed against a planning scheme that is based on superseded legislation, it is beneficial that local governments amend their local planning instrument (the planning scheme) to ensure a seamless interpretation of the new terminology and keep their schemes up to date to more easily incorporate future amendments.

The Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (The Department) has proposed to assist the Council by engaging a consultant to undertake revisions to the Northern Peninsula Regional Council Planning Scheme. These revisions have been completed and can be adopted subject to undertaking the following steps in the Alignment Amendment process. All steps will be facilitated by The Department, with Council input where required.

It is important to note that this Alignment Amendment is a special type of planning scheme amendment with reduced steps as it only incorporates non-substantial changes. Other changes that the Council may be considering that are normally subject to administrative, major or minor planning scheme amendment processes are unable to be incorporated into the proposed Alignment Amendment. The scope of the changes proposed under this Alignment Amendment includes the following:

- improving and clarifying assessment benchmarks, notably codes to ensure they are sufficiently robust to permit assessment as required by the decision rules for code assessment under the *Planning Act*;
- reformatting and revising the structure of the planning scheme to improve its clarity and operation, including removing redundant terms and redundant planning scheme requirements;
- replacing terminology or language from repealed legislation (SPA), including changing the names of categories of development or categories of assessment; and
- changes of form not involving substantial changes in substance.

The Alignment Amendment does not include:

- a change to a matter of state interest;
- a substantial change to a policy position as currently expressed in the scheme;
- a substantial change to a category of development or category of assessment for a particular use or activity;
- a change, other than a change that is minor or inconsequential, to a person's or entity's development rights; and
- changes that result in widespread public interest or multiple public submissions.

Process for Alignment Amendment

This Alignment Amendment is required to follow a process outlined in the Alignment Amendment rules, as outlined in s293 of the *Planning Act*.

The process will include the following steps:

- the Council resolution to decide to make the proposed amendment (see below) and nominating the date upon which the amendment will commence. Only one Council resolution is required to enact the amendment;
- publishing a public notice about the alignment amendment in the local newspaper, the Queensland Government Gazette and Council website (draft attached); and
- give a copy of the public notice, alignment amendment and a copy of the amended planning scheme to the chief executive of The Department of State Development, Local Government, Infrastructure and Planning (DSDLGIP).

CRITICAL DATES

N/A

OTHER OPTIONS CONSIDERED

N/A

LEGAL AND LEGISLATION CONSIDERATIONS

N/A

POLICY CONSIDERATIONS

N/A

CORPORATE AND OPERATIONAL PLAN CONSIDERATIONS

N/A

FINANCIAL AND RESOURCE CONSIDERATIONS

The Department will assist to arrange for the required public notices, at no cost to the Council, and facilitate the provision of the required documentation to the Chief Executive of DSDLGIP.

CONSULTATION

N/A

Northern Peninsula Area Regional Council Planning Scheme

July 2018

Umba apudthama ipima ilgung (we are all one in spirit)

Ngalpun yangu kaaba woeydhay, a ngalpun muruygaw danalagan mabaygal kunakan palayk, bathayngaka

KALA LAGAU YA

Buaigiz kelar obaiswerare, merbi mir apuge menu obakedi, muige merbi areribi tonarge, ko merbi keub kerkerem

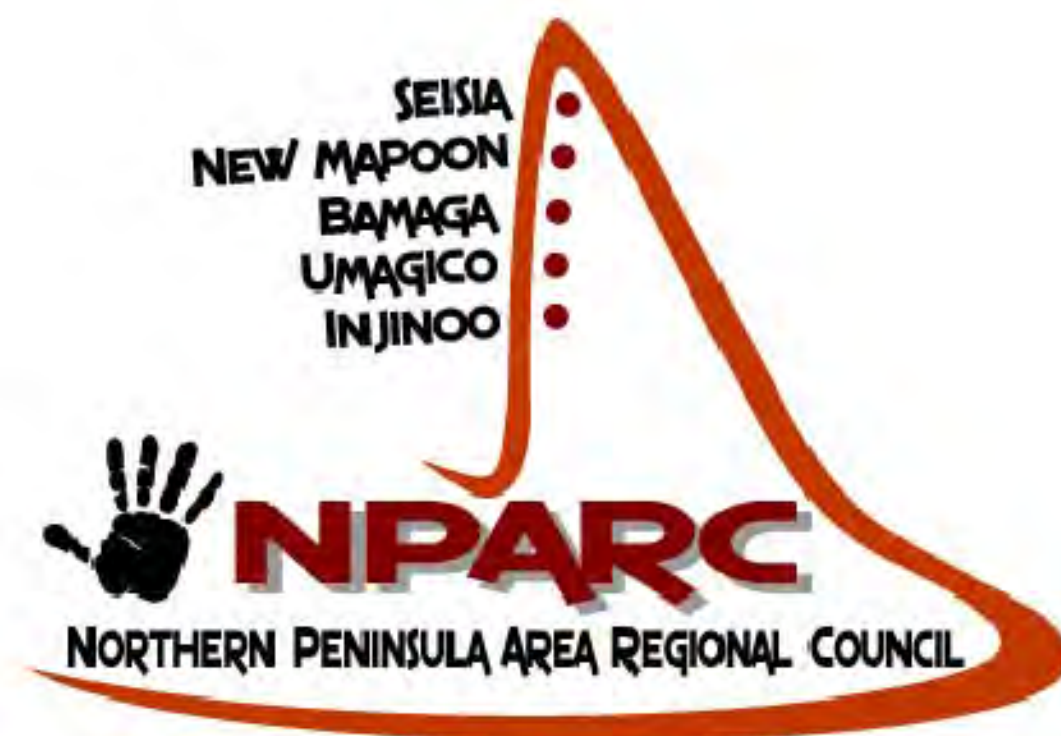
MERIAM MIR

Ngalpan moebaygal thoepoeriwoeyamoeyn, ngalpan ya kuduthoeraynu, ngalpan igililmaypa, sepa setha wara goeygil sey boey wagem

KALA KAWAU YA

Gibeh power por ume people, in ume planning, in ume culture, por more days por come
CREOLE

empowering our people, in our decision, in our culture, for our future



Citation and commencement

This planning scheme may be cited as Northern Peninsula Area Regional Council Planning Scheme.

A notice was published in the Government Gazette No. 85 on 17 August 2018 for the planning scheme for Northern Peninsula Area Regional Council.

The commencement date for the planning scheme was 27 August 2018.

Amendments to the planning scheme are included at Appendix 2.

Community Statement

The people of **Umagiko**, locally known as **Alau**, come from a variety of backgrounds – Lockhart River, Port Stewart, Boigu, Bodu, Mabulag and Yorke Islands, as well as Injinoo. Initially they settled at Cowal Creek, but eventually made a new settlement at Alau in late 1960's, making Umagiko one of the youngest communities in NPA. Umagiko people have very close affiliations with Injinoo, with many people marriage partners from Injinoo.

Today, Umagiko has approximately 300 people and is a sought after tourist destination and has a pristine paperbark swamp with dirt road access to Selsia.



Selsia was settled by Saibai Islanders in 1947, who were relocated to the mainland, as a result of inundation and changed its name to Selsia, which is the first letter of each of the brothers (Sagaukua, Eku, Ibul, Sunai, Isua and Aken) who led the relocation.

Today, Selsia is the smallest community, with only 200 people residing here. It is the gateway to the Torres Strait, and has the most northerly deep-water port in the NPA, providing regular supply shipping and ferry services to the Torres Strait; safe anchorage of vessels as well as some of the best land based fishing in Australia. There are many challenges in physical land development for Selsia in the future, being located on the coast, but will remain the focus for tourist development and trade services associated with wharf facilities.



New Mapoon is an Aboriginal community which was relocated to this area from Old Mapoon (Marpuna) further down the east coast. In 1961, the Government started building a community at Hidden Valley, near Bamaga and by mid 1962, approximately 100 people had moved here from Mapoon.

New Mapoon has a population of approximately 300 people and is situated halfway between Bamaga and Selsia on the road to Red Island Point. New Mapoon has a population of approximately 300 people and have high quality recreational facilities such as AFL field and playground and will remain centre for recreation and sports.

The first settlement and thus, the oldest community, is **Injinoo**, which was established in the first half of the nineteenth century by five semi-nomadic tribes of the Angkamuti, Atambaya, Wuthathi, Yadhaykenu and Gudang peoples who settled the mouth of Cowal Creek. This was in response to the drastic effects of the European presence in the region (which included homicide, kidnapping, spread of disease and interruption and deterioration of traditional patterns of life).

The original groups who settled the village were not necessarily well disposed towards one another and hence, tensions and alliances between the groups existed. Jomen Tamwoy (an Island man from Bodu) was sent to Injinoo and since that time, married into the community ingratiating the links between Injinoo peoples and Torres Strait, which existed prior to European colonisation.

Injinoo is home to just under 500 people and is set to grow over the next 25 years, being the centre for cultural development and activities.



Bamaga (formerly known as Ichuru), was settled in 1949, as a government selected site for relocated Torres Strait Islander people. It was chosen because of the more arable soil and abundant source of water. Bamaga Ginou, was the leader of the relocated peoples, and originally settled at Muttee Heads,

It was, and continues to be, the government administration centre for NPA, with the only hospital and high school in the NPA region.

Bamaga is the largest of the communities, with over 1100 people and will continue to be the largest centre, with a focus on government and service administration and industrial development.



Strategic vision

The Northern Peninsula Area Regional Council's Corporate Plan 2018 – 2022 states the Council's Vision, Mission and Goals as follows:

Our Vision

With respect and pride we build a future for our children based on unity, equitable self-governance, education and culture.

Our Mission

- To provide unity and cohesion across the Northern Peninsula Area (NPA) 5 communities
- To establish the unified NPA community as a single point of accountability, with Government and service providers as enablers (not the implementers)

Our Goals

Community Ownership – A unified NPA, leaving a legacy of pride and respect

Accountability – Trust, transparency and confidence in thought word and deed

Community Engagement – Connecting and communicating with everyone, with mutual respect

Respect – For yourself, family, community and culture

Working Together – We encourage everyone to be creative and innovative

Resilient Community – A learned community that values education and aspires to economic resilience

Where possible, the Planning Scheme and any future implementation of the Planning Scheme is sought to be consistent with Council's Corporate Plan.

Editor's note—The strategic vision is extrinsic material to the planning scheme.

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Part 1 About the planning scheme

1.1 Introduction

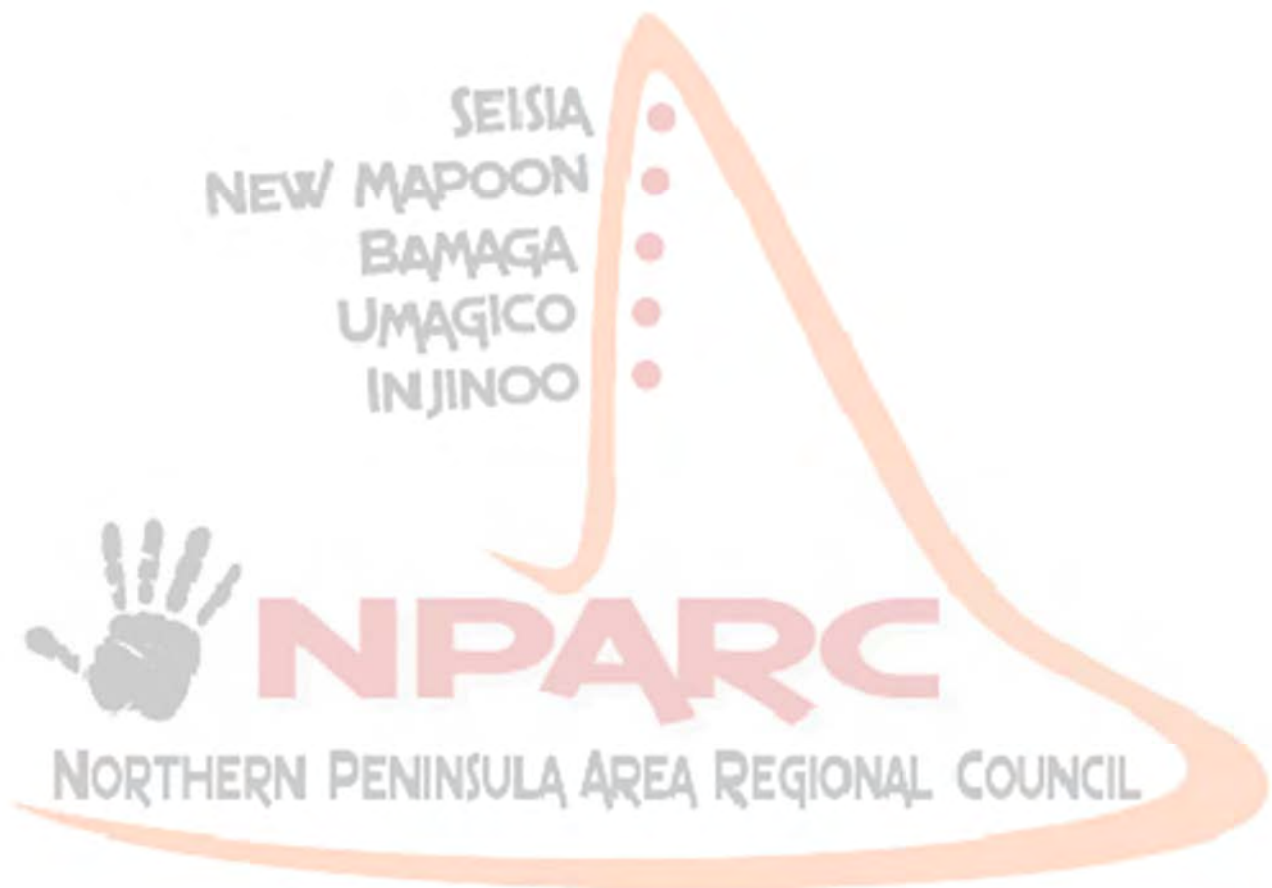
- (1) The Northern Peninsula Area Regional Council Planning Scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on <insert date the alignment amendment was adopted>.
- (3) In seeking to achieve this purpose, the planning scheme sets out the Northern Peninsula Area Regional Council intention for the future development in the planning scheme area, over the next 20 years.
- (4) The planning scheme seeks to advance state and regional policies through more detailed responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (6) The planning scheme applies to the planning scheme area of Northern Peninsula Area Regional Council including all premises, roads, internal waterways and local government tidal areas and interrelates with the surrounding local government areas illustrated in Map 1 and 2.

Editor's note—The planning scheme has been amended to align with the regulated requirements as provided in the *Planning Act 2016*. In accordance with section 16(3) of the Act, the regulated requirements apply to the planning scheme to the extent of any inconsistency.

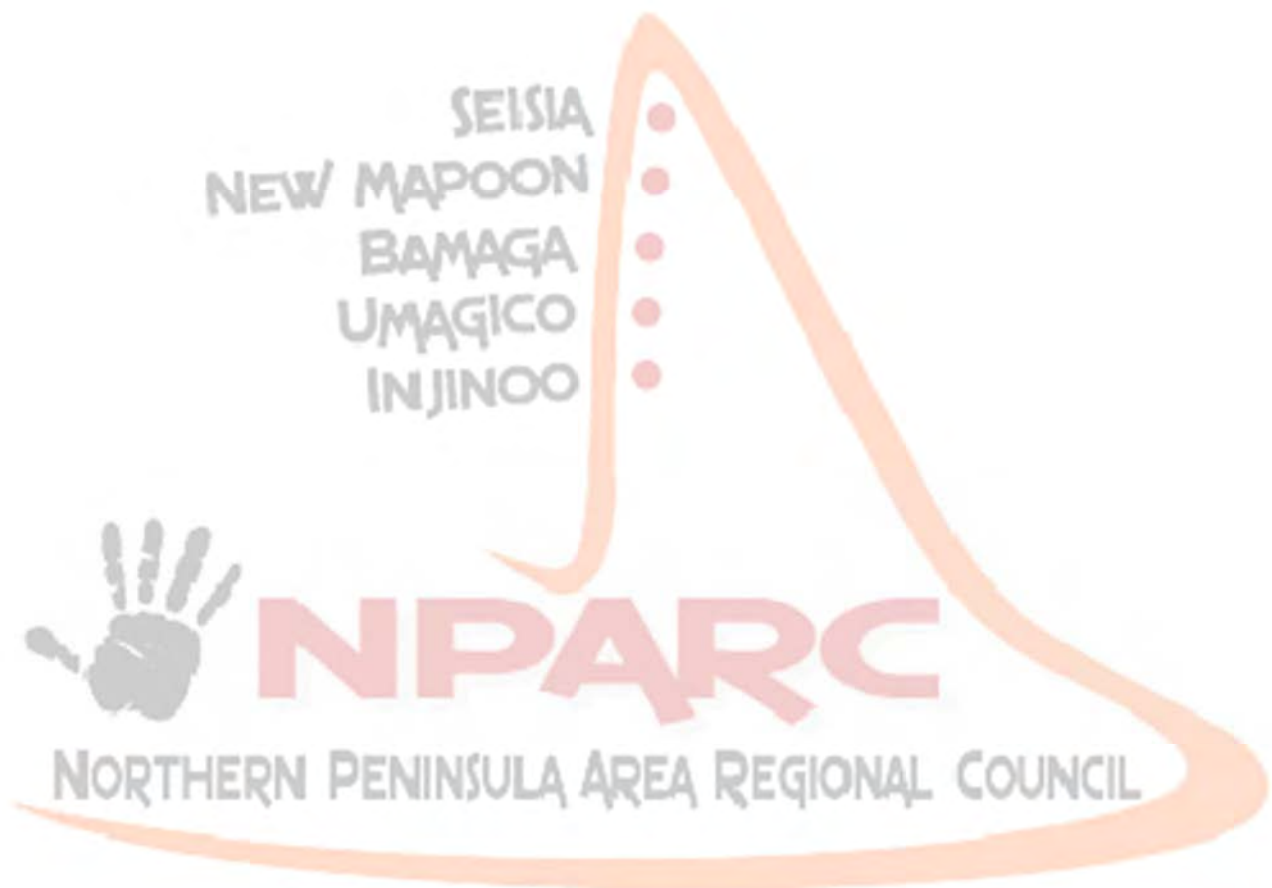
Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. Thursday Island strategic port land where there is a land use plan only to the extent of any inconsistency. In accordance with the provisions of section 26 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the planning scheme, to the extent of any inconsistency.



Map 1 – Local government planning scheme area



Map 2 – Regional Context



1.2 Planning scheme components

- (1) 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) Emerging Communities Zone
 - (ii) Environmental Management and Conservation Zone
 - (iii) Industry Zone
 - (A) Industry - Low Impact Precinct
 - (B) Industry - Medium Impact Precinct
 - (C) Industry - High Impact Precinct
 - (iv) Rural Zone
 - (v) Township Zone
 - (A) Business Precinct
 - (B) Recreation/Open Space Precinct
 - (C) Residential Precinct
 - (D) Special Purpose Precinct
 - (E) Tourism Precinct
 - (g) there are no local plans
 - (h) the following overlays:
 - (i) Biodiversity overlay
 - (ii) Natural Hazard (Bushfire) overlay
 - (iii) Natural Hazard (Coastal) overlay
 - (iv) Natural Hazard (Flood) overlay
 - (v) Natural Hazard (Landslide) overlay
 - (vi) NPA Airport overlay
 - (i) the following development codes:
 - (i) Reconfiguring a lot code;
 - (ii) Operational works code
 - (j) there are no other plans
 - (k) schedules and appendices.
- (2) The following planning scheme policies support the planning scheme:
 - (a) Consultation Planning Scheme Policy

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 *Planning Act 2016* (the Act)
 - (b) the Planning Regulation 2017 (the Regulation)
 - (c) the definitions in Schedule 1 of the planning scheme
 - (d) the *Acts Interpretation Act 1954*
 - (e) the ordinary meaning where that term is not defined in any of the above.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in 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.

Editor's note –In accordance with section 16(3) of the Act the regulated requirements apply to this planning scheme to the extent of any inconsistency with the planning scheme.

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

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

Note—this is an example of a note.

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

Footnote¹—See example at 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' means either or both options can apply.

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

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

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

1.4 Categories of development

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

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

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

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

- (c) prohibited development.

Editor's note—A development application may not be made for prohibited development. Schedule 10 of the regulation prescribes prohibited development.

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

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

1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:
- (a) relevant assessment benchmarks specified in the Regulation prevail over the planning scheme to the extent of the inconsistency
 - (b) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment
 - (c) overlay codes prevail over all other components (other than the matters mentioned in (a) and (b)) 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) provision of Part 10 may override any of the above.

1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies that a local planning instrument must not be inconsistent with the effect of the building assessment provisions stated in the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

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

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

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, 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 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

- (4) The building assessment provisions are contained in the following parts of this planning scheme:
- (a) 6.2.1 Emerging Community Zone Code;
 - (b) 6.2.2 Environmental Management and Conservation Zone Code;
 - (c) 6.2.3 Industry Zone Code;
 - (d) 6.2.4 Rural Zone Code;
 - (e) 6.2.5 Township Zone Code;
 - (f) 8.2.2 Natural Hazards Overlay Code – Bushfire
 - (g) 8.2.3 Natural Hazards Overlay Code – Coastal
 - (h) 8.2.4 Natural Hazards Overlay Code – Flood
 - (i) 8.2.5 Natural Hazards Overlay Code – Landslide

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

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

1.7 Local government administrative matters

- (1) The establishment of a Planning Scheme is not a future act under the Native Title Act 1993 and thereby does not affect the rights afforded Traditional Owners under the Native Title Act. All future development subject of an application should continue to consider the resolution of Native Title individually, through Indigenous Land Use Agreements (ILUA's) or similar.



Part 2 State planning provisions

2.1 State planning policy

The Minister has identified that the state planning policy (April 2016) is integrated in the planning scheme in the following ways:

State interests in the state planning policy appropriately integrated

- Liveable communities and housing
 - Housing supply and delivery
 - Liveable communities
- Economic growth
 - Agriculture
 - Development and construction
 - Tourism
- Environment and heritage
 - Biodiversity
 - Coastal environment
 - Cultural heritage
 - Water quality
- Safety and resilience to hazards
 - Emissions and hazardous activities
 - Natural hazards, risk and resilience
- Infrastructure
 - Energy and water supply
 - State transport infrastructure
 - Strategic airports and aviation facilities

State interests in the state planning policy not integrated

Nil

State interests in the state planning policy not relevant to Northern Peninsula Area Regional Council

- Economic growth
 - Mining and extractive resources
- Infrastructure
 - Strategic ports

2.2 Regional plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Cape York Regional Plan 2014, as it applies in the planning scheme area.

2.3 Referral agency delegations

Schedules 9 to 10 of the Regulation identify referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Northern Peninsula Area Regional Council:

Table 2.3.1 Delegated referral agency jurisdictions

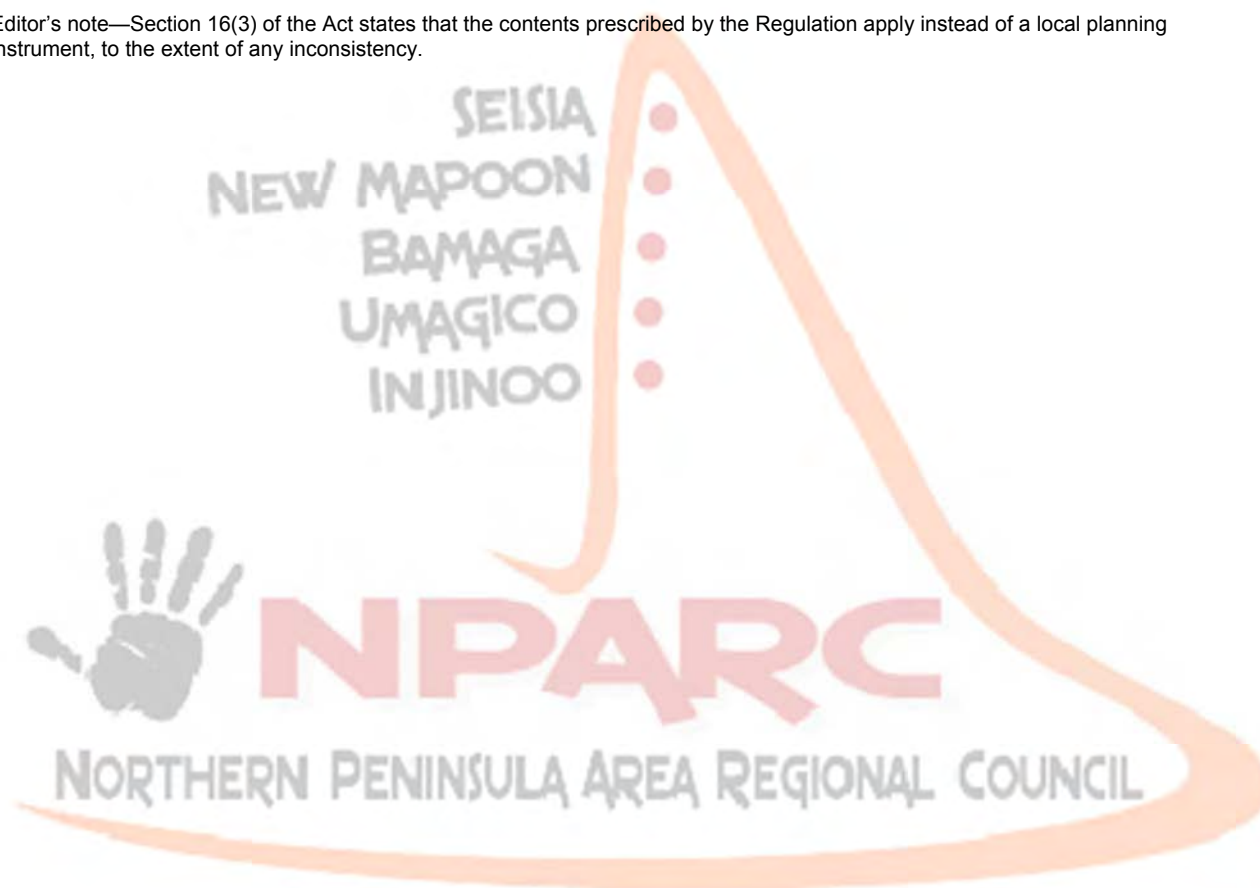
Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction
Nil	-	-

Editor's note – For the above listed referral agency delegations the applicant is not required to refer the application to the referral agency listed under Schedule 9 or 10 of the Regulation because the local government will undertake this assessment role.

2.4 Regulated requirements

The regulated requirements prescribed in the Planning Regulation 2017 dated 28 September 2020 are appropriately reflected in full in the planning scheme.

Editor's note—Section 16(3) of the Act states that the contents prescribed by the Regulation apply instead of a local planning instrument, to the extent of any inconsistency.



Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent
 - (b) the following five themes that collectively represent the policy intent of the scheme:
 - (i) Pattern of Development
 - (ii) Natural Environment, Resources and Landscape
 - (iii) Togetherness - Tradition, Culture and People
 - (iv) Connectedness - Infrastructure and Services; and
 - (v) Economic Development.
 - (c) the strategic outcome(s) proposed for development in the planning scheme area for each theme
 - (d) the element(s) that refine and further describe the strategic outcome(s)
 - (e) the specific outcomes sought for each or a number of elements
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Strategic intent

With respect and pride, we build a future for our children based on unity, equitable self-governance, education, and culture.

The Northern Peninsula Area Regional Council is made up of five communities – Bamaga, Seisia, New Mapoon, Umagico, and Injinoo - which were, prior to amalgamation, previously separate and distinct areas. As such, there hasn't been a regional focus for the area to date, which has resulted in duplication of facilities and inefficient use of existing resources. But five distinct communities help create a unique character and sense of place and means that there are more views to contribute to new ideas.

Being located at the 'tip' of Australia, with poor transport connections and a relatively small population, means that the cost of living in the Northern Peninsula Area is higher than average. But isolation, location at the 'tip', and lack of population has created vast areas of wilderness, which provides traditional resources and includes pristine habitats for some of the most unique fauna and flora species in Cape York. This wilderness, isolation, and proximity to Torres Strait presents many opportunities for tourism, trade relationships, requiring careful planning to ensure these assets remain as a drawcard for future generations. Being isolated also requires self-sufficiency in terms of food production, so that the cost of living is reduced over time, which provides for additional employment opportunities and rural development potential.

Historical land tenure of Deed of Grant in Trust land has meant that there is limited ability to obtain capital, own homes and land that is required to attract external investment and is fundamental for economic development. Rationalisation of tenure, home ownership programs, and divestment of Council assets, will provide the opportunity to remain in the community over generations, attract new investment into the Region, which can assist in the provision of services relevant to the community and provide local employment and small business opportunities;

There is a diversity of history and culture amongst the residents of Northern Peninsula, with descendants from both Torres Strait and other Cape York Aboriginal communities. This diversity requires an understanding and respect between the cultures and differences in customs, lore, and tradition. This has created a unique cultural fabric that is a resource which should be celebrated regularly.

While each community is distinct in function, they are similar in character and scale, having a low-density built form along wide, formed roads, with space between buildings and informal spaces to utilise for recreation, landscaping, and pedestrian movement. Each community is walkable, and the proximity between

communities means that shops and businesses can be located in the central main street location, but service the entire region. The buildings themselves are lightweight, using timber and tin, and are designed to account for the hot climate and high rainfall experienced for the majority of the year.

While there are many challenges, there are also plenty of opportunities for the future. To take full advantage of the opportunities will require:

- Sufficient vacant land being made available for additional housing, short term accommodation for tourists, and business and industry
- Improving transport connections (such as formal crossing over Jardine River, flood proofing roads, and airport upgrades) to and from and between communities recognising the low proportion of car ownership
- Respecting and sustainably managing the existing natural features of the area, particularly the waterways and wetlands which eventually feed into the Jardine River and Wetland system and the Jackey Jackey wetland system
- Facilitating engagement with the community with decision making through community meetings, particularly where application processes require public consultation
- Ensuring all development is serviced by transport networks, reticulated sewerage, water, telecommunications, and electricity which is planned to accommodate fluctuations experienced between wet and dry season
- Facilitating the development of a range of tourism businesses, trades and professional services, and agricultural and horticultural enterprise so that everyone has access to services, convenience goods and there is a resulting reduction in the cost of development and increase in local employment opportunities
- Investigating opportunities for local resource extraction and harvesting to reduce development costs and thus increase affordability of housing while reducing energy consumption associated with transportation of such materials
- Expanding opportunities for locally produced foods to decrease energy consumption associated with transportation of food and increase health benefits by increasing availability of affordable fresh fruit and vegetables; and
- Access to coastal resources – for fishing, recreation, and appreciation, are not diminished by inappropriate development or exploitation.

3.3 Theme 1: Pattern of Development

3.3.1 Strategic Outcomes

- (1) The pattern of development reflects the coordination of land use and infrastructure while maintaining the natural qualities of the landscape and respecting the history and traditions of the area by limiting urban development to the urban areas shown on the Strategic Framework Maps in Schedule 2.
- (2) Future urban areas identified will be developed in a logical sequence. Once each area has been holistically designed, considering environmental, social, cultural, and economic constraints and ensuring that there is equitable provision of services, recreational and social infrastructure.
- (3) To encourage investment in the short term, low impact and commercial industries and businesses are to be established throughout the communities to meet immediate needs. They are generally co-located with supporting residential uses or co-located with land uses of a similar nature to encourage businesses to establish in the Region. Higher impact industrial activities are to be encouraged in the Bamaga and Seisia communities to reduce potential land use conflicts, provide benefit from co-location and provide the opportunity for higher impact industrial activities.



Figure 1: View of new residential area in Bamaga.

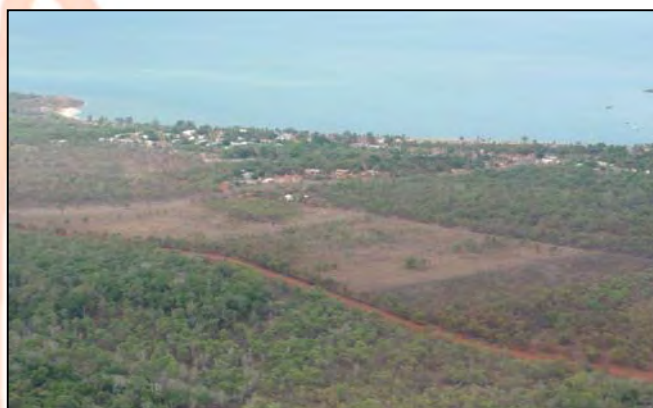


Figure 2: Aerial view of the coastal community of Seisia, showing future expansion area in the background.



Figure 3: Existing Industrial area of Seisia (Tradesmans Way) which contains low and medium impact industries which should be kept, recognising the limitations associated with relocating such uses, and the proximity to Seisia Wharf.

3.3.1 Strategic Outcomes (continued)

- (4) The majority of future business opportunities are focused upon tourism and associated retail, hospitality, professional services, construction trades, and other enterprises. These enterprises are appropriately centralised within a network of centres to benefit from co-location with similar activities and proximity to the markets that they serve.
- (5) Rural production opportunities are explored, particularly within appropriately designated land to increase the potential for food production to service the local community;
- (6) Future development facilitates sustainable practices in delivering essential services, is responsive to climate change impacts, and avoids, manages, or mitigates the risks of natural hazards such as bushfire, landslide, flood, and coastal hazard when the location, scale, intensity, and design of the development is determined.
- (7) Resolving land tenure issues to ensure that there is sufficient land available for all aspects of the community, is essential to provide certainty for development investment decisions.
- (8) Development that generates impacts on the amenity of an area (including acoustic, air, or other considerations), during typical operations is designed and located to ensure impacts upon affected properties are minimised.
- (9) Coastal development:
- protects and conserves coastal processes and coastal resources
 - provides for coastal dependent development
 - consolidates coastal settlements through infill and redevelopment; and
 - maintains and enhances public access to coastal waters and foreshores.
- (10) Development is to be located, designed and established in a way that protects the natural and built environment and humans from acid sulphate soil impacts.
- (11) To require development for future urban purposes to avoid or minimise disturbance to/from creation or expansion of non-tidal artificial waterways such as urban lakes and nutrients that cause algal blooms.

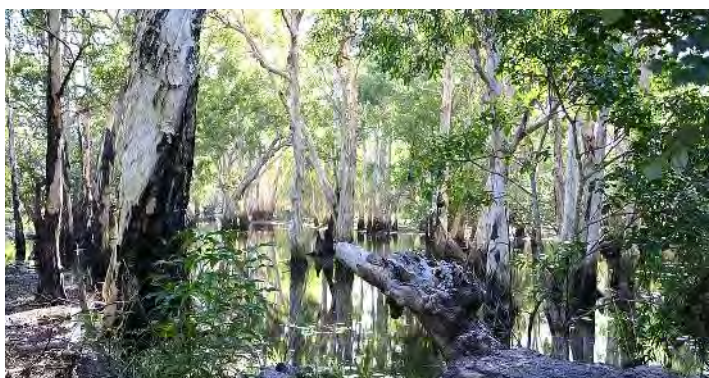


Figure 4: Umagico Wetlands – asset for tourism and should be protected to maintain the features which attract tourists, are appreciated by locals, and is important for ecological biodiversity of the NPA.



Figure 5: cattle in the existing grazing area associated with Seisia Abattoir and Butcher. Expansion opportunities for cattle grazing can provide economic opportunities for NPA and will generally be supported.



Figure 6: example of a dwelling that has been appropriately designed for climate (large eaves, orientation) and adequate setbacks to road and side boundaries, with ample private open space.

3.3.2 Element 1.1 - Sustainable Urban Form

- (1) Northern Peninsula Area (NPA) is characterised by low-scale, low-density development contained in discrete areas, with large natural separation areas between each community.
- (2) Development within NPA is sequenced so that there is a suitable mix of business, residential, and community facilities and services relative to infrastructure provision, and is located in accordance with Zoning maps, and is located, designed, constructed and operated in a manner that minimises the risk of natural hazards.
- (3) Development that is not coastal dependant development protects and conserves coastal processes and coastal resources and maintains and enhances public access to coastal waters and foreshores.

3.3.2.1 Specific outcomes

- (1) Based on historical growth rates, there is sufficient land (both urban and future urban) provided for in each community, to accommodate residential growth and facilitate economic diversity and local employment opportunities over the next 20 years.
- (2) Residential accommodation options will include a mix of lot sizes, housing types (duplexes, small two bedroom, and large 4-5 bedroom houses), and land tenures (long and short term leases) designed to respond to changing household structures.
- (3) A range of residential dwelling choices is encouraged within walking distance of the land included in the Business Precinct, including multiple dwellings, special needs, aged care, and short term accommodation for visitors.
- (4) All urban development is contained within the areas identified to be included in the Urban, Industrial, and Future Urban Area, as shown on Strategic Framework Maps contained in Schedule 2, to ensure that infrastructure can be provided efficiently and equitable access to a range of services.
- (5) Design of lots, buildings, open space and infrastructure is respectful to the history and traditions of the community; responsive to climate change impacts and considers natural hazards (such as flooding, bushfires, storm surge, landslide, acid sulfate soils, and cyclones which are discussed in more detail under the theme of Natural Environment).
- (6) In order to rationalise fixed infrastructure services and minimise impacts on the natural environment, subdivision or the establishment of urban and urban residential purposes outside the township zone is avoided unless no suitable, alternative sites are available and an appropriate level of infrastructure can be achieved.
- (7) Rural and conservation focussed development including eco and rural tourism outside of the urban area is encouraged where such uses complement and respect the cultural heritage, environmental values, and potential productivity of the area and appropriate level of infrastructure can be achieved.
- (8) Development integrates land use, transport and equitable access to ensure communities are walkable.
- (9) Sensitive land uses, such as residential land uses, are to avoid development on sites of former mining, industrial process or landfill, or any site listed on the contaminated land register unless the potential impacts have been mitigated.
- (10) Where not coastal dependant development or infill development, areas critical to the maintenance of coastal processes and the associated long term stability and functioning of the coast are protected.
- (11) New coastal dependant development land uses outside of existing coastal townships are to avoid, or where this is not possible minimise, adverse impacts on coastal resources and their values and the public access available to the coastal waters and foreshore.
- (12) Where not coastal dependent development, development is to maintain access to the foreshore for general public access.
- (13) Development is located, designed, constructed and operated in a manner that minimises the risk of harm to people, property, economic activity, and the environment due to natural hazards, and where applicable, natural physical processes are allowed to occur naturally to the greatest extent.
- (14) Development maintains and enhances opportunities for public access and use of natural areas, rivers, dams, creeks and the coastal foreshore.

- (15) Sensitive land uses are protected from the impacts of previous uses that may cause risk to people or property, including:
- Former mining activities and hazards
 - Former landfill and refuse sites; and
 - Contaminated land.

3.3.3 Element 1.2 - Network of Centres

- (1) Northern Peninsula Area is characterised by a network of five communities, each having a slightly different personality and function, but together, form a single community. Although each community is generally self-sufficient for day-to-day needs and basic recreation, to avoid unnecessary duplication of services and facilities and to ensure efficient use of infrastructure, logical distribution of services and facilities across the region is required.

3.3.3.1 Specific outcomes

- (1) Each community has the opportunity to establish low impact industries and businesses and community facilities. Themes for development in the Region are expected to facilitate the establishment of Bamaga as the administration centre for the Region, Seisia primarily as a tourist centre with supporting trades, commercial and low and medium impact industry development primarily intended to service the Seisia Wharf, Injinoo as the cultural 'hub' which showcases traditional performances, arts and cultural development and New Mapoon and Umagico are to continue to develop as residential communities.
- (2) Each community has a multi-functional indoor and outdoor space which is the focal point for community interaction and caters for a range of activities including feasting, ceremonies, meetings, performances and sport;
- (3) Medium and High Impact Industry Zoned land (as shown on relevant Zoning Maps in Schedule 2) contains all medium and high impact industrial uses and is protected from encroachment by incompatible development to reduce potential for land use conflicts;
- (4) New professional and service-based businesses are located in central areas within each community to ensure equitable access to services, and benefit from co-location with similar services;
- (5) Rural and natural spaces define the edge of each community and separate each town.
- (6) Adidi Street, Bamaga contain the majority of higher order services for all communities and provides adequate pedestrian connections, shade trees and parking facilities;
- (7) Each community remains discrete, by containing all development within appropriately zoned land.



Figure 7: Adidi St, Bamaga which will remain the focus for business development.

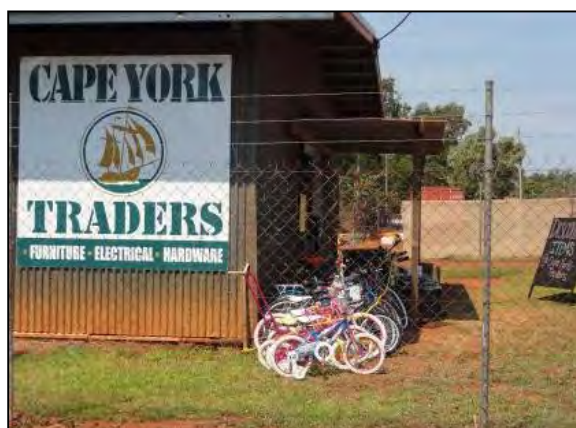


Figure 8: Existing business in Bamaga.



Figure 9: *natural breaks between the towns will be maintained.*

3.4 Theme 2: Natural Environment, Resources and Landscape

3.4.1 Strategic Outcomes

- (1) The Northern Peninsula Area contains large tracts of relatively untouched wilderness, with diverse coastal and terrestrial wetland and riverine systems, which contain highly diverse plant and animal communities that are some of the best examples of flora and fauna in Cape York. The biodiversity of the Shire needs to be preserved in perpetuity to ensure appreciation of these assets can occur both now and into the future.
- (2) Nationally important natural assets included within and adjacent to the Council area, such as the Jardine Riverine and Wetland System, Newcastle Bay, Jackey Jackey, Somerset dunefields and Lockerbie Scrub contribute to the natural beauty, scenic amenity and distinctly natural character of the region and should be conserved in perpetuity, sustainably managed using traditional techniques, promoted through low scale and low impact tourism ventures and allow for the provision of essential infrastructure such as the Jardine River Ferry and associated infrastructure where the impact on these natural assets is minimised.
- (3) The pristine condition of these systems is a result of the largely undeveloped nature of lands adjacent to all other waterways, wetlands and vegetation communities within NPA and such systems should be preserved and enhanced where possible.
- (4) These natural assets continue to provide the traditional resources for hunting, food, medicines, traditional dance and costumes and construction materials necessary for development.
- (5) All natural assets are protected and enhanced through sustainable management which incorporates both traditional and best practice nature conservation techniques where appropriate.
- (6) The use of renewable energy is encouraged to ensure resilience to climate change and reduce the cost of infrastructure.
- (7) Agricultural and rural production opportunities are investigated and established where the impact on environmental values is minimised.
- (8) The visual amenity of the community, created by the natural landscapes which include the coastal location and established vegetation that surrounds each town, is maintained and enhanced.
- (9) Extractive natural resources are investigated, protected and sustainably managed to ensure long-term availability of these resources.
- (10) Agricultural land in Rural areas shown on the Strategic Framework Maps in Schedule 2 is protected for sustainable agricultural use.
- (11) To protect and enhance environmental values and water quality objectives and to require all development to meet water quality objectives.
- (12) To enhance catchment water quality over time.



Figure 10: *extent of wilderness in NPA – coastlines, natural vegetation to be protected from development.*

3.4.2 Element 2.1 - Natural Environment

- (1) Natural features including waterways, wetlands and vegetation communities within the Region are protected and managed to ensure that these assets are maintained and enjoyed.
- (2) Development recognises and considers the interrelationship of the riverine and wetland systems and associated water quality impacts where located adjacent to waterways and within catchment areas.

3.4.2.1 Specific outcomes

- (1) Jardine River, Jackey Jackey Creek, Somerset dunefields and Lockerbie Scrub are recognised for their contribution and importance for biodiversity conservation and are conserved in perpetuity, sustainably managed using traditional techniques, promoted through low scale and low impact tourism ventures and allow for the provision of essential infrastructures such as the Jardine River Ferry and associated infrastructure where the impact on these natural assets is minimised.
- (2) The diversity of wetland areas throughout Northern Peninsula Area are conserved in perpetuity. Limited development may be appropriate provided that such development is necessarily associated with the appreciation of and promotes a greater understanding of the environmental values of the area.
- (3) Coastal resources such as Muttee Head, Loyalty Beach, Injinoo Sandbeach, Cowal Creek, Simpson Bay, Crab Island, Vrilya Point, Alau Beach, Seisia Beach, and Red Island Point are recognised for their contribution to coastal processes and potential for small scale tourism and recreational opportunities are developed only where impacts upon natural processes are negligible.
- (4) Public access and use of coastal areas identified as Seisia Wharf and Boat ramp, Seisia Foreshore including Oval and adjacent to Community Hall, Bald Hill, Umagico Foreshore, Injinoo Foreshore, Injinoo Boat ramp, Cowal Creek Boat ramp, Muttee Head, and Muttee Head Beach, Vrilya Point, Loyalty Beach, Somerset, Fly Point and Nauru Beach as shown on the Strategic Framework Maps is maintained and enhanced.
- (5) Allocation of water is sustainably managed to ensure that supply meets the needs of the community without adversely impacting upon reliability, health, and quality of waterway networks.
- (6) Alternative forms of water storage (such as rainwater tanks) are provided for in all new developments, to reduce consumption of potable water for irrigation and other purposes.
- (7) Areas mapped as Natural Features on the Regional Context Maps are not diminished, and are enjoyed where possible through development which promotes appreciation of those values.
- (8) Water quality of all waterways such as Mosby and Nona Creek, is managed to ensure minimal impact on marine life.
- (9) Impacts of climate change and tidal inundation and coastal erosion are mitigated as necessary in areas such as Seisia, in ways that minimise negative impacts on physical coastal processes. Any permanent protective structures such as seawalls can be considered only if they protect coastal dependent development or only if there is a demonstrated need to protect existing permanent structures from an imminent threat of coastal erosion and abandonment or relocation of structures is not feasible.
- (10) Construction techniques minimise erosion, run-off and impacts on water quality.
- (11) Cumulative impacts of a number of small scale tourism developments are considered to ensure impacts upon natural processes remain minimal.
- (12) The capacity of the floodplains is not diminished by inappropriate development which increases the risk to life and property.



Figure 11:
Umagico coastal wetlands which are to be protected to ensure physical processes necessary to maintain biodiversity.

3.4.3 Element 2.2 - Managing Natural Economic Resources

- (1) Natural resources, including agricultural land, timber, rock, sand, and minerals are identified and protected to ensure long-term availability, and managed sustainably, utilising both traditional and best practice techniques to minimise the impact on the environment and ensure resilience to climate change.

3.4.3.1 Specific outcomes

- (1) Resources are identified in consultation with Traditional Owners to ensure that extraction and harvesting of natural resources are located so as not to disturb any areas of cultural heritage significance;
- (2) Identified resources are protected to ensure access and availability of the resource;
- (3) Extractive industry sites are rehabilitated so that the environmental, social and environmental values of the land are restored.
- (4) Environmental values are considered in locating, operating and rehabilitating extraction areas, so the integrity of the landscape nor the sustainability of flora and fauna species are not compromised;
- (5) Agricultural Land Class A and B is protected for sustainable agricultural use by:
 - By avoiding fragmentation into lot sizes inconsistent with agricultural use;
 - Not locating non-agricultural activities on this land; and
 - Maintaining and enhancing the land condition and biophysical resources.

3.4.3.1.1 Land Use Strategies

- (1) Council, in consultation with Traditional Owners, will undertake necessary studies to investigate areas suitable for extraction of natural resources and adopt and implement operational practices that will minimise potential impacts on the natural environment.



Figure 12: Environment landscapes and values are to be appropriately considered.



Figure 13: Sand Resources near Muttee Heads to be maintained.



Figure 14: Coastal Resources, such as sand, need to be sensitively extracted, to maintain the natural beauty and physical processes of the coast.



Figure 15: Coastal view towards Seisia Wharf – demonstrates the low-scale nature of development which cannot be seen from the coastline.

3.4.4 Element 2.3 - Managing Landscape Values

- (1) Natural features of the area which include an undeveloped coastline and established vegetation, which create the scenic landscape of the area and separate each community, is protected to ensure the scenic amenity of the Council area is maintained.

3.4.4.1 Specific outcomes

- (1) Future development is consolidated into the existing township and future urban areas, to ensure natural breaks between communities are retained, as outlined in the Settlement Pattern theme;
- (2) Areas containing slopes of 15% or greater are protected;
- (3) In order to conserve the integrity and very essence of the Northern Peninsula Area environmental and cultural significance, large scale vegetation removal outside of the identified township area is avoided;
- (4) Development that is not coastal dependant development maintains and/or enhances important natural landscapes, views and vistas along the coast.



Figure 16: Aerial view of Bamaga - showing the limited extent of development and abundance of vegetation outside of the communities which should be retained.

3.5 Theme 3: Togetherness - Tradition, Culture and People

3.5.1 Strategic Outcomes

- (1) The history and customs of both Aboriginal and Torres Strait Island people are recognised, respected and celebrated.
- (2) Participation builds capacity within the community.
- (3) Public and private spaces are designed to encourage healthy habits and social interaction.
- (4) Development is appropriate to the cultural and economic needs, aspirations and sustainability of the community.

3.5.2 Element 3.1 - Capacity Building

- (1) Community members are engaged in, and actively participate in, decision making processes, to build capacity in administering land use decisions.

3.5.2.1 Specific outcomes

- (1) Community Forums, as representative bodies of Traditional Owners and Apudthama Land Trust, provide leadership and are engaged in all strategic land management decisions;
- (2) Indigenous Land Use Agreements are negotiated to ensure that the extent, type and location of future development is agreed;
- (3) Adequate and culturally appropriate engagement of community members is undertaken for all Impact Assessable developments in accordance with Planning Scheme Policy;
- (4) Traditional knowledge of the area is respected and reflected in land management decisions



Figure 17: Traditional costumes and dances are to be respected and celebrated.

3.5.3 Element 3.2 - Healthy, safe and connected community

- (1) A well-designed community supports active and healthy lifestyles.

3.5.3.1 Specific outcomes

- (1) People of all ages and abilities, remain the focus in designing the spaces they will occupy.
- (2) Equitable access between communities is provided in the form of safe walking and cycling networks as shown on Strategic Framework Map.
- (3) A network of open space which provides both active and passive recreational opportunities, is provided with the region to promote physical activity for all ages and abilities.



Figure 18: Existing walking tracks encourage physical activity but need improvement.

3.5.3.1.1 Land Use Strategies

- (1) NPARC Farm continues to expand to provide the community with better access to fresh produce.
- (2) Existing parks and open space areas within each community, (as shown on relevant Zoning Maps), are rationalised and consolidated to ensure a smaller number of parks that adequately accommodate a range of formal and informal sporting, recreational and community activities, can be embellished and have their functionality improved.

3.5.4 Element 3.3 - Celebrating culture of NPARC

- (1) Sustainability of traditional language, lore and customs is essential to maintain strength and identity of Aboriginal and Torres Strait Island cultures. To do so will require the identification, protection, management and promotion of culturally significant areas and practices.

3.5.4.1 Specific outcomes

- (1) A local entertainment industry is established and spaces are created which provide opportunities for traditional performances and space to showcase local artists, utilising the established parks and gardens.
- (2) The Local Government boundary is amended to include all traditional DOGIT lands to allow integrated management of these areas.
- (3) Traditional language, customs, heritage, song and dance is promoted through local signage, including street and locality signage, tourism opportunities within and outside the community.
- (4) Sacred sites are preserved, and where appropriate and agreed to by the Traditional Owners, are recorded and stories are published. Where these are not known, the duty of care responsibility of development, to protect, conserve and enhance known and unknown places and items of cultural heritage significance is a priority of the community and is not diminished through inappropriate development.



Figure 19: Celebrating culture – traditional performances should be promoted.

3.5.5 Element 3.4 – Continuing and respecting history

- (1) Understanding how each community was established is important to ensure that future development is respectful to the past (as outlined in community statement).
- (2) Northern Peninsula Area as a base and its people played an important role during World War II and the relics left behind should be protected, managed and promoted to ensure that this connection remains for future generations.

3.5.5.1 Specific outcomes

- (1) The distinct history of each community is remembered, respected and reflected in development of open space.
- (2) Historically significant military sites, such as surrounding Bamaga Airport (outside of the NPARC LGA); DC 3 Crash site, Muttee Heads and other places, once discovered, are protected from development and appropriately promoted to encourage greater awareness of the role of Northern Peninsula Area in World War 2.
- (3) Associations with the historic fishing and pearling industries are promoted and remain key industries by protecting access to coastline and limiting development to ensure water quality remains.

3.5.5.1.1 Land Use Strategies

- (1) Investigation of areas of historical significance, including European and other non-indigenous histories is undertaken and recorded.



Figure 20: WWII aircraft relics, such as the DC3 below are important historically and should remain as a focus for tourism and managed appropriately.



Figure 21: Radar installation at Muttee Heads – another historic relic which requires protection and management, so that tourists and locals can appreciate the history of NPARC.

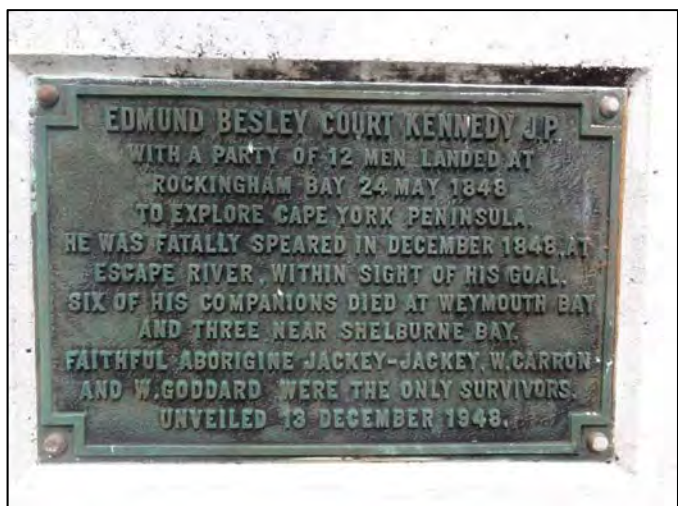


Figure 22:

A gravestone plaque which tells the story of conflict between locals and first settlers. Recording stories such as this, is important for future generations, subject to traditions of those involved in the story.

3.6 Theme 4: Connectedness – Infrastructure and Services

3.6.1 Strategic Outcomes

- (1) Bamaga, New Mapoon, Umagico, Injinoo and Seisia townships are provided with an appropriate level of infrastructure, and is provided in a timely, efficient and cost-effective manner, that does not compromise the cultural, social, economic and environmental sustainability of the area.
- (2) Transport linkages which facilitate walking and cycling between the communities are improved which recognise low car ownership and consolidation of services as shown on Strategic Framework Map in Schedule 2.
- (3) That infrastructure provision for urban development will avoid or minimise disturbance to natural drainage.
- (4) That urban development carefully manages stormwater discharge.

3.6.2 Element 4.1 - Co-ordination and integration

- (1) Development is coordinated and sequenced to ensure that activities are appropriately serviced by infrastructure, which maximises the efficient use of transport, energy and water resources.

3.6.2.1 Specific outcomes

- (1) Existing sewer and water infrastructure facilities are rationalised and consolidated where possible to ensure they are efficiently utilised and can be effectively managed.
- (2) All infrastructure is located, designed and constructed to provide equitable distribution to all communities as detailed in Priority Infrastructure Plan (refer to Part 4).
- (3) Design of infrastructure considers best practice techniques to reduce impacts upon environmental values of the area.
- (4) Alternative forms of infrastructure are encouraged to reduce reliance on non-renewable resources;
- (5) Areas required for future infrastructure upgrades and replacements, (identified in the Priority Infrastructure Plan) are protected from development.
- (6) Improved public transport connections between communities are established, to ensure equitable access to all essential community services.

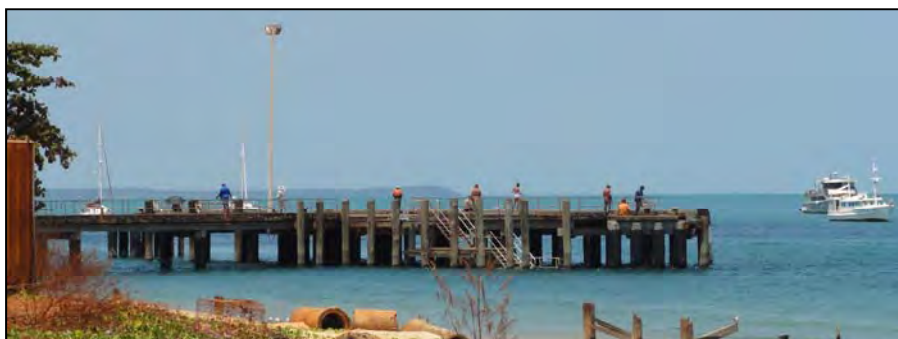
3.6.2.1.1 Land Use Strategies

- (1) Council and State Government investigate the opportunity to implement a community bus or similar system to enable transport links between communities.
- (2) Areas required for infrastructure upgrades and rationalisation of existing infrastructure systems are investigated by Council.
- (3) Investigate an appropriate inland location for a landfill and transitional arrangements to close and rehabilitate exiting landfill.



Figure 23: location of essential infrastructure, such as this water tank at New Mapoon, should consider environmental values and be designed to appropriate standards.

- (7) Infrastructure is constructed to specified standards, to reduce impact on the environment.
- (8) Future infrastructure needs are identified in the Priority Infrastructure Plan.
- (9) Waste management systems are investigated to reduce current waste load and minimise waste accumulation.
- (10) Seisia Wharf is expanded to provide for the safe separation of freight and passenger vessels, allow better public connection to the wharf and increase land based recreational fishing opportunities. Development within close proximity to the Seisia Wharf is to complement the efficient freight and passenger operations and the scale of development on the immediate foreshore shall be limited to activities that are essentially required to be located on the foreshore.
- (11) Land required for Bamaga by-pass is protected from inappropriate development and is established to reinforce a town centre.
- (12) Improved access conditions to and from the community, including improved road conditions, upgraded airport facilities and construction of Jardine River Bridge are undertaken as a priority.
- (13) Existing landfill near Injinoo is closed and any replacement landfill site is located away from environmentally sensitive areas.



Figures 24, 25 & 26: Seisia Wharf is important for recreation, tourism and for commercial enterprise and should be expanded and upgraded to reduce conflict between recreational and commercial boats.
 NPARC Planning Scheme QPP Version 3.1 June 2014



Figure 27: The Tip of Cape York is a destination for many tourists and presents business opportunities for NPA

3.7 Theme 5: Economic Development

3.7.1 Strategic Outcome

- (1) A range of business, industry and tourism activities are provided to enable economic self-sufficiency and is underpinned by relevant education and training programs which provides for increased local employment opportunities;

3.7.2 Element - Opportunity – education, employment and training

- (1) Tourism based opportunities (including fishing, guided tours and short term accommodation), are a short term focus, and acknowledge the region as a destination; takes advantage of natural features, coastal location, and is aligned with arts and cultural development.
- (2) Each community is provided with the opportunity to establish low impact industries and businesses and community facilities. In addition, the formalisation of areas for higher impact industrial activities will facilitate the provision of goods and services to the five communities and the Torres Strait communities.
- (3) Education and training provide opportunities for greater diversity of employment and meets the needs of the community.



Figure 28: IBIS Store at Bamaga, which will remain the largest centre for provision of a range of services for all community members

3.7.2.1 Specific outcomes

- (1) Commercial agricultural, horticultural and grazing opportunities are established in rural areas, which promote economic resilience, given remote location and proximity to Torres Strait.
- (2) General business and retail activities is established in identified precincts and centralised within each community.
- (3) Medium and High Impact Industrial land identified in Bamaga is protected from urban encroachment and placement of inappropriate business within these zones is avoided, to ensure potential for land use conflicts are minimised.
- (4) Low Impact Industrial / Business opportunities may be established in residential areas, where co-located with domestic uses.
- (5) Tourism, in particular short term accommodation and complementary nature based tours, are established at coastal locations such as Injinoo, Seisia and Umagico.
- (6) Diversity of trade and professional education and training programs and facilities are provided, for all ages and skill levels, commensurate with growth industries to ensure skills match employment demand.
- (7) Rationalisation of tenure remains a priority to attracting and retaining commercial investment.
- (8) Development and promotion of traditional arts and cultural activities, as a focus point for tourism is encouraged.
- (9) Local fishing industry is recognised as opportunity, is promoted, expanded and managed in accordance with established management plan.
- (10) The stock route network shown on the Strategic Framework Map in Schedule 2 is protected from development (both on the network and adjacent) that would compromise the route's primary use or capacity for stock movement and other values (conservation, recreational).

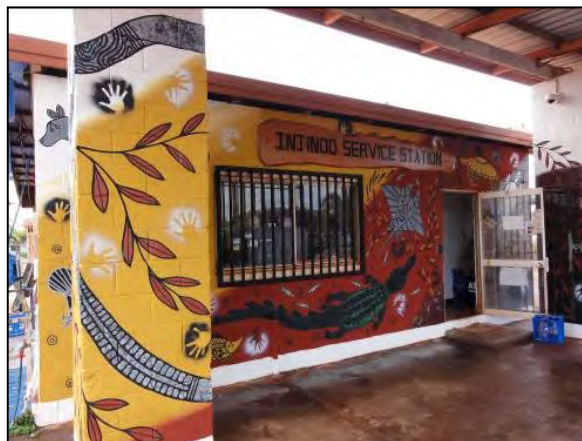


Figure 29: Injinoo Service Station provides basic service function and is appropriately separated from residences



Figure 30: Seisia beach – representing the local fishing industry



Figure 31: Cattle grazing at Seisia Farm has expanded to provide local produce fresher, quicker and cheaper. It also represents an opportunity to trade with Torres Strait. Additional Rural areas need to be investigated.

3.7.2.1.1 Land Use Strategies

- (1) Undertake detailed investigation into areas that may be suitable for agriculture, horticulture and cattle grazing to complement NPARC Farm and abattoir.

Part 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 to:

- (1) integrate and coordinate land use planning and infrastructure planning;
- (2) 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) identifies in Section 2 (application of priority infrastructure plan) how the priority infrastructure plan will be applied to development
- (2) states in Section 3 (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
- (3) identifies in Section 4 (priority infrastructure area) the area which will accommodate urban growth for 15 years
- (4) states in Section 5 (desired standards of service) for each network of development infrastructure the desired standard of performance of infrastructure
- (5) identifies in Schedule 2 (plans for trunk infrastructure) the existing and planned trunk infrastructure for the following networks:
 - (a) water supply
 - (b) sewerage
 - (c) stormwater
 - (d) transport
 - (e) public parks and community facilities

4.2 Planning assumptions

4.2.1 Purpose

The planning assumptions summarised in Sections 4.2.2 to 4.2.10 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 within the area to which the PIP applies. They form a logical basis for the planning of the infrastructure networks.

4.2.2 Dwellings, non-residential floor space and land area

- (1) The distribution and timing of future development (residential dwellings, non-residential floor space and land area) to accommodate projected population and employment growth have been estimated based on the following factors:
 - (a) Physical constraints on the land;
 - (b) Land use planning provisions of the planning scheme
 - (c) Cost efficient provision of infrastructure
 - (d) Average occupancy rates
 - (e) Existing levels of development
 - (f) Planned development under the Remote Indigenous Land and Infrastructure Program Office

4.2.3 Geographical areas

- (1) The projections about residential and non-residential development are prepared at a level that allows re-aggregation of data into areas to support infrastructure planning for the service catchments of different trunk infrastructure networks.

4.2.4 Time periods

- (1) The planning assumptions have been prepared for the following time periods to align with the Australian Bureau of Statistics (ABS) census years:
 - (a) 2011-2016
 - (b) 2016-2021
 - (c) 2021-2026
 - (d) 2026-2031

4.2.5 Existing level of development

- (1) The existing level of development (base year for PIP) has been estimated at 2011

4.2.6 Development potential of land

- (1) The net developable area is land designated for urban purposes under the planning scheme minus land required for infrastructure, easements which constrain development and is not affected by the following site constraints;
 - (a) Q100 flood inundation
 - (b) Of Concern Remnant Vegetation;
 - (c) Identified wetlands/waterway and associated riparian areas;
 - (d) Slope greater than 15%;
- (2) While the combined DOGIT communities encompasses large area, only a limited amount is 'developable' when considering known topographical, flooding, and other environmental constraints.

4.2.7 Assumed type and scale of development

- (1) The assumed scale of development for purposes of the PIP has been determined to reflect the realistic level (scale and intensity) of development having regard to the land use planning provisions of the planning scheme, site constraints and development trends.
- (2) The existing density is approximately 10 dwellings per hectare (average of 1000m² lots) and the assumed density (scale) of development for Residential Precinct of the Township Zone is 12.5 dwellings per developable hectare, which equates to an average lot size of 800m²;
- (3) The assumed density (scale) of development for Business Precinct of the Township Zone is 100m² per developable hectare;
- (4) Development types will remain predominantly residential with 90% detached dwellings and 10% multiple dwellings and other residential types (such as independent living units);
- (5) Non-residential uses will be limited, due to challenges associated with isolation and spatial arrangement of uses, however this is intended to significantly increase over the life of the planning scheme.

4.2.8 PIP Projection Categories

Tables 4.2.8.1 and 4.2.8.2 identify the relationship between the residential and non-residential planning scheme land uses and the PIP projection categories.

Table 4.2.8.1 PIP projection categories and residential planning scheme uses

PIP projection category	Residential planning scheme use type
Single Dwelling	Caretakers accommodation Dwelling House Dwelling Unit
Multiple Dwelling	Dual Occupancy Multiple Dwelling
Other Dwelling	Community Residence Residential Care Facility Retirement Facility

Table 4.2.8.2 PIP projection categories and non-residential planning scheme uses

PIP projection category	Non-residential planning scheme use type
Business Activities	Bulk landscape supplies Car park Food and drink outlet Garden centre Hardware and trade supplies Office Outdoor sales Sales office Service industry Shop Shopping centre Showroom
Rural Activities	Agricultural supplies store Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industries Intensive horticulture Permanent plantations Roadside stalls Rural industry Wholesale nursery Wind farm Winery
Recreation Activities	Indoor sport and recreation Major sport, recreation and entertainment facility Motor sport Outdoor sport and recreation
Industrial Activities	High impact industry Low impact industry Medium impact industry Noxious and hazardous industries Research and technology industry Service industry Warehouse Waterfront and marine industry
Tourism	Short term accommodation Tourist park Hostel

4.2.9 Occupancy rates

(1) Table 4.2.9.1 outlines the average residential occupancy rates for different types of dwellings.

Table 4.2.9.1 Average Residential Occupancy Rates

PIP projection category	Occupancy Rate (persons/dwelling)
Single Dwelling	4.4
Multiple Dwelling	2.0
Other	1 per room

4.2.10 Population Projections

Accuracy of data is difficult for population centres such as Northern Peninsula Area, largely due to physical boundaries within which the population data is collected and the reality of infrastructure provision in the community.

Data provided by the Office of Economic and Statistical Research estimates the population of Northern Peninsula Area has been used, which estimates the current (i.e. 2011) population to be 2, 288 persons with an average growth rate of 1.4% resulting in a total population of 2,861 in 2031.

These projections are detailed in Table 4.2.10.1

Population and housing projections

Table 4.2.10.1 Population and housing projections

Area	Dwelling type	Existing and projected population (persons)				Average occupancy rate (persons/dwelling)				Existing and projected dwellings			
		2011	2016	2021	2031	2011	2016	2021	2031	2011	2016	2021	2031
Inside PIA	Single dwelling	2059	2191	2325	2575	5.4	4.5	4.0	3.7	380	487	581	696
	Multiple dwelling	229	244	258	286	2.3	2.1	1.9	1.7	101	116	136	168
	Other*	-	-	-	-	-	-	-	-	-	-	-	-
	Total	2288	2435	2583	2861	4.76	4.1	3.6	3.45	481	603	717	864
Outside PIA	Single dwelling												
	Multiple dwelling												
	Other*												
	Total												
Total planning scheme area	Single dwelling	2059	2191	2325	2575	5.4	4.5	4.0	3.7	380	487	581	696
	Multiple dwelling	229	244	258	286	2.3	2.1	1.9	1.7	101	116	136	168
	Other*	-	-	-	-	-	-	-	-	-	-	-	-
	Total	2288	2435	2583	2861	4.76	4.1	3.6	3.45	481	603	717	864

* For Northern Peninsula Regional Council this category refers to caravan, cabin, tent, sleepers out etc.

* Note - Given the lack of reliable census and employment data for the <name of council>Shire and the high proportion of transient and Community Development Employment Project (CDEP) employment, non-residential floor space projections have not been undertaken.]

4.3 Demand generation

4.3.1 Assumed infrastructure demand rates

- (1) The assumed scale of development identified in Table 4.3.1.1 has been converted to express the demand rates for each trunk infrastructure network in Table 4.3.2.1.

Table 4.3.1.1 Assumed scale of development – infrastructure demand rates for trunk infrastructure networks

Planning Scheme Identification		Assumed Infrastructure Demand Rate					
Zone	Precinct	Water supply (EP/net dev ha) ²	Sewerage (EP/net dev ha)	Stormwater Quantity (Imp area/net dev ha) ³	Stormwater Quality (Imp area/net dev ha)	Transport (trips/net dev ha) ⁴	Public parks and land for community facilities (EP/net dev ha)
Township	Residential	19	19	30%	30%	80	1
	Business	10	10	50%	50%	80	1
	Special Purpose ⁵	Depending on activity and as agreed with Council					
	Tourism Precinct	Depending on activity and as agreed with Council					
Industry	Low Impact	10	10	50%	50%	80	1
	Medium Impact	10	10	50%	50%	80	1
	High Impact	10	10	50%	50%	80	1
Environmental Management and Conservation		N/A					
Recreation and Open Space		N/A					

² Calculation assumes average density of 12.5 dwellings/hectare and EP of 1.5/dwelling (average daily consumption is 245L/p/d) and averaged for business use

³ Based on assumed calculation of approximately % of each 1000sq.m being considered an impervious area

⁴ Based on 4 persons per 1000sq.m, two trips per day given lack of car ownership in Northern Peninsula Area

⁵ Given the variety of community purposes, each will be determined specific to the relevant development

4.3.2 Development and assumed demand generation

(1) Table 4.3.2.1 identifies the assumed demand generation rates for reconfiguring a lot, a material change of use of premises, or carrying out building work

Table 4.3.2.1 Assumed demand generation rates

Planning scheme area identification and land use				Assumed demand generation rates				
				Water supply units of demand	Sewerage units of demand	Transport units of demand	Stormwater units of demand	Public parks and community land units of demand
Precinct	Zone	Planning scheme use type	Use intensity	EP	EP	Trips	Impervious area/ha	EP
Residential	Township	Single Dwelling	1 dwelling house and lot	1 ⁶	1 ⁷	1 ⁸	1	1
		Multiple Dwelling	1 bedroom	0.25	0.25	0.5	0.25	0.5
			2 bedroom	0.5	0.5	0.5	0.5	0.5
			3+ bedroom	0.75	0.75	0.8	0.75	0.5
		Retirement Facility	Per bedroom	0.2/bed	0.2/bed	0.25	0.2	0.25
		Aged Care						
		Community Residence						
Business	Township	Shop/Office	100m ² /GFA	As agreed to by Council				
	Light Industry	Any	100m ² /GFA					
	Medium Industry	Any	100m ² /GFA					
Reconfiguration of a Lot	All	Lot	500m ² -800m ²	1	1	1	1	1

⁶ 1 demand unit (expressed as EP) for Water is equivalent to the demand of a single average lot (900m²) with a standard dwelling (3 bedrooms) where this equates to 5 EP's,

⁷ 1 demand unit (expressed as EP) of wastewater is equivalent to the demand of a single average lot (900m²) with a standard dwelling (3 bedrooms) and is estimated to be 2.6 EP's

⁸ 1 demand unit (expressed as trips) for transport is based on 6 trips per day

4.4 Priority infrastructure area

4.4.1 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 Priority Infrastructure Area includes the entire Township Zone. The township zone is intended to accommodate all of the employment, community service, retail, recreation and the majority of residential needs of the community, while ensuring development does not detract from the natural environment and character of Northern Peninsula Area Regional Council.

This is consistent with various strategic objectives of the scheme requiring co-ordination and integration of development and infrastructure, and ensuring that infrastructure is used efficiently.

The PIA is provided for reference in Schedule 3 of the planning scheme.

4.4.2 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.

4.5 Desired standards of service

- (1) The desired standard of service details the standards that comprise an infrastructure network most suitable for the local context.
- (2) The desired standard of service is supported by the more detailed network design standards included in the FNQROC Development Manual;
- (3) The National Indigenous Infrastructure Guide (NIIG) provides an integrated framework for understanding major infrastructure provision issues for remote Aboriginal and Torres Strait Islander communities and is to be used as a guide to determine locally appropriate variations to the design standards included in the FNQROC Development Manual. The NIIG is available online at <http://www.icat.org>. or hard copies are available from the Australian Government Department of Families, Housing, Community Service and Indigenous Affairs (FaHCSIA).

The NIIG focuses on how to install and maintain infrastructure that is appropriate and sustainable for remote Indigenous communities across Australia. Integral to the NIIG is an emphasis on community involvement, especially in the maintenance and management of infrastructure.

The NIIG seeks to provide the user with an awareness of the issues that need to be considered when working with various aspects of infrastructure. As such, it provides an important tool for discrete Indigenous communities such as Northern Peninsula Area Regional Council to build local capacity and understanding of community infrastructure.

The NIIG should be used to inform community involvement, project management and asset management and maintenance decisions in the following areas of infrastructure:

- water supply
- sewerage
- stormwater
- transport
- public parks and community facilities

The PIP links to National Indigenous Infrastructure Guide through integration of land use and infrastructure planning. This undertaken through designation of existing and planned trunk infrastructure networks, the creation of a priority infrastructure area, and the setting of desired standards of service (including reference to detailed operational works and design specifications) for key trunk infrastructure networks. In addition, the PIP can be used to establish equitable, transparent and accountable methods for infrastructure funding.

4.5.1 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"> Customer service standards as detailed in the NPA SAMP.
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> Water Service Associate of Australia Codes IPWEA standards Customer service standards as detailed in the NPA SAMP.
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.	The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council.
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	NPA System Leakage Management Plan (Chapter 3, Part 3, Division 1A <i>Water Act 2000</i>)
Infrastructure design /planning standards	Design of the water supply network will comply with established codes and standards	<ul style="list-style-type: none"> Water Supply Code of Australia – Water Services Association of Australia – WSA 03-2002 The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council <i>Planning Guidelines for Water Supply and Sewerage</i> – Department Energy and Water Supply (DEWS)

4.5.2 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.	Compliance with target levels of service outlines in the Asset Management Plan (Wastewater) for reliability
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"> Wet Tropics Region values contained in <i>Queensland Water Quality Guidelines 2006</i>—Department of Environment and Resource Management Agency (until such time as Gulf Rivers guidelines are produced). Compliance with the <i>Environmental Protection Policy (Water) 2009</i>
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection policies; License conditions for effluent discharge from treatment works
Effluent re-use	Reuse effluent wherever possible	<ul style="list-style-type: none"> Guidelines for Sewerage Systems: Reclaimed Water – February 2000 Queensland Water Recycling Guidelines – December 2005
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> <i>Planning Guidelines for Water Supply and Sewerage</i> – NRW Sewerage Code of Australia – Water Services Association of Australia – WSA 02 – 2002 <i>Sewerage Pumping Station Code of Australia</i> – Water Services Association of Australia – WSA 04 – 2005 Compliance with the relevant design guidelines and Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual.

4.5.3 Stormwater network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> • <i>Queensland Urban Drainage Manual</i>—Department of Environment and Resource Management • Compliance with target levels of service outlined in the Asset Management Plan (Transport and Drainage) for adequacy, specifically: • Sufficient capacity to prevent major flooding to roads and buildings in a 1 in 10 year storm
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> • Wet Tropics Region values contained in <i>Queensland Water Quality Guidelines 2006</i>—Department of Environment and Resource Management Agency (until such time as Gulf Rivers guidelines are produced).
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	<i>S 42 Environmental Protection [Water] Policy 2009</i>
Infrastructure design/planning standards	Design of the stormwater network will comply with established codes and standards.	<p><i>Queensland Urban Drainage Manual</i>—Department of Environment and Resource Management.</p> <p>Natural Channel Design Guidelines – Brisbane City Council (2003)</p>

4.5.4 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 target levels of service outlined in the Asset Management Plan (Transport and Drainage) • Road Planning and Design Manual developed by the Department of Transport and Main Roads; • Australian Standards; • AUSTROAD guidelines; • Queensland Streets
Public transport design/planning standards	New urban development is designed to achieve safe and convenient walking distance to existing or potential bus stops, or existing or proposed demand-responsive public transport routes	<ul style="list-style-type: none"> • Compliance with target levels of service outlined in the Asset Management Plan (Transport and Drainage); • Design accords with the performance criteria set by Department of Transport and Main Roads • AUSTROADS guidelines for road – based public transport and high occupancy vehicles
Cycleway and pathway design/planning standards	Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives.	<ul style="list-style-type: none"> • Compliance with target levels of service outlined in the Asset Management Plan (Transport and Drainage); • Australian Standards • AUSTROADS Guide to Traffic Engineering Practice – Part 14 (Chapter 10); • Queensland Streets Manual

4.5.5 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 for the full range of recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> • Compliance with target levels of service for recreational parks outlined in the Asset Management Plan (Miscellaneous Assets); • Parks and community land is provided at a local, district and LGA-wide level; • Parks and community land addresses the needs of both recreation and sport;
Land quality/suitability Area/maximum grade	Public parks will be provided to a standard that supports a diverse range of recreational, sporting and health outcomes. This includes ensuring land is of an appropriate size, configuration and slope.	<ul style="list-style-type: none"> • Informal Parks – maximum slope of 1:4 • Sporting Parks – maximum slope of 1:200 • Land for parks must be generally flat and useable – maximum of 30% of park constrained. • No minimum area required.
Facilities/embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<p>Informal Recreation Parks</p> <ul style="list-style-type: none"> • Parking • Lighting • Toilets • Paths • Seating • Shade structures • Covered tables • BBQ • Taps • Bins • Landscaping • Signage; • Activity Areas;

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
		<p>Sporting Parks</p> <ul style="list-style-type: none"> • Parking • Fencing • Lighting • Toilets • Seating • Shade structures • Taps • Bins • Landscaping • Signage; <p>Community land</p> <ul style="list-style-type: none"> • Tap • Bin • Landscaping • Signage • Paths • Seating
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"> • Compliance with target levels of service for recreational parks outlined in the Asset Management Plan (Miscellaneous Assets) • Australian Standard

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<p>Informal parks:</p> <ul style="list-style-type: none"> located within 250m of major road bikeway or public transport at least 50% of park perimeter to have direct access to public road or space; <p>Sport Parks:</p> <ul style="list-style-type: none"> 30% of park perimeter to have direct access to public road; Within 400m of major road or public transport; Community land: Formal public access along the perimeter of community land is preferred;
Minimum flood immunity	Useable open space to be provided commensurate with expected end use	<p>Informal parks:</p> <ul style="list-style-type: none"> Buildings, facilities and embellishments to be protected from Q100 event; <p>Sport Parks:</p> <ul style="list-style-type: none"> Fields to be protected to Q10 Buildings, facilities and embellishments to be protected from Q100 event; <p>Community land</p> <ul style="list-style-type: none"> No requirements

4.6 Plans for trunk infrastructure

4.6.1 Purpose

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

4.6.2 Trunk infrastructure networks, systems and items

Table 4.6.2.1 Defines the trunk infrastructure networks, systems and items identified in the priority infrastructure plan.

Network	System	Items
Water	Bulk supply	<ul style="list-style-type: none">• Water sources (Bloomfield River Intake)• Raw water mains• Water treatment plants (including recycled water treatment plants)• Associated monitoring systems
	Distribution	<ul style="list-style-type: none">• Reservoirs• Pump stations• Distribution mains generally ≥ 150 mm diameter• Associated monitoring systems
Sewerage	Reticulation	<ul style="list-style-type: none">• Gravity sewers• Odour and corrosion control systems• Associated monitoring systems
	Sewerage treatment	<ul style="list-style-type: none">• Sewerage treatment plants• Storage facilities• Release systems• Associated monitoring systems
Transport	Local government and state controlled roads	<ul style="list-style-type: none">• Arterial, sub-arterial and major collector roads including associated intersections, local road drainage, kerb and channel, swales, culverts, bridges, and pathways within the road reserve
	Off-road pathways	<ul style="list-style-type: none">• Cycleways and pedestrian pathways not within the road reserve, including associated culverts and bridges

Network	System	Items
Stormwater management	Quantity	<ul style="list-style-type: none"> Natural waterways Overland flow paths/channels (natural and constructed) Piped drainage (including pipes, culverts, manholes, inlets and outlets) Detention and retention facilities
	Quality	<ul style="list-style-type: none"> Stormwater Quality Infrastructure Devices (SQIDs) Gross Pollutant Traps (GPTs) Wetlands Riparian corridors Bio-retention facilities Bank stabilisation, erosion protection and revegetation
Public parks and land for community facilities	Public parks	<ul style="list-style-type: none"> Land, works and embellishments for local, district and local government-wide 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

4.6.3 Maps

Plans identifying the existing and future trunk infrastructure for each infrastructure network are shown on the following maps located at Schedule 3 of the planning scheme:

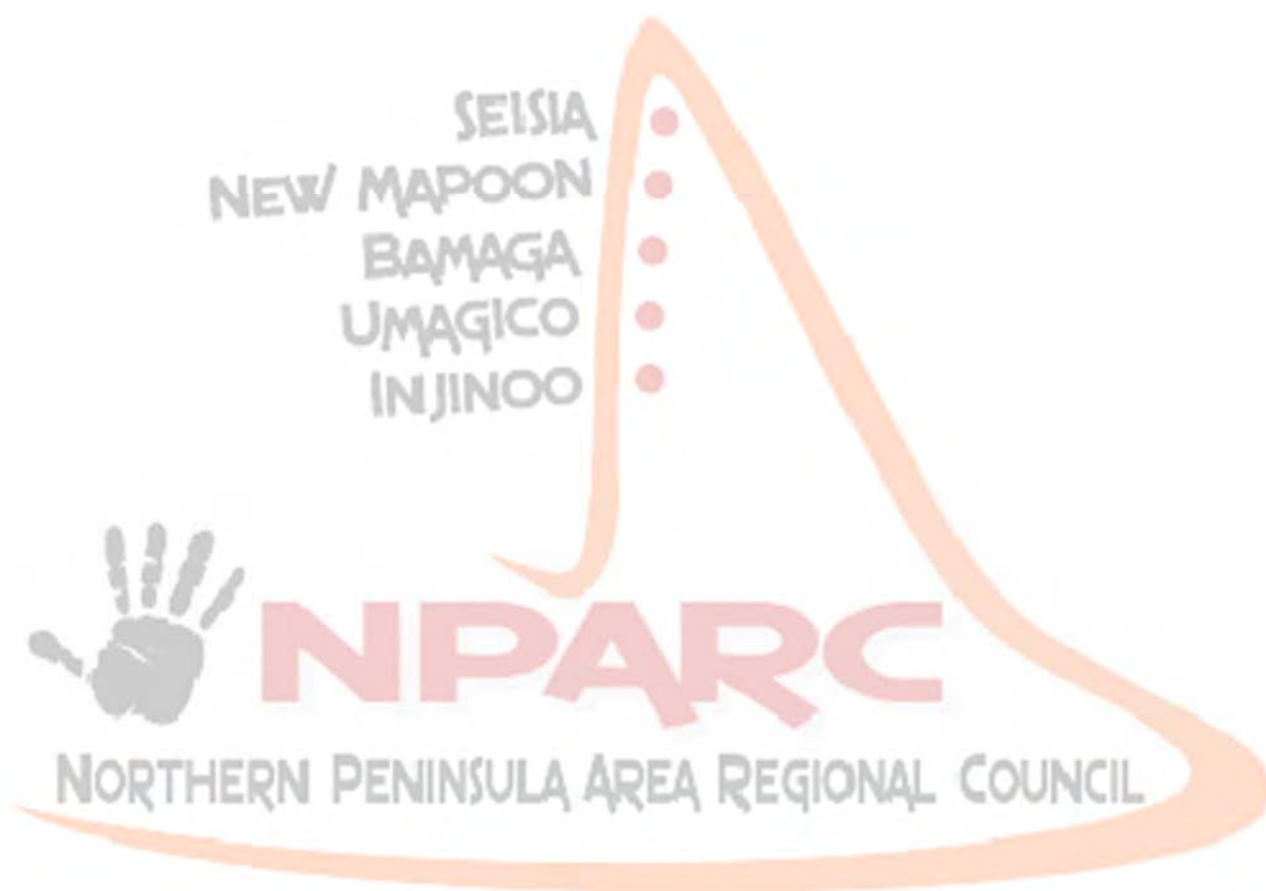
PIA 1-5	Priority Infrastructure Area
PIP-Water1-5	Plans for water supply trunk infrastructure
PIP-Sew1-5	Plans for sewerage trunk infrastructure
PIP-Storm1-5	Plans for stormwater trunk infrastructure
PIP-Road1-5	Plans for transport trunk infrastructure
PIP-Park1-5	Plans for public parks and community facilities trunk infrastructure.

4.7 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.

- Australian Bureau of Statistics – 2006 Census Quickstats: <name of council> (S) (Local Government Area). 2006 Census Quickstats available at www.censusdata.abs.gov.au
- Far North Queensland Regional Development Manual – Far North Queensland Regional Organisation of Councils. Available at <http://www.fnqroc.qld.gov.au/regional-programs/regional-development-manual.html>

National Indigenous Infrastructure Guide, First Edition (2010) – Commonwealth of Australia.



Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

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

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

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

5.3 Categories of development and assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1
 - (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2
 - (b) if 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 is accepted development under schedule 6 of the Regulation
- Editor's note—Schedule 6 of the Regulation prescribes development that a planning scheme cannot state is assessable development where the matters identified in the schedule are met.
- (4) determine if the development is assessable or prohibited development under Schedule 10 of the Regulation by reference to the tables in section 5.4 (regulated categories of development and categories of assessment prescribed by the Regulation)

- (5) if the development is not listed in the tables in section 5.4 (regulated categories of development and categories assessment prescribed by the Regulation), determine the initial category of assessment by reference to the tables in:
 - section 5.5 Categories of assessment—Material change of use
 - section 5.6 Categories of assessment—Reconfiguring a lot
 - section 5.7 Categories of assessment—Building work
 - section 5.8 Categories of assessment—Operational work
- (6) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'category of development and category of assessment' column of the tables in sections 5.5, 5.6, 5.7 and 5.8
- (7) if a local plan applies, refer to the table(s) in section 5.9 Categories of development and assessment – Local plans, to determine if the local plan changes the level of assessment for the zone
- (8) if a precinct of a Local plan changes the category of development or assessment, this is to be shown in the 'categories of development and assessment' column of the table(s) in section 5.9
- (9) if an overlay applies refer to section 5.10 Categories of development and assessment – Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the categories of development and category of assessment

- (1) A material change of use is assessable development requiring impact assessment:
 - (a) unless the table of assessment states otherwise
 - (b) if a use is not listed or defined
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone, local plan or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones, local plans or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use section 2(2)(d) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or category of assessment under a zone than under a local plan or overlay, the highest category of development or category of assessment applies as follows:
 - (a) accepted development subject to requirements prevails over accepted development
 - (b) code assessment prevails over accepted development where subject to requirements and accepted development
 - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
- (8) Despite sub-subsections 5.3.2 (4) and (7) above, a category of assessment in a local plan overrides a category of assessment in a zone and a category of assessment in an overlay overrides a category of assessment in a zone or local plan.
- (9) Provisions of Part 10 may override any of the above.
- (10) The category of development prescribed under schedule 6 of the Regulation, overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

Editor's note—Schedule 7 of the Regulation also identifies development that the state categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme.

- (11) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application can not be made.

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

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

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the assessment benchmarks column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each level of assessment.
- (4) Code assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), must:
 - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2) (that is, the performance outcome(s) corresponding to the relevant acceptable outcome(s)
 - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1) other than those mentioned in sub-section 5.3.3(2);
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

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

- (5) Impact assessable development:
 - (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column
 - (b) is to be assessed against any assessment benchmarks for the development identified section 30 of the Regulation.

Note—The whole of the planning scheme is the assessment benchmark for impact assessable development in this planning scheme.

Note – The first row of each table of assessment is to be checked to confirm if there are assessment benchmarks that commonly apply to general scenarios in the zone or overlay.

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

5.4 Regulated categories of development and categories of assessment prescribed by the Regulation

Editor's note—The following schedules of the Regulation are relevant to the Northern Peninsula Area Regional Council planning scheme

- Schedule 6, Part 2, 6 of the Regulation, Material change of use for community residence
- Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production
- Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment.

5.5 Categories of development and assessment—Material change of use

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

Table 5.5.1 Emerging Community Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry	Code assessment	
	If for a term no longer than 5 years	Emerging Community Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Caretaker's accommodation	Code assessment	
	All circumstances	Emerging Community Zone Code
Cropping	Code assessment	
	If for a term no longer than 5 years	Emerging Community Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Dual occupancy	Code assessment	
	All circumstances	Emerging Community Zone Code
Dwelling house	Code assessment	
	All circumstances	Emerging Community Zone Code
Home based business	Code assessment	
	All circumstances	Emerging Community Zone Code
Non-resident workforce accommodation	Code assessment	
	If for a term no longer than 2 years	Emerging Community Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Utility Installation	Code assessment	
	All circumstances	Emerging Community Zone Code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Editor's note—The above categories levels of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.2 Environmental Management and Conservation Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	Code assessment	
	All circumstances	Environmental Management and Conservation Zone Code
Dwelling house	Code assessment	
	All circumstances	Environmental Management and Conservation Zone Code
Environment facility	Code assessment	
	All circumstances	Environmental Management and Conservation Zone Code
Home based business	Code assessment	
	All circumstances	Environmental Management and Conservation Zone Code
Landing	Code assessment	
	All circumstances	Environmental Management and Conservation Zone Code
Market	Code assessment	
	All circumstances	Environmental Management and Conservation Zone Code
Outdoor sport and recreation	Code assessment	
	All circumstances	Environmental Management and Conservation Zone Code
Outstation	Code assessment	
	If not used for long term camping and does not involve permanent built infrastructure	Environmental Management and Conservation Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Park	Code assessment	
	All circumstances	Environmental Management and Conservation Zone Code
Roadside stall	Code assessment	
	All circumstances	Environmental Management and Conservation Zone Code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Editor's note—The above categories levels of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.3 Industry Zone

Use	Level Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store	Code assessment	
	If; (a) Utilising existing building; and (b) Located within Low Impact Industry Precinct	Industry Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Bulk landscape supplies	Code assessment	
	All circumstances	Industry Zone Code
Caretaker's accommodation	Code assessment	
	If; (a) Located in Low-impact Industry Precinct; and (b) Ancillary to an industrial use	Industry Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Dwelling unit	Code assessment	
	If; (a) Located in Low-impact Industry Precinct; and (b) Ancillary to an industrial use	Industry Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Emergency services	Code assessment	
	If: (a) Utilising existing building; and (b) Located within Low Impact Industry Precinct	Industry Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Hardware and trade supplies	Code assessment	
	If: (a) Utilising existing building; and (b) Located within Low Impact Industry Precinct	Industry Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Low impact industry	Code assessment	
	All circumstances	Industry Zone Code

Use	Level Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major electricity infrastructure	Code assessment	
	If the use complies with all Acceptable Outcomes of the Industry Zone Code	Industry Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Marine industry	Code assessment	
	All circumstances	Industry Zone Code
Medium impact industry	Code assessment	
	All circumstances	Industry Zone Code
Office	Code assessment	
	If ancillary to an industrial use	Industry Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Research and technology industry	Code assessment	
	All circumstances	Industry Zone Code
Renewable energy facility	Code assessment	
	All circumstances	Industry Zone Code
Service industry	Code assessment	
	All circumstances	Industry Zone Code
Service station	Code assessment	
	All circumstances	Industry Zone Code
Shop	Code assessment	
	If ancillary to an industrial use	Industry Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Substation	Code assessment	
	All circumstances	Industry Zone Code
Telecommunications Facility	Code assessment	
	All circumstances	Industry Zone Code
Transport depot	Code assessment	
	All circumstances	Industry Zone Code
Utility Installation	Code assessment	
	All circumstances	Industry Zone Code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Editor's note—The above categories levels of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.4 Rural Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry	Accepted subject to requirements	
	If the use complies with all Acceptable Outcomes of the Rural Zone Code	Rural Zone Code – all Acceptable Outcomes

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	All other circumstances	Rural Zone Code
Caretaker's accommodation	Code assessable	
	All circumstances	Rural Zone Code
Cropping	Accepted subject to requirements	
	If the use complies with all Acceptable Outcomes of the Rural Zone Code	Rural Zone Code – all Acceptable Outcomes
	Code assessment	
	All other circumstances	Rural Zone Code
Dwelling house	Code assessment	
	All circumstances	Rural Zone Code
Home based business	Code assessment	
	All circumstances	Rural Zone Code
Landing	Code assessment	
	All circumstances	Rural Zone Code
Market	Code assessment	
	All circumstances	Rural Zone Code
Outstation	Code assessment	
	If not used for long term camping and does not involve permanent built infrastructure	Rural Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Park	Code assessment	
	All circumstances	Rural Zone Code
Rural industry	Code assessment	
	All circumstances	Rural Zone Code
Roadside Stall	Code assessment	
	All circumstances	Rural Zone Code
Rural workers accommodation	Code assessment	
	All circumstances	Rural Zone Code
Substation	Code assessment	
	All circumstances	Rural Zone Code
Telecommunications Facility	Code assessment	
	All circumstances	Rural Zone Code
Utility Installation	Code assessment	
	All circumstances	Rural Zone Code
Wholesale nursery	Code assessment	
	All circumstances	Rural Zone Code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Editor's note—The above categories levels of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.5 Township zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store	Code assessment	
	If located in: (a) Business Precinct; and (b) Utilise existing building or established hardstand areas,	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Caretakers accommodation	Code assessment	
	If located in the Residential Precinct.	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Car wash	Code assessment	
	If located in: (a) Business Precinct; and (b) Utilise existing building or established hardstand areas.	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Child care centre	Code assessment	
	If located in (a) Special Purpose Precinct; and (b) Within an existing building.	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Club	Code assessment	
	If located in: (a) Special Purpose Precinct; or (b) Open Space/Recreation Precinct; and (c) Within an existing building.	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Community care centre	Code assessment	
	If located in: (a) Business Precinct; or (b) Special Purpose Precinct; and (c) Utilise existing building or established hardstand areas.	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Community residence	Code assessment	
	If not prescribed level of assessment (refer to Table 5.4.1)	Township Zone Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community use	Code assessment	
	If located in: (a) Special Purpose Precinct; and (b) Within an existing building.	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Dual occupancy	Code assessment	
	If located in Residential Precinct	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Dwelling house	Self-assessment	Accepted subject to requirements
	If located in Residential Precinct	Township Zone Code – all Acceptable Outcomes
	Code assessment	
	If located in the Township Zone and no Precinct	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Dwelling unit	Code assessment	
	If located in Residential Precinct	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Educational Establishment	Code assessment	
	If located in Special Purpose Precinct	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Emergency services	Code assessment	
	If located in Special Purpose Precinct	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Environment facility	Code assessment	
	If located in: (a) Business Precinct; or (b) Special Purpose Precinct; and (c) Utilise existing building or established hardstand areas.	Township Zone Code
	Impact assessment	
	All other circumstances	Township Zone Code
Food and drink outlet	Code assessment	
	If located in: (a) Business Precinct (b) Utilise existing building or established hardstand areas.	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Function facility	Code assessment	
	If located in: (a) Business Precinct; and (b) Utilise existing building or established hardstand areas;	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Garden centre	Code assessment	
	If located in: (a) Business Precinct; and (b) Utilise existing building or established hardstand areas;	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Hardware and trade supplies	Code assessment	
	If located in: (a) Business Precinct; and (b) Utilise existing building or established hardstand areas	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Health care services	Code assessment	
	If located in: (a) Business Precinct; or (b) Special Purpose Precinct; and (c) Utilise existing building or established hardstand areas	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Home based business	Code assessment	
	If the use complies with all Acceptable Outcomes	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Hospital	Code assessment	
	If located in Special Purpose Precinct	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Indoor sport and recreation	Code assessment	
	If located in: (a) Special Purpose Precinct; or (b) Open Space/Recreation Precinct; and (c) Within an existing building.	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low impact industry	Code assessment	
	If located in Business Precinct or Township Zone (no Precinct)	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Market	Code assessment	
	All circumstances	Township Zone Code
Office	Code assessment	
	If located in (a) Business Precinct; and (b) Utilise existing building or established hardstand areas	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Outdoor sales	Code assessment	
	If located in (a) Business Precinct; and (b) Utilise existing building or established hardstand areas	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Outdoor sport and recreation	Accepted subject to requirements	
	If located in: (a) Park; and (b) Open Space/Recreation Precinct; and (c) No vegetation clearing is required;	Township Zone Code
	Code assessment	
	All other circumstances	Township Zone Code
Park	Accepted subject to requirements	
	If located in: (a) Open Space/Recreation Precinct; and (b) No vegetation clearing is required	Township Zone Code
	Code assessment	
	All other circumstances	Township Zone Code
Place of Worship	Code assessment	
	All circumstances	Township Zone Code
Sales Office	Code assessment	
	All circumstances	Township Zone Code
Service industry	Code assessment	
	If located in: (a) Business Precinct; and (b) Utilise existing building or established hardstand areas	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Service station	Code assessment	
	If located in Business Precinct or Township Zone (no Precinct)	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Shop	Code assessment	
	If located in a. Business Precinct; and b. Utilise existing building or established hardstand areas	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Showroom	Code assessment	
	If located in: (a) Business Precinct; and (b) Utilise existing building or established hardstand areas	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Substation	Code assessment	
	All circumstances	Township Zone Code
Telecommunications Facility	Code assessment	
	All circumstances	Township Zone Code
Theatre	Code assessment	
	If located in (a) Business Precinct; or (b) Special Purpose Precinct; and (c) Utilise existing building;	Township Zone Code
	Impact assessment	
	All other circumstances	Township Zone Code
Utility Installation	Code assessment	
	All circumstances	Township Zone Code
Warehouse	Code assessment	
	If located in: (a) Business Precinct; and (b) Utilise existing building or established hardstand areas	Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Editor's note—The above categories levels of development and assessment apply unless otherwise prescribed in the Regulation.

5.6 Categories of development and assessment—Reconfiguring a lot

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

Table 5.6.1 Reconfiguring a lot

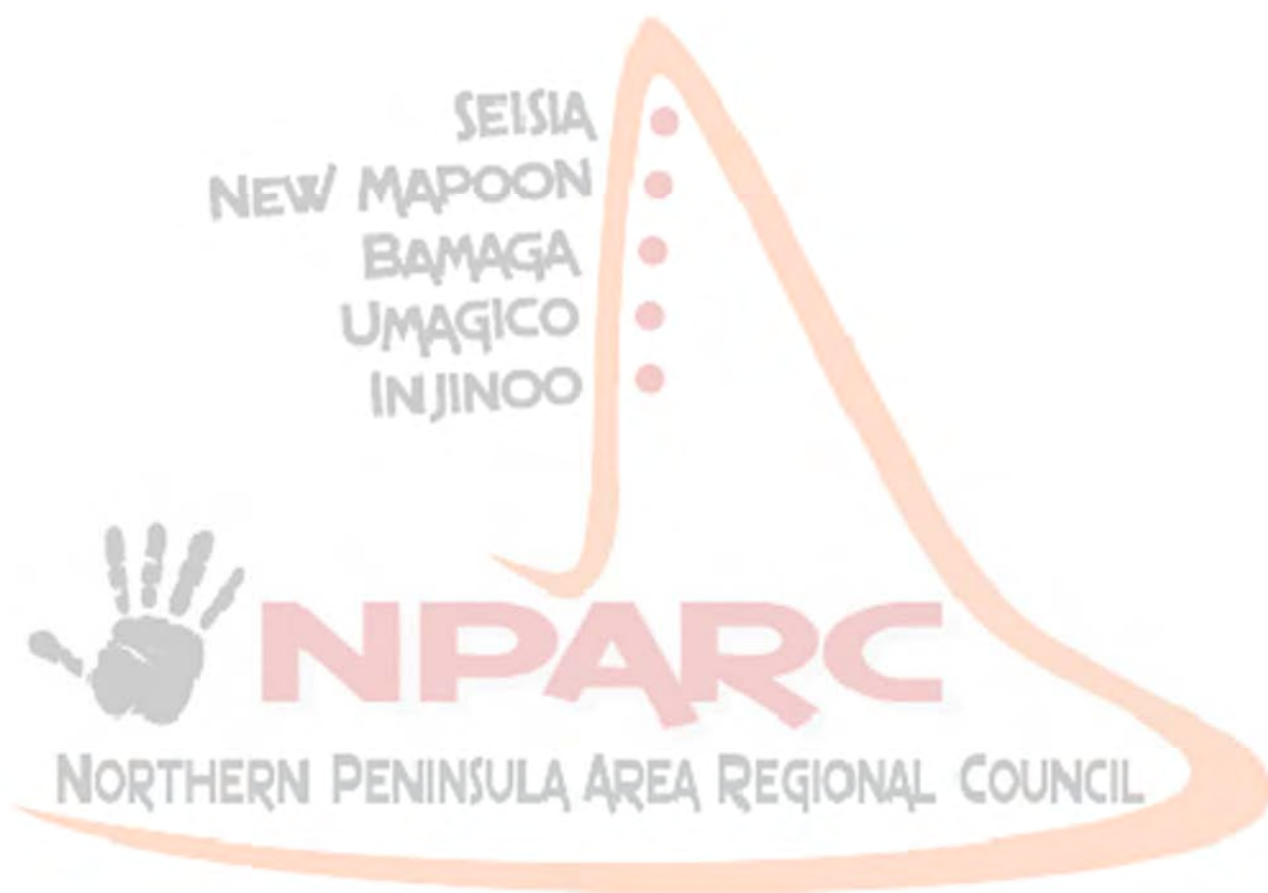
Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Township Zone	Code assessment	
	All circumstances	Reconfiguring a Lot Code; Township Zone code; and Operational Works code.
Environmental Management and Conservation Zone	Impact assessment	
	All circumstances	The planning scheme
Industry Zone	Code assessment	
	All circumstances	Reconfiguring a Lot Code; Industry Zone code; and Operational Works code.
Emerging Communities Zone	Impact assessment	
	All circumstances	The planning scheme
Rural Zone	Code assessment	
	All circumstances.	Reconfiguring a Lot Code; Rural Zone code; and Operational Works code.
Code assessment		
Any other reconfiguring a lot not listed in this table.		

Editor's note—The above categories levels of development and assessment apply unless otherwise prescribed in the Regulation.



5.7 Categories of development and assessment—Building work

There is no building work regulated by the planning scheme.



5.8 Categories of development and assessment—Operational work

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

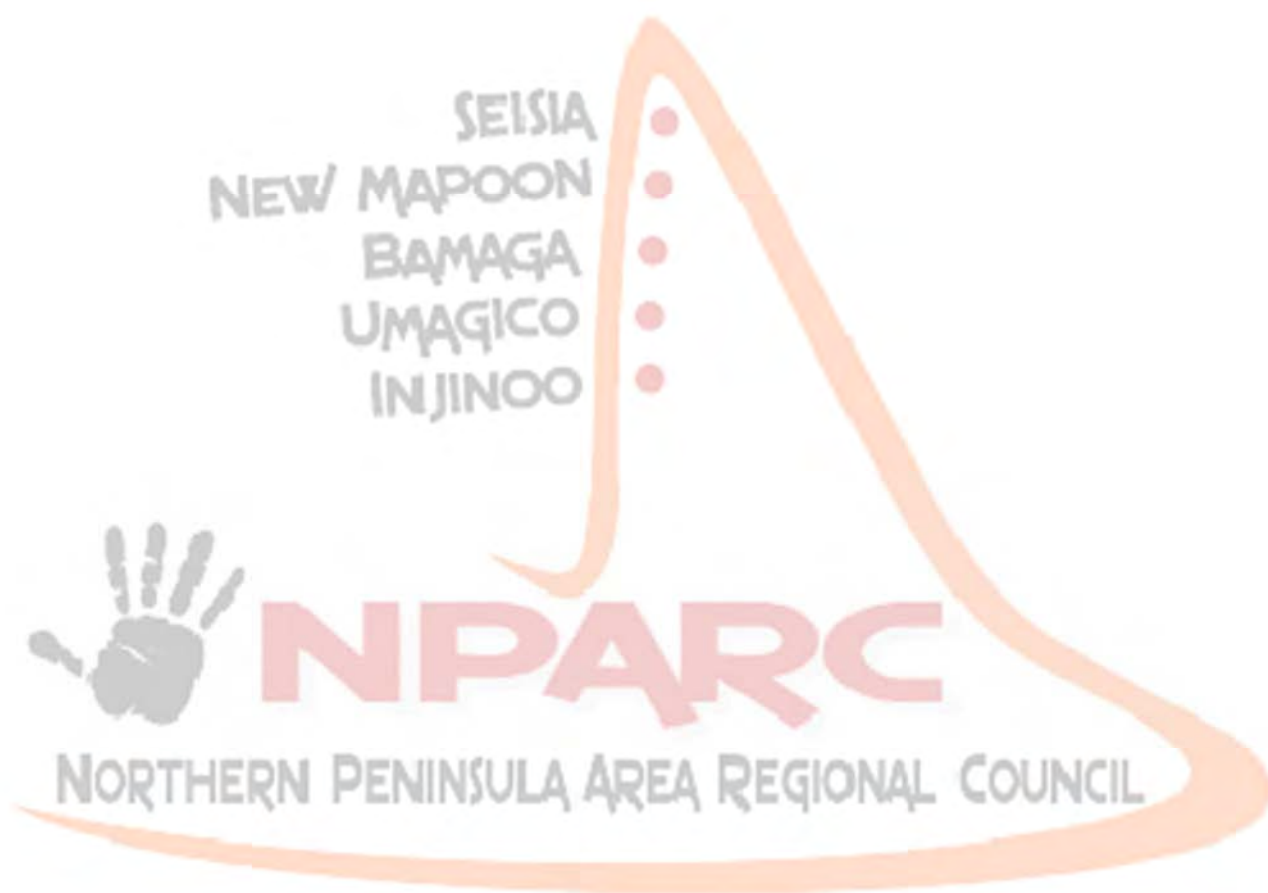
Table 5.8.1 Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All Zones excluding Environmental Management and Conservation Zone	Accepted subject to requirements	
	If: (a) Not associated with Material Change of Use or Reconfiguring a Lot; (b) Excavation or fill is not undertaken on land with a slope greater than 1:4; (c) Where total fill or excavation does not exceed 100m ³ ; and (d) Does not include clearing of any vegetation	Operational Works Code
	Code assessment	
	All circumstances other than where Accepted Development and Accepted subject to requirements	Operational Works Code; and Applicable Zone Code
Environmental Management and Conservation Zone	Code assessment	
	All circumstances	Operational Works Code; and Environmental Management and Conservation Zone
Accepted		
Any other operational work not listed in this table.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.9 Categories of development and assessment – Local plans

There are no local plans in the planning scheme.



5.10 Categories of development and assessment—Overlays

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

Table 5.10.1 Assessment benchmarks for overlays

Development	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Biodiversity Overlay		
Any Material Change of Use or Reconfiguring a Lot	Code assessment	Biodiversity Overlay Code.
Any Operational Works made assessable by the Planning Scheme	Code assessment	Biodiversity Overlay Code
Natural Hazards Overlay – Flood, Bushfire, Landslide and Coastal		
Any Material Change of Use or Reconfiguring a Lot	Code assessment	Natural Hazards Overlay Code
Any Operational Works made assessable by the Planning Scheme	Code assessment	Natural Hazards Overlay Code
NPA Airport Overlay		
Any Material Change of Use	Code assessment	NPA Airport Overlay Code



Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code;
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
 - (a) Emerging Community Zone
 - (b) Environmental Management and Conservation Zone;
 - (c) Industry Zone including provisions related to the Low Impact, Medium Impact and High Impact Precincts;
 - (d) Rural Zone;
 - (e) Township Zone including provisions related to the Residential, Business, Open Space and Recreation, Special Purpose and Tourism Precincts.



6.1.1 Emerging Community Zone Code

6.1.1.1 Application

This code applies to assessing Material Change of Use, Reconfiguring a Lot and Operational Works Development where the Emerging Community Zone Code is shown as being applicable in Part 5 - Table of assessment.

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

Editor's Note: All development is mindful of obligations under the provisions of the Aboriginal Cultural Heritage Act 2003 and the Torres Strait Islander Cultural Heritage Act 2003.

6.1.1.2 Purpose

- (1) The purpose of the emerging community zone is to:
 - (a) identify land that is intended for an urban purpose in the future; and
 - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
 - (c) provide for the timely conversion of non-urban land to land for urban purposes.
- (2) The local government purpose of the code is to ensure that future residential expansion areas identified for Bamaga, Seisia, New Mapoon, Umagico and Injinoo are preserved and developed in an orderly manner, subject to environmental, social, cultural or economic constraints.
- (3) The purpose of the Emerging community zone will be achieved through the following overall outcomes:
 - (a) development of land is based upon the provision of infrastructure, consideration of environmental constraints and desired settlement pattern for the area.
 - (b) interim development does not compromise the future development potential of the area for urban purposes and uses that are incompatible with residential uses are not encouraged.
 - (c) future development is based on detailed studies that take into account historical, architectural, topographic, landscape, scenic, social, recreational and cultural features and associations, as well as natural habitat areas, wildlife corridors, wetland and waterways corridors are protected and enhanced.
 - (d) development for future urban purposes to avoid or minimise disturbance to/from creation or expansion of non-tidal artificial waterways such as urban lakes and nutrients that cause algal blooms.

6.1.1.3 Specific benchmarks for assessment

Table 6.1.1.3.a Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 Interim developments established within this zone are temporary only, and limited to low-scale residential activities which do not limit the ability for the land to be released for urban development in the future.	AO1.1 Non-residential buildings and structures are demountable or removable

Performance outcomes	Acceptable outcomes
Infrastructure Standards	
PO2 All uses are serviced with appropriate levels and standards of infrastructure that is cost effective and minimises the impacts on the environment.	AO2.1 Uses and other development are provided with - <ul style="list-style-type: none"> (a) reticulated water; or (b) a minimum of 20,000 L water tank per dwelling; (c) reticulated sewerage; or (d) where the site is not able to be connected to a reticulated sewerage system, wastewater - <ul style="list-style-type: none"> (i) is treated and disposed of on-site subject to site, soil and locational constraints; (ii) reduces the potential for - <ul style="list-style-type: none"> a. contaminating groundwater, surface water or wetland environments; b. risks to reticulated water supply or public health; (e) stormwater management systems that - <ul style="list-style-type: none"> (i) utilise existing overland systems; (ii) incorporate measures to reduce stormwater run-off quantity and improve stormwater quality; (f) constructed road access that minimise removal of native plants and the concentration of stormwater run-off; (g) electricity supply; (h) telecommunications; (i) waste and recycling collection facilities.



6.1.2 Environmental Management and Conservation Zone Code



Figure 33 – View from Umagico towards Seisia

6.1.2.1 Application

This code applies to assessing Material Change of Use, Reconfiguring a Lot and Operational Works Development where the Environmental Management and Conservation Zone Code is shown as being applicable in the table of assessment.

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

Editor's Note: All development is mindful of obligations under the provisions of the Aboriginal Cultural Heritage Act 2003 and the Torres Strait Islander Cultural Heritage Act 2003.

6.1.2.2 Purpose

- (1) The purpose of the environmental management and conservation zone is to provide for the protection and maintenance of areas that support 1 or more of the following:
 - (a) biological diversity
 - (b) ecological integrity
 - (c) naturally occurring landforms
 coastal processes.
- (2) The local government purpose of the code is to ensure that all areas contained within the environmental management and conservation zone are primarily protected from development, to ensure that ecological values of these areas are maintained in perpetuity. Where development occurs, such development recognises the importance and value of the ecosystems and firstly avoids any impacts, or where impacts cannot be avoided, impacts are appropriately mitigated.
- (3) The purpose of the Environmental Management and Conservation Zone will be achieved through the following overall outcomes:
 - (a) areas identified as having significant values for biological diversity, water catchment, ecological functioning, beach protection or coastal management and historical or cultural values are protected from development;
 - (b) All natural assets are protected and enhanced through sustainable management which incorporates both traditional and best practice nature conservation techniques where appropriate.
 - (c) low-intensity development, of semi-permanent nature, based on appreciation of the significant values of the area, may be facilitated where a demonstrated community need exists;
 - (d) adverse environmental impacts on a site or adjoining sites are avoided or minimised through the location, design and management of development and activities;
 - (e) development respects and is responsive to the environmental values of the area;
 - (f) development that is not coastal dependant development maintains and/or enhances important natural landscapes, views and vistas along the coast;
 - (g) buffers are established between any development and natural features, such as gullies, waterways, wetlands, vegetation to ensure adverse impacts on ecological functions of these features is minimised;
 - (h) Development recognises and considers the interrelationship of the riverine and wetland systems and associated water quality impacts where located adjacent to waterways and within catchment areas.

Editors Note – traditional practices undertaken in accordance with traditional custom and carried out by traditional owners, such as hunting and fire management are not regulated by the planning scheme.

6.1.2.3 Specific benchmarks for assessment

Table 6.1.2.3.a Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Cultural Heritage	
PO1 Development is located, designed and operated to ensure that any impact on land with known cultural heritage values is appropriately managed. <i>Note – non-indigenous heritage places are registered on Local Heritage Register. For indigenous cultural heritage places, please consult Traditional Owners</i>	AO1.1 Development is not undertaken in an area where there is known cultural heritage values, including both physical artefacts and historical significance.
Built Form, Character and amenity	
PO2 Buildings and structures are modest, containing a number of small individual buildings which are low scale in nature such that the overall development cannot be seen from public viewing areas within the township, scenic drives or from the coast;	AO2.1 Buildings and Structures are not to exceed 7.5m in height and are single storey
	AO2.2 Building materials are lightweight including use of timber and tin materials which blend into the surrounds and minimise reflection and glare;
	AO2.3 Individual buildings do not exceed 100m ² GFA;
	AO2.4 Development envelopes for each development are established that do not exceed 2000m ² in site area;
PO3 Development is located, designed and operated to retain vegetation communities, habitats and fauna corridors, coastal processes and riparian corridors	AO3.1 Buildings and structures do not use slab on ground techniques, to ensure that habitat movement beneath structures can be facilitated;
	AO3.2 No fences or structures which compromise fauna movements are established.
	AO3.3 Buildings and structures are set back a minimum of 25m from the edge of any waterway
PO4 Flora and fauna which represent unique or distinctive communities are protected.	No acceptable outcome is prescribed.
PO5 Development is designed, located and operated to <ul style="list-style-type: none"> (a) Minimise the need for excavation and fill; (b) Controls stormwater runoff and enhances water quality; (c) Minimises light disturbance and noise nuisance to ensure it is compatible with the natural setting. 	No acceptable outcome is prescribed.
PO6 Landscaping of the site is with native species only in accordance with an approved landscape plan.	No acceptable outcome is prescribed.

Performance outcomes	Acceptable outcomes
Scenic amenity	
P07 Development is to maximise opportunities to maintain and/ or enhance important natural landscapes, views and vistas through the maintenance and restoration of vegetated buffer zones between development and coastal waters, unless the development is within a port or airport or is marine development.	AO7.1 Development maintains or enhances natural landscape features, view and vistas. AND AO7.2 Trees and vegetation are used to screen buildings and infrastructure. AND AO7.3 Development is constructed of materials and with finishes that complement the scenic landscape.
Infrastructure Standards	
P08 All uses are serviced with appropriate levels and standards of infrastructure that is cost effective and minimises the impacts on the environment.	AO8.1 Uses and other development are provided with - (a) reticulated water; or (b) a minimum of 90,000 L water tank per dwelling; (c) reticulated sewerage; or (d) where the site is not able to be connected to a reticulated sewerage system, wastewater - (i) is treated and disposed of on-site subject to site, soil and locational constraints; (ii) reduces the potential for - a. contaminating groundwater, surface water or wetland environments; b. risks to reticulated water supply or public health; (e) stormwater management systems that - (i) utilise existing overland systems; (ii) incorporate measures to reduce stormwater run-off quantity and improve stormwater quality; (f) constructed road access that minimise removal of native plants and the concentration of stormwater run-off; (g) energy; (h) telecommunications; (i) waste and recycling collection facilities.

6.1.3 Industry Zone Code



Figure 32: Existing Council Depot, Bamaga

6.1.3.1 Application

This code applies to assessing Material Change of Use, Reconfiguring a Lot and Operational Works Development where the Industry Zone Code is shown as being applicable in the table of assessment.

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

Editor's Note: All development is mindful of obligations under the provisions of the Aboriginal Cultural Heritage Act 2003 and the Torres Strait Islander Cultural Heritage Act 2003.

6.1.3.2 Purpose

- (1) The purpose of the industry zone is to provide for:
 - (a) a variety of industry activities; and
 - (b) other uses and activities that:
 - i. support industry activities; and
 - ii. do not compromise the future use of the premises for industry activities.
- (2) The local government purpose of the code is to ensure adequate land is made available to establish a range of industrial activities within a consolidated industrial node to support the short, medium and long term economic development of the Northern Peninsula Area.
- (3) Consolidating industrial precincts within Bamaga and Seisia ensures industrial uses are sufficiently separated from sensitive uses to protect the health, wellbeing, amenity and safety of communities and individuals from the impacts of air, noise and odour emissions and the impacts of hazardous materials.
- (4) The Industry Zone contains three precincts:
 - (a) Industry - low impact precinct where low impact industry activities are preferred to be located;
 - (b) Industry - medium impact precinct where medium impact industry activities are preferred to be located; and
 - (c) Industry high impact precinct where high impact industry activities are preferred to be located.
- (5) The purpose of the Industry Zone will be achieved through the following overall outcomes:
 - (a) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
 - (b) Industrial uses (particularly high and medium impact industry) reinforce Seisia and Bamaga's role as the primary centres for industrial activities and are easily accessible to the markets and transportation networks.
 - (c) Higher impact industrial activities are encouraged in the Bamaga and Seisia communities to reduce potential land use conflicts, provide benefit from co-location and provide the opportunity for higher impact industrial activities.
 - (d) Medium and High Impact Industry Zoned land is protected from encroachment by incompatible development to reduce potential for land use conflicts.

- (e) Industrial uses primarily support established industries (such as boat servicing and commercial fishing) or provide local service functions (abattoir, mechanic workshops, concrete batching, small scale manufacturing).
- (f) Non-industrial uses such as offices, short-term accommodation and retail uses are located only where they directly support and are ancillary to an industrial use on the same premises.
- (g) Permanent residential activities are located in conjunction with low-impact industrial uses only.
- (h) Non-industrial uses do not compromise the efficient use of this limited land resource.
- (i) Development has access to development infrastructure and essential services.
- (j) Development is sited having regard to its servicing capabilities in terms of transport, water, sewerage, electricity, gas, telecommunications infrastructure, and proximity to associated business and sea transport.
- (k) Industrial uses are operated to within acceptable environmental standards that utilise best practice techniques which promote re-use and recycling of waste, reduces potential for contamination through stormwater pollution and minimise impacts upon sensitive land uses and environments.

6.1.3.3 Specific benchmarks for assessment

Table 6.1.3.3.a Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Preferred use of land	
PO1 Industrial land is only used for the following types of uses: <ul style="list-style-type: none"> (a) the repair, servicing, assembling and making of a range of products; (b) storage and transport logistics activities; (c) the supply, repair and service of marine and agricultural equipment; (d) value adding or further processing of primary products; (e) transferring, distributing and storing of plant and equipment; (f) manufacturing, producing and processing and recycling and reuse of a range of products and materials; Other uses, which support the primary function of industrial uses, such as offices and retail do not limit the efficient use of industrial land.	AO1.1 Only industrial uses are established on industrial zoned land. AO1.2 Land is not reconfigured to less than 1000m ² .
Site layout, built form and amenity	
PO2 Development is appropriately sited to ensure that: <ul style="list-style-type: none"> (a) the function of the site is maximised and impacts on adjoining networks are minimised; (b) Adequate manoeuvring areas commensurate with the use, are provided; (c) Access to the site does not compromise the function of the 	AO2.1 Buildings and structures are setback a minimum of: <ul style="list-style-type: none"> (a) 10m from the road boundary, or the same distance as the adjoining building; (b) 5m from side boundaries; <i>Note – where there is no surveyed boundary, the side boundaries is a line measured equally between two buildings. A road boundary (where not surveyed) is approximately 4m from the edge of any road pavement.</i> AO2.2 Landscaped buffers are established within the front and side setbacks up to 1.5m in depth and covers a minimum of 10% of total site area. AO2.3

Performance outcomes	Acceptable outcomes
<p>road network from which the access is gained;</p> <p>(d) An effective mix of landscaping and fencing is established at a suitable scale, having regard to the nature and scale of the use, which screens outdoor working and storage areas.</p>	<p>Access to the site ensures the function of the road network from which the access is gained, is not compromised</p> <p>A02.5</p> <p>Site coverage does not exceed 80% of total site area, including all hardstand parking and manoeuvring areas.</p>
Pollution Prevention	
<p>PO3</p> <p>Development must not result in sensitive land uses being exposed to industrial air, noise and odour emissions.</p>	<p>A03.1</p> <p>The use is designed to ensure that:</p> <p>(a) Noise objectives meet the <i>Environmental Protection (Noise) Policy 2008</i>;</p> <p>(b) Air quality objectives meet the <i>Environmental Protection (Air) Policy 2008</i>;</p>
Cultural Heritage	
<p>PO4</p> <p>Development is located, designed and operated to ensure that any impact on land with known cultural heritage values is appropriately managed.</p> <p>Note – non-indigenous heritage places are registered on Local Heritage Register. For indigenous cultural heritage places, please consult Traditional Owners</p>	<p>A04.1</p> <p>Development is not undertaken in an area where there is known cultural heritage values, including both physical artefacts and historical significance.</p>
Infrastructure and servicing	
<p>PO5</p> <p>All uses are serviced with appropriate levels and standards of infrastructure that is cost effective and minimises the impacts on the environment.</p>	<p>A05.1</p> <p>Development is provided with the following infrastructure:</p> <p>(a) reticulated water and sewerage supply in accordance with FNQROC Development Manual;</p> <p>(b) energy and telecommunications;</p> <p>(c) constructed road;</p> <p>(d) stormwater and drainage systems that minimise potential for contamination;</p> <p>(e) refuse and recycling facilities;</p> <p>(f) constructed vehicular access in accordance with FNQROC Development Manual;</p> <p>(g) maximise the opportunities to provide or upgrade existing footpaths.</p>

6.1.4 Rural Zone Code



Figure 33: Existing Grazing Yards, Seisia

6.1.4.1 Application

This code applies to assessing Material Change of Use, Reconfiguring a Lot and Operational Works Development where the Rural Zone Code is shown as being applicable in the table of assessment.

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

Editor's Note: All development is mindful of obligations under the provisions of the Aboriginal Cultural Heritage Act 2003 and the Torres Strait Islander Cultural Heritage Act 2003.

6.1.4.2 Purpose

The purpose of the rural zone is to:

- (a) provide for rural uses and activities; and
 - (b) provide for other uses and activities that are compatible with-
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
 - (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
- (1) The local government purpose of the code is to provide opportunity for a range of rural activities to establish, which complement and provide for economic activity of the region, such as cropping, cattle grazing, community gardens and other primary production activities.
 - (2) The purpose of the Rural Zone will be achieved through the following overall outcomes:
 - (a) 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 minimised;
 - (b) Uses that are location dependant, such as renewable energy infrastructure and extractive resources, are expected types of development in the rural area where potential conflicts with sensitive receptors, environmental and cultural heritage values and the like are able to be appropriately managed and rural production is not compromised.
 - (c) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area;
 - (d) The establishment of outdoor recreation and tourism facilities in suitable locations is facilitated, where these uses are complementary to the primary function of rural areas and sustainability of rural production is not compromised;
 - (e) Natural features such as waterways, wetlands and vegetation are retained, managed, enhanced and separated from adjacent development where possible;
 - (f) Development that is not coastal dependant development maintains and/or enhances important natural landscapes, views and vistas along the coast;
 - (g) Residential development is limited to permanent residential accommodation associated with rural production on the same land.
 - (h) Agricultural Land Classification Class A & B is protected for sustainable agricultural use.

6.1.4.3 Specific benchmarks for assessment

Table 6.1.4.3.a Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 Rural development is located, designed and operated in a manner that contributes to the amenity and landscape of the area.	AO1.1 The extent of the rural use is defined by fencing and/or landscaping elements; AO1.2 Minimise need for excavation and fill by utilising natural topographical features for drainage where possible and limiting removal of vegetation. AO1.3 Buildings and structures do not exceed 8.5m in height; AO1.4 Buildings are setback a minimum of: (a) 20m from road frontage; (b) 10m from side and rear boundaries. <i>Note – where there is no surveyed boundary, the side boundaries is a line measured equally between two buildings. A road boundary (where not surveyed) is approximately 4m from the edge of any road pavement.</i>
Pollution Prevention	
PO2 Noise, air and traffic impacts are compatible with a productive rural environment.	AO2.1 Uses other than Animal Husbandry and Cropping are designed to ensure that: (a) Noise objectives meet the <i>Environmental Protection (Noise) Policy 2008</i> ; and (b) Air quality objectives meet the <i>Environmental Protection (Air) Policy 2008</i> ;
Cultural Heritage	
PO3 Development is located, designed and operated to ensure that any impact on land with known cultural heritage values is appropriately managed. <i>Note – non-indigenous heritage places are registered on Local Heritage Register. For indigenous cultural heritage places, please consult Traditional Owners</i>	AO3.1 Development is not undertaken in an area where there is known cultural heritage values, including both physical artefacts and historical significance.
Infrastructure and servicing	
PO4 All uses are serviced with appropriate levels and standards of infrastructure that is cost effective and minimises the impacts on the environment.	AO4.1 Development involving the construction of a habitable building is provided with the following infrastructure: (a) On-site sewerage systems to secondary treatment standard; (b) Tank potable water supply with a capacity of 90,000 litres; (c) Electricity supply and telecommunications; (d) Stormwater and drainage systems that maximise use of natural drainage lines;

Scenic amenity	
<p>PO5</p> <p>Development is to maximise opportunities to maintain and/ or enhance important natural landscapes, views and vistas through the maintenance and restoration of vegetated buffer zones between development and coastal waters, unless the development is within a port or airport or is marine development.</p>	<p>AO5.1</p> <p>Development maintains or enhances natural landscape features, view and vistas. AND</p> <p>AO5.2</p> <p>Trees and vegetation are used to screen buildings and infrastructure. AND</p> <p>AO5.3</p> <p>Development is constructed of materials and with finishes that complement the scenic landscape.</p>
Agricultural land	
<p>PO6</p> <p>Development protects Agricultural Land Classification class A and B for sustainable agricultural use by:</p> <ul style="list-style-type: none"> • avoiding fragmentation into lot sizes inconsistent with use of the land for agriculture; • avoiding location of non-agricultural uses; and • maintaining and enhancing the land condition and biophysical resources. 	<p>No acceptable outcome is prescribed.</p>



6.1.5 Township Zone Code

6.1.5.1 Application

This code applies to assessing Material Change of Use, Reconfiguring a Lot and Operational Works Development where the Township Zone Code is shown as being applicable in the table of assessment.

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

Editor's Note: All development is mindful of obligations under the provisions of the Aboriginal Cultural Heritage Act 2003 and the Torres Strait Islander Cultural Heritage Act 2003.

6.1.5.2 Purpose

- (1) The purpose of the township zone is to provide for:
 - (a) small to medium urban areas in a rural or coastal area; and
 - (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential and retail uses and activities and
 - (c) tourist attractions and short-term accommodation, if appropriate for the area.
- (2) The local government purpose of the code is to facilitate consolidation of all business, residential, tourism accommodation, recreational and community facilities and infrastructure within the Township Zone within defined precincts.
- (3) The Township Zone is divided into five precincts:
 - (a) Business Precinct;
 - (b) Open Space/Recreation Precinct;
 - (c) Residential Precinct;
 - (d) Special Purpose Precinct; and
 - (e) Tourism Precinct.
- (4) The purpose of the Township Zone will be achieved through the following overall outcomes:
 - (a) The Business Precinct is the only location where non-residential uses including retail, commercial, administrative functions and support facilities are to be established, to facilitate the establishment of a business centre in each community;
 - (b) The Open Space and Recreation Precinct is the preferred location for the establishment of community facilities (youth centres, swimming pools, playgrounds and community halls);
 - (c) The Residential Precinct is the preferred location for a range of residential dwelling choices including dwelling houses, multiple dwellings, special needs, aged care and short term accommodation for visitors;
 - (d) Within the Residential Precinct multiple dwellings and higher density residential development is located within 400m of the Business Precinct to promote an active and walkable community;
 - (e) The Special Purpose Precinct is the preferred location for special uses and works that are owned or operated by government, statutory authority, government owned corporation, or private organisation including defence, seaports, water, sewerage, electricity, gas, telecommunications, transport, drainage and like infrastructure;
 - (f) The Special Purpose Precinct's viability is not diminished by locating inappropriate development which may compromise the ongoing operation of existing uses or prejudice the establishment of new uses which are the preferred form of development in the Precinct.
 - (g) The Tourism Precinct is the preferred location for the establishment of tourist accommodation including camping and caravan parks and resort style accommodation;
 - (h) Tourism, in particular short term accommodation and complementary nature based tours, are established at coastal locations such as Injinoo, Seisia and Umagico;
 - (i) Development within close proximity to the Seisia Wharf is to complement the efficient freight and passenger operations and the scale of development on the immediate foreshore shall be limited to activities that are essentially required to be located on the foreshore;
 - (j) Development protects Native Title interests and is consistent with Native Title agreements and determinations;
 - (k) Low impact and commercial industries and businesses are to be co-located with supporting residential uses or co-located with land uses of a similar nature to encourage business to establish in the Region;
 - (l) Low Impact Industrial / Business opportunities may be established in residential areas, where co-located with domestic uses;

- (m) Any industrial uses are limited to service industry and low-impact industrial use types which are appropriately sited and adequately separated from sensitive land uses to minimise environmental harm and nuisance;
- (n) Development considers both indigenous and non-indigenous cultural heritage values and avoids any culturally sensitive sites;
- (o) Development is designed to incorporate sustainable and healthy practices including maximising energy efficiency, water conservation and transport use;
- (p) Development has access to adequate levels of infrastructure;
- (q) Development provides a high level of amenity, has an appropriate level of privacy and reflects the surrounding character of the townships which is low-scale, low-density development;
- (r) Development is responsive to environmental features and constraints such as topography, bushfire and flooding constraints;
- (s) Development that is not coastal dependant development maintains and/or enhances important natural landscapes, views and vistas along the coast;
- (t) Development which promotes the appreciation of, and has a direct connection with, traditional cultural values, is facilitated;

6.1.5.3 Specific benchmarks for assessment

Table 6.1.5.3.a Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built Form, Character and Amenity – Residential Uses	
PO1 Development is appropriately sited to ensure safety, privacy and amenity of adjoining properties and public spaces.	AO1.1 Residential buildings and structures are setback: <ul style="list-style-type: none"> (a) At least 6m from road boundary or the same distance as dwellings next door; and (b) At least 1.5m from side boundaries (where defined) where the building is up to 4.5m in height; (c) At least 2m from side boundaries (where defined) where the building is between 4.5m and 7.5m in height; and (d) At least 3m from side boundaries (where defined) where buildings are greater than 7.5m in height; or (e) 10m from any adjoining dwelling; <i>Note – where there is no surveyed boundary, the side boundaries is a line measured equally between two buildings. A road boundary is typically 4m from the edge of any road pavement.</i>
	AO1.2 Building height is not to exceed 8.5m above natural ground;
Built Form, Character and Amenity – Business Activities	
PO2 Development is appropriately sited to ensure safety, privacy and amenity of adjoining properties and public spaces.	AO2.1 Non-Residential buildings and structures are setback: <ul style="list-style-type: none"> (a) 3m from the road boundary, or the same distance as the adjoining building; or (b) Built to the road boundary where awning is provided over the footpath; and (c) Built to boundary where adjacent non-residential buildings exist; or (d) 2.0m from side boundaries where adjoining a residential use; <i>Note – where there is no surveyed boundary, the side boundaries is a line measured equally between two buildings. A road boundary is typically 4m from the edge of any road pavement.</i>
	AO2.2 Landscaped buffers are established within the front and side setbacks up to 1.5m in depth.
	AO2.3 Driveway crossovers and accesses utilise shared driveways where possible;

Performance outcomes	Acceptable outcomes
Built Form, Character and Amenity – Community Facilities	
PO3 Development is appropriately sited to ensure safety, privacy and amenity of adjoining properties and public spaces.	AO3.1 Buildings associated with community facilities and structures are setback: <ul style="list-style-type: none"> (a) 3m from the road boundary, or the same distance as the adjoining building; or (b) Built to the road boundary where awning is provided over the footpath; and (c) 5.0m from side boundaries where adjoining a residential use; Note – where there is no surveyed boundary, the side boundaries is a line measured equally between two buildings. A road boundary is typically 4m from the edge of any road pavement.
For home based businesses only	
PO5 Home based businesses are ancillary to the primary purpose of a residential dwelling and do not affect the amenity of the surrounding residential area through increase in traffic, noise or other disturbance.	AO5.1 Home based businesses: <ul style="list-style-type: none"> (a) Are located within an existing dwelling or outbuilding; (b) the total floor area does not exceed 10% of total floor area of the existing dwelling; (c) do not include any retail, display or hiring of goods, food preparation or industrial activities; (d) do not generate vehicle deliveries; (e) includes a sign of no greater than 1m² displayed upon the dwelling façade or fence; (f) do not require external building works; (g) are restricted to the hours of 8am to 8pm Monday to Friday, 8am to 5pm Saturdays and is not operated on Sundays or on public holidays; (h) are operated by a resident or residents of the premises and employs no more than one other non-resident; (i) do not require more than one vehicle associated with the use (including staff vehicle parking) to be parked, on or adjacent, to the premises and such vehicle does not exceed 4 tonnes of gross vehicle mass (gvm).
For multiple dwellings	
PO6 The development occurs on a lot of sufficient size to provide for the needs of the housing type proposed.	AO6.1 The multiple dwelling is established on land that has a minimum site area of 800m ² . AO6.2 The development does not exceed the density of one dwelling per 400m ² .
PO7 Layout and design enhances the built form of the surrounding streetscape by: <ul style="list-style-type: none"> (a) contributing to the establishment of an attractive streetscape; (b) ensuring that the development addresses the street; (c) reducing building bulk through a combination of verandas, recesses and variations in building form and materials; (d) ensuring building height is consistent with surrounding development; (e) ensuring that setbacks complement the existing 	AO7.1 The multiple dwelling is limited to two storeys and a maximum of 8.5 metres in height. AO7.2 Buildings and structures are setback to be <ul style="list-style-type: none"> (a) a minimum of 6 metres from the street frontage; or (b) within 20% of the average setback of adjoining development. (c) a minimum of 2.0 metres to side boundaries where single storey and 2.5 metres for two storey buildings; (d) a minimum of 4.5 metres to a rear boundary. AO7.3 The development addresses the street by presenting balconies, verandas, a front door and/or windows from habitable rooms or kitchen window to the street. AO7.4 Garages are setback behind the main building façade and the maximum width of a garage or carport facing the street is 6 metres.

Performance outcomes	Acceptable outcomes
streetscape and maximise open space areas, solar access and provide for service areas.	A07.5 Service structures and mechanical plant are screened or designed as part of the building.
PO8 The development achieves a tropical design and vernacular through: (a) the use of structural elements and building materials of varying scales and textures; (b) variations in exterior colours; (c) variations in the size and patterning of windows; (d) use of pitched rooves, wide eaves, awnings and other sun protection and rain protection devices.	A08 No acceptable outcomes are prescribed.
PO9 Buildings are designed to: (a) permit cross-breezes through buildings; (b) minimise solar heat loads; (c) promote natural light penetration.	A09.1 Buildings are orientated on site to: (a) allow south-east and north-east breezes to penetrate the site; (b) permit the exposure of individual dwelling units to prevailing cross breezes. (c) minimise exposure to western sun, particularly to habitable rooms. A09.2 Individual dwelling units are designed to promote natural light and ventilation. A09.3 Living areas and bedrooms are provided with openings on at least two different walls to permit cross-ventilation. <i>Editor's note – partitioned walls, vents in or above doors, internal louvers are design elements that will assist in achieving this outcome.</i> A09.4 Units are not located on both sides of a central common corridor (i.e. – not double banked), unless the central corridor is designed to permit free flowing breezes to penetrate for ventilation.
PO10 Privacy between dwellings on the site and to adjoining sites is achieved through the design and siting of windows and decks to reduce overlooking into other habitable rooms.	A010 Where habitable rooms (including decks) look directly at habitable rooms (including decks) within 2 metres at ground level and within 9 metres at non-ground level, privacy is protected by: (a) sill heights being a minimum of 1.5 metres in height; or (b) fixed obscure glazing for any part of the window below 1.5 metres in height; and/or <i>Editor's note – obscure glazed hopper windows that open to a fixed position that prevents direct view is a potential option that will satisfy this outcome.</i> (c) fixed external screening devices; and (d) in the case of ground floor level, fencing to a height of 1.8 metres in height with a maximum paling gap of 10mm.
PO11 Adequate parking areas and facilities are provided and are adequately designed and constructed to meet user requirements.	A011.1 Parking provision is provided at the following rate: (a) 1 space per dwelling containing 1 or 2 bedrooms; or (b) 1.5 spaces per dwelling containing 3 or more rooms; (c) 1 visitor space per 5 dwellings. A011.2 Parking spaces meet the requirements of AS 2890 <i>Parking Facilities</i> . A011.3

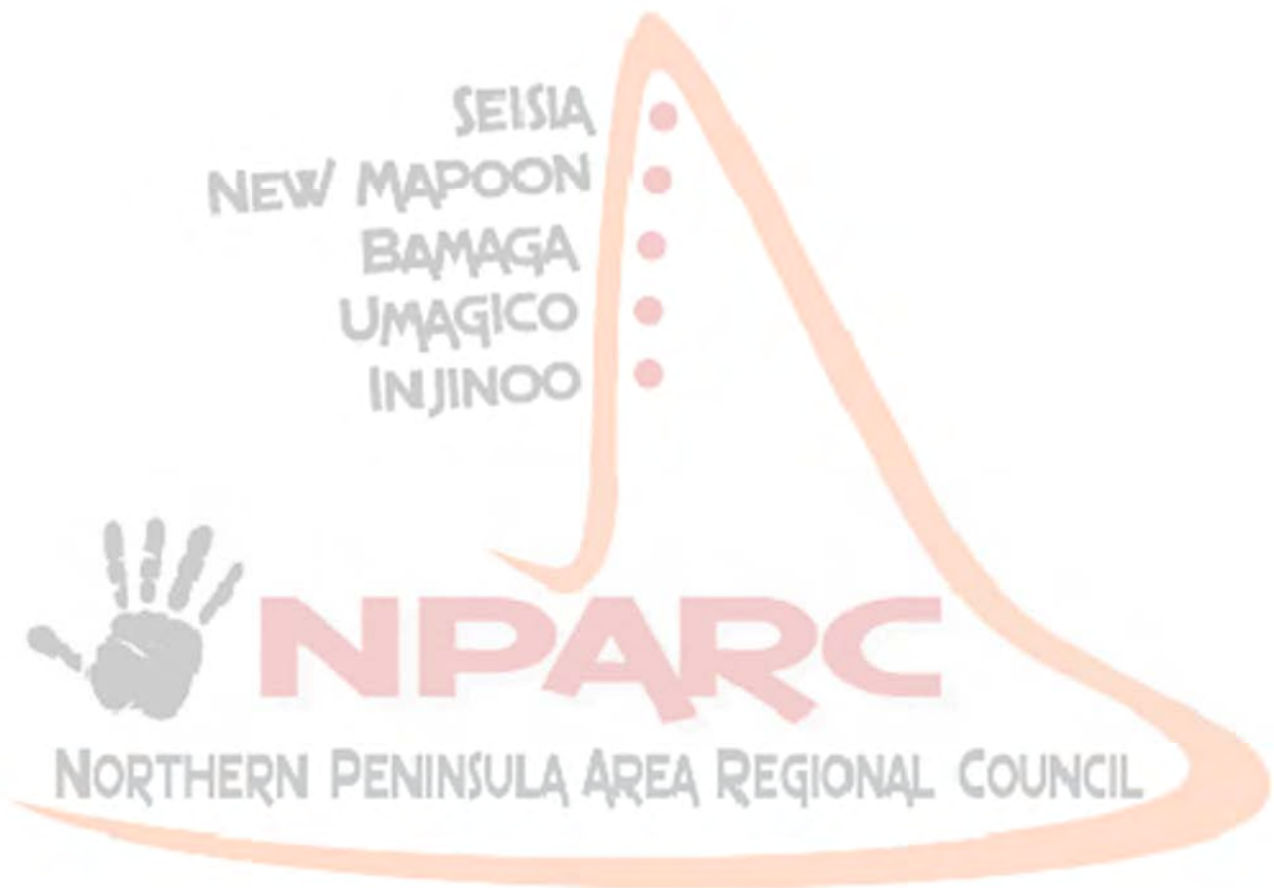
Performance outcomes	Acceptable outcomes
	<p>Parking spaces for people with disabilities are designed and constructed in accordance with AS 2890 <i>Parking Facilities</i> and AS1428 <i>Design for Access and Mobility</i>.</p> <p>AO11.4 Visitor parking is not located closer than 2 metres to the street frontage;</p> <p>AO11.5 Parking is not located any closer than 2.0 metres to a side boundary.</p>
<p>PO12 The development provides safe and convenient vehicle access between the road and on-site car parking while maintaining the standard of infrastructure in the road.</p>	<p>AO12.1 Dwellings are serviced by:</p> <ul style="list-style-type: none"> (a) a shared driveway with a minimum width of 3.6 metres; or by individual driveways of minimum width of 3 metres each; (b) imperviously sealed driveway surfaces. <p>AO12.2 Driveways and crossovers require no alteration to existing on-street infrastructure, including street trees, footpaths, drainage pits, street signs, service pillars and electricity infrastructure.</p>
<p>PO13 Private open space areas are:</p> <ul style="list-style-type: none"> (a) clearly defined for private use; (b) are of dimensions that enable recreational use of the space; (c) directly accessible from a main indoor living area of the dwelling. 	<p>AO13.1 A minimum area of 35m² private open space is provided for each dwelling which has a minimum dimension of 4.5 metres and is directly accessible to the living area of the dwelling.</p> <p>AO13.2 Each dwelling is provided with a minimum of 12m² external covered hardstand area with its main private open space area directly adjacent to the living area of the dwelling.</p> <p>AO13.3 In the case of an above ground dwelling, open space is provided in the form of a covered balcony, having a minimum of 8m² and a minimum depth of 3 metres, and is directly accessible to the living area of the unit.</p>
<p>PO14 Functional communal open space is provided for developments consisting of 8 dwelling units or more.</p>	<p>AO14.1 For multiple dwelling developments consisting of fewer than 8 units, private open space is maximised.</p> <p>AO14.2 For multiple dwellings consisting of 8 or more units:</p> <ul style="list-style-type: none"> (a) at least 35% of the site is provided as communal landscape and recreational area including: <ul style="list-style-type: none"> (i) at least 1/2 of the required landscape area consisting of a minimum dimension of 5 metres; (ii) deep planting is provided for at least 1/3 of the required area; (iii) paved and sealed areas do not exceed 1/3 of the required area.
<p>PO15 Fencing is designed to ensure privacy, while maintaining a high standard of streetscape amenity.</p>	<p>AO15.1 A screen fence (minimum height 1.8 metres and maximum paling gap of 10mm) is provided to the side and rear of boundaries of the lot.</p> <p>AO15.2 Fences or walls along road frontages do not exceed 1.2 metres in height.</p> <p>AO15.3 The side fencing tapers in height between the front façade of the dwelling and the road frontage to a height not exceeding 1.2 metres at the road frontage.</p> <p>AO15.4 Fences that exceed 10 metres in length along a road frontage are articulated or provide visual interest.</p>

Performance outcomes	Acceptable outcomes
PO16 Landscaping provides an attractive appearance to the streetscape.	AO16 A minimum width of 2 metres of space capable of deep planting with semi-advanced planting stock is provided along the frontage (excluding access crossovers), the side boundaries and the rear boundaries of the site.
PO17 The multiple dwelling is connected to essential infrastructure services sufficient to support individual ownership of each dwelling.	AO17 Each dwelling is connected separately to: (a) water; (b) sewerage; (c) drainage; (d) electricity; (e) telephone.
PO18 Storage space is provided for each dwelling unit.	AO18 Storage facilities are provided for each dwelling unit designed to meet the following requirements: (a) the storage facility located to allow access to a vehicle (ie inside a garage) or is external to the dwelling unit; (b) each storage facility has a minimum space of 3.5m ² ; (c) each storage facility has a minimum height of 2.1 metres; (d) each storage facility is weather proof; (e) each storage facility is lockable.
PO19 Adequate waste storage facilities are provided on site with suitable access for waste collection.	AO19 No acceptable outcomes are prescribed.
Cultural Heritage	
PO20 Development is located, designed and operated to ensure that any impact on land with known cultural heritage values is appropriately managed. Note – non-indigenous heritage places are registered on Local Heritage Register. For indigenous cultural heritage places, please consult Traditional Owners	AO20 Development is not undertaken in an area where there is known cultural heritage values, including both physical artefacts and historical significance.
Building Design	
PO21 Building Design incorporates architectural elements and styles which create interest and reduce scale and bulk of buildings including roof pitches, angles, and materials, use of lightweight structures such as decks, window hoods and eaves.	AO21.1 Building design incorporates various lightweight materials such as fibre cement, timber or metal for external cladding and roof materials such a corrugated iron sheeting;
	AO21.2 Verandas, decks and patios are located within the front setback to promote casual surveillance of the street;

Performance outcomes	Acceptable outcomes
Infrastructure and servicing	
PO23 All uses are serviced with appropriate levels and standards of infrastructure that is cost effective and minimises the impacts on the environment.	AO23 Development is provided with the following infrastructure: <ul style="list-style-type: none"> (a) reticulated water and sewerage supply in accordance with FNQROC Development Manual; (b) energy and telecommunications; (c) constructed road; (d) stormwater and drainage systems that maximise the use of tank storage and/or permeable surfaces to allow stormwater infiltration or run off which is designed to minimise erosion and provide for a lawful point of discharge; (e) refuse and recycling facilities; (f) constructed vehicular access in accordance with FNQROC Development Manual; (g) maximise the opportunities to provide or upgrade existing footpaths; (h) where parking is required on site, it is located at the rear of non-residential buildings; (i) Parking rates should be provided at 1 space per 100m² of GFA for non-residential uses.
Scenic amenity	
PO24 Development is to maximise opportunities to maintain and/ or enhance important natural landscapes, views and vistas through the maintenance and restoration of vegetated buffer zones between development and coastal waters, unless the development is within a port or airport or is marine development.	AO24.1 Development maintains or enhances natural landscape features, view and vistas; AND AO24.2 Trees and vegetation are used to screen buildings and infrastructure; AND AO24.3 Development is constructed of materials and with finishes that complement the scenic landscape.

Part 7 Local plans

There are no local plans in the planning scheme



Part 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 category of development or assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay
 - (b) a code for an overlay
 - (c) a zone code
 - (d) a development code
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) Biodiversity overlay;
 - (b) Natural Hazards (Bushfire) overlay;
 - (c) Natural Hazards (Coastal) overlay;
 - (d) Natural Hazards (Flooding) overlay;
 - (e) Natural Hazards (Landslide) overlay; and
 - (f) NPA Airport overlay.



8.2 Overlay codes

8.2.1 Biodiversity Overlay Code

8.2.1.1 Application

This code is applicable to all development referenced in the Overlays Categories of Assessment Table 5.10.1 and involving land wholly or partially within the Biodiversity Overlay where identified as a Matter of State Environmental Significance (MSES) as identified within the Overlay Maps included in **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 biodiversity code is to ensure that matters of state environmental significance are identified and protected.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development protects matters of state environmental significance to maintain ecological integrity
 - (b) development manages impacts on matters of state environmental significance to avoid impacts on environmental values
 - (c) development enhances the health and resilience of ecological systems and supports ecological connectivity.

8.2.1.3 Specific benchmarks for assessment

Table 8.2.1.3.a Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Protection of matters of environmental significance	
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values; OR AO1.2 A report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state environmental significance; OR AO1.3 Development is located, designed and operated to mitigate significant impacts on the relevant environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.

Performance outcomes	Acceptable outcomes
Management of impacts on matters of environmental significance	
PO2 Development is designed and constructed to avoid significant impacts on areas of environmental significance.	AO2 The design and layout of development minimises adverse impacts on ecologically important areas by: <ul style="list-style-type: none"> a) focusing development in cleared areas to protect existing habitat b) utilising urban design to consolidate density and preserve existing habitat and native vegetation c) aligning new property boundaries to maintain ecologically important areas d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas e) ensuring that significant fauna habitat are protected in their environmental context, and f) incorporating measures that allow for the safe movement of fauna through the site.
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance High Ecological Significance Wetlands has a minimum width of: <ul style="list-style-type: none"> a) 200 m where the area is located outside an urban area or b) 50 m where the area is located within an urban area OR AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of the environmental values, including the function and threats to matters of environmental significance.
PO4 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	AO4.1 Development avoids the introduction of non-native pest species AND AO4.2 The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.
Ecological connectivity	
PO5 Development protects and enhances ecological connectivity and/or habitat extent.	AO5.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes AND AO5.2 Development within an ecological corridor rehabilitates native vegetation AND AO5.3 Development within a conservation corridor mitigates adverse impacts on native fauna feeding, nesting, breeding and roosting sites and native fauna movements.
PO6 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	AO6.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation AND AO6.2 Development does not encroach within 20 m of existing riparian vegetation and watercourses.

8.2.2 Natural Hazards Overlay Code - Bushfire

Note: land shown on the bushfire hazard overlay map is designated as the bushfire prone area for the purposes of section 12 of the Building Regulations 2006. The bushfire hazard area (bushfire prone area) includes land covered by the high and medium hazard areas as well as the buffer area category on the overlay map.

8.2.2.1 Application of the Code

This code is applicable to all development referenced in the Overlays Categories of Assessment Table 5.10.1 and involving land wholly or partially within the Bushfire Hazard Area and/or Potential Bushfire Impact Buffer in the Natural Hazards Overlay - Bushfire.

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 Natural Hazards Overlay Code – Bushfire is to ensure that risk to life, property, and the environment as a result of bushfire is mitigated to an acceptable or tolerable level.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids the establishment or intensification of vulnerable uses within or near areas that are subject to bushfire hazard;
 - (b) development is designed and located to minimise risks to people and property from bushfires;
 - (c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;
 - (d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
 - (e) development contributes to effective and efficient disaster management response and recovery capabilities.

Note: A site based assessment may ground-truth the extent of hazardous vegetation and extent and nature of the bushfire hazard area (bushfire prone area).

8.2.2.3 Specific benchmarks for assessment

Table 8.2.2.3.a Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Compatible development	
PO1 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances.	AO1 Vulnerable uses are not established or expanded within a bushfire hazard area (bushfire prone area).
PO2 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	AO2 Emergency Services and uses providing community support services are not located in a bushfire hazard (bushfire prone) area and have direct access to low hazard evacuation routes.
PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard area (bushfire prone area).	AO3 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard area (bushfire prone area).

Performance outcomes	Acceptable outcomes
Development design and separation from bushfire hazard – reconfiguration of lots	
<p>PO4</p> <p>Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s).</p> <p><i>Note: “Urban purposes” and “urban area” are defined in the Sustainable Planning Regulations 2009. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. “Smaller scale” rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</i></p> <p><i>Note: The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</i></p>	<p>AO4.1</p> <p>No new lots are created within the bushfire prone area.</p> <p>OR</p> <p>AO4.2</p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <ol style="list-style-type: none"> (1) achieves radiant heat flux level of 29kW/m² at all boundaries; and (2) is contained wholly within the development site. <p><i>Note: Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</i></p> <p><i>Note: The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</i></p>
<p>PO5</p> <p>Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.</p>	<p>No acceptable outcome is prescribed.</p>
<p>PO6</p> <p>Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p>	<p>AO6.1</p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ol style="list-style-type: none"> (1) has a two lane sealed carriageway; (2) contains a reticulated water supply; (3) is connected to other public roads at both ends and at intervals of no more than 500m; (4) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services’ Fire Hydrant and Vehicle Access Guidelines; (5) a minimum of 4.8m vertical clearance above the road; (6) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (7) incorporates roll-over kerbing. <p>AO6.2</p> <p>Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p><i>Note: Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</i></p>

Performance outcomes	Acceptable outcomes
<p>PO7</p> <p>Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<p>AO7</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ol style="list-style-type: none"> (1) a reserve or easement width of at least 20m; (2) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (3) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (4) a minimum of 4.8m vertical clearance ; (5) turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (6) a maximum gradient of 12.5%; (7) a cross fall of no greater than 10 degrees; (8) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;; (9) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (10) designated fire trail signage; (11) if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and (12) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services.
<p>PO8</p> <p>Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p>AO8</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ol style="list-style-type: none"> (1) a reserve or easement width of at least 20m; (2) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (3) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (4) a minimum of 4.8m vertical clearance; (5) turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (6) a maximum gradient of 12.5%; (7) a cross fall of no greater than 10 degrees; (8) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (9) vehicular access at each end which is connected to the public road network; (10) designated fire trail signage; (11) if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and (12) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services.

Performance outcomes	Acceptable outcomes
PO9 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	AO9 The lot layout: <ol style="list-style-type: none"> (1) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (2) avoids the creation of potential bottle-neck points in the movement network; (3) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (4) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p><i>Note: For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</i> <i>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate.</i></p>
PO10 Critical infrastructure does not increase the potential bushfire hazard.	AO10 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.
Development design and separation from bushfire hazard – material change of use	
PO11 Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of: <ol style="list-style-type: none"> (1) 10kW/m² where involving a vulnerable use; or (2) 29kW/m² otherwise. <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p> <p><i>Note: The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</i></p>	AO11 Buildings or building envelopes are separated from hazardous vegetation by a distance that: <ol style="list-style-type: none"> (1) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m² for a vulnerable use or 29kW/m² otherwise; and (2) is contained wholly within the development site. <p><i>Note: Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation..</i> <i>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</i></p> <p><i>Note: The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</i></p>
PO12 A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> <p><i>Note: Fire trails are unlikely to be required where a development site involves less than 2.5ha.</i></p>	AO12 Development sites are separated from hazardous vegetation by a public road or fire trail which has: <ol style="list-style-type: none"> (1) a reserve or easement width of at least 20m; (2) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (3) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (4) a minimum of 4.8m vertical clearance; (5) turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (6) a maximum gradient of 12.5%; (7) a cross fall of no greater than 10 degrees; (8) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;

Performance outcomes	Acceptable outcomes
	<p>(9) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m;</p> <p>(10) designated fire trail signage;</p> <p>(11) if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and</p> <p>(12) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services.</p>
All development	
PO13 All premises are provided with vehicular access the enables safe evacuation for occupants and easy access by fire fighting appliances.	AO13 Private driveways: <ol style="list-style-type: none"> (1) do not exceed a length of 60m from the street to the building; (2) do not exceed a gradient of 12.5%; (3) have a minimum width of 3.5m; (4) have a minimum of 4.8m vertical clearance; (5) accommodate turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (6) serve no more than 3 dwellings or buildings.
PO14 Development outside reticulated water supply areas include a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.	AO14 A water tank is provided within 10m of each building (other than a class 10 building) which: <ol style="list-style-type: none"> (1) is either below ground level or of non flammable construction ; (2) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ol style="list-style-type: none"> (a) 10,000l for residential buildings; (b) 45,000l for industrial buildings; and (c) 20,000l for other buildings; (3) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (4) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (5) is clearly identified by directional signage provided at the street frontage.
PO15 Landscaping does not increase the potential bushfire risk.	AO15 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.
PO16 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	AO16 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.

8.2.3 Natural Hazards Overlay Code – Coastal

8.2.3.1 Application of the Code

This code is applicable to all development referenced in the Overlays Categories of Assessment Table 5.10.1 and involving land wholly or partially within a coastal hazard area in the Natural hazard overlay - coastal.

8.2.3.2 Purpose

The purpose of the Natural hazard overlay code - coastal is to ensure development in a coastal hazard area is planned, designed, constructed and operated to:

- (a) avoid risk to people and property from coastal hazards; and
- (b) manage the protection of coastal processes and fluctuations of the coast as far as possible.

The purpose of the code will be achieved through the following overall outcomes:

- (a) the exposure of communities and development to coastal hazards is mitigated;
- (b) coastal landforms and vegetation are protected or enhanced to mitigate coastal hazard risk;
- (c) where practicable, vulnerable community infrastructure is located and designed to function effectively during and immediately after a coastal hazard event.

8.2.3.3 Specific benchmarks for assessment

Table 8.2.3.3.a Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Protecting people and property from coastal hazard impacts.	AO1.1 New urban development is situated wholly outside of the mapped coastal hazard areas. OR A report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site is not at risk from coastal hazards. OR Where urban development is: <ul style="list-style-type: none"> ▪ 'community infrastructure' ▪ 'coastal-dependent development' ▪ 'temporary and/or relocatable' ▪ 'tourism access infrastructure' ▪ 'redevelopment of existing built structures' and it is not practical to locate the development elsewhere outside the coastal hazard area, a report certified by an appropriately qualified person demonstrates to the satisfaction of the assessment manager that: <ul style="list-style-type: none"> (a) impacts on people and property from coastal hazards will be mitigated through appropriate location, design, construction and operating standards.

8.2.4 Natural Hazards Overlay Code - Flood

8.2.4.1 Application of the Code

This code is applicable to all development referenced in the Overlays Categories of Assessment Table 5.10.1 and involving land wholly or partially within the Flood hazard Area or Interim Defined Flood Event (Interim DFE) in the flood hazard overlay.

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

The purpose of the Natural hazards overlay code - flood is to:

- a) provide for the assessment of the suitability of development in the Natural Hazard Overlay - Flood area to ensure that risk to life, property, community, economic activity and the environment during flood events is minimised, and
- b) ensure that development does not increase the potential for flood damage on-site or to other property.

The purpose of the code will be achieved through the following overall outcomes:

- a) the development siting, layout, and access responds to the risk of the natural hazard and minimises risk to personal safety, and
- b) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property, and
- c) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities, and
- d) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on the site or to other properties, and
- e) the development avoids the release of hazardous materials as a result of a natural hazard event, and
- f) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazards areas.



8.2.4.3 Specific benchmarks for assessment

Table 8.2.4.3.a Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
PO1 The development is compatible with the level of risk associated with the natural hazard.	AO1 The following uses are not located on land inundated by the Flood Hazard Area or Interim Defined Flood Event (Interim DFE): a) retirement facility b) community care centre c) child care centre
PO2 Development siting and layout responds to flooding potential and maintains personal safety at all times. <i>Note: The applicant may be required to submit a site-based flood study that investigates the impact of the development on the floodplain and demonstrates compliance with the relevant performance outcomes</i>	For material change of use AO2.1 New buildings are: a) not located within the Flood Hazard Area or Interim DFE, or b) where located within the Flood Hazard Area or Interim DFE, located on the highest part of the site where the development incorporates an area on-site that is at least 300 mm above the highest known flood level with sufficient space to accommodate the likely population of the development in safety for a relatively short time, and c) provided with safe and direct pedestrian and vehicle evacuation routes off the site. OR Where involving an extension to an existing dwelling house that is situated below the Flood Hazard Area or Interim DFE, the maximum size of the extension does not exceed 70 m ² gross floor area. <i>Note: If part of the site is outside the Flood Hazard Area or Interim DFE, this is the preferred location for all buildings.</i>
	For reconfiguring a lot AO2.2 Additional lots, excluding the balance lot where part of the balance lot is located partly outside of the Flood Hazard Area or Interim DFE: (a) are not located in the Flood Hazard Area or Interim DFE, or (b) are demonstrated to be above the flood level identified for the site <i>Note: If part of the site is outside the Flood Hazard Area or Interim DFE, this is the preferred location for all lots (excluding park, other relevant open space and recreation lots and balance lots lot where part of the balance lot is located partly outside of the Flood Hazard Area or Interim DFE).</i> <i>Note: Buildings subsequently developed on the lots created will need to comply with the relevant building assessment provisions under the Building Act 1975.</i>
	AO2.3 Road and/or pathway layout ensures residents are not physically isolated from the adjacent flood free urban areas and provides a safe and clear evacuation route path: (a) by locating entry points into the reconfiguration above the Flood Hazard Area or Interim DFE and avoiding culs-de-sac or other non- permeable layouts, and (b) by direct and simple routes to main carriageways.
PO3 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	For material change of use (residential uses) AO3.1 The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, non-habitable uses at ground level; <i>Note: The highset 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</i>

Performance outcomes	Acceptable outcomes
	<p>For material change of use (non-residential uses)</p> <p>AO3.2 Non-residential buildings and structures located within the Flood Hazard Area or Interim DFE:</p> <p>(a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and or landscaping, and</p> <p>(b) allow for flow through of flood waters on the ground floor.</p> <p><i>Note: Businesses should ensure that they have the necessary continuity plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or on-site).</i></p> <p><i>Note: The relevant building assessment provisions under the Building Act 1975 apply to all building work within the Flood Hazard Area and need to take account of the flood potential within the area.</i></p>
	<p>AO3.3 Materials stored on-site:</p> <p>(a) are those that are readily able to be moved in a flood event, and</p> <p>(b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</p> <p><i>Note:</i></p> <p>(a) <i>Businesses should ensure that the necessary contingency plans are in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upper-storey of a building or off-site).</i></p> <p>(b) <i>Queensland Government Fact Sheet 'Repairing your house after a flood' provides information about water resilient products and building techniques.</i></p>
<p>PO4 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level, and does not increase the potential for flood damage either on-site or on other properties.</p>	<p>For operational works</p> <p>AO4.1 Works in urban areas within the Flood Hazard Area or Interim DFE associated with the proposed development do not involve:</p> <p>(a) any physical alteration to a watercourse or floodway including vegetation clearing, or</p> <p>(b) a net increase in filling (including berms /mounds).</p> <p><i>Note: Berms/mounds are considered to be an undesirable built form outcome and are not supported.</i></p>
	<p>AO4.2 Works (including buildings and earthworks) in non-urban areas either:</p> <p>(a) do not involve a net increase in filling greater than 50 m3, or</p> <p>(b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters, or</p> <p>(c) do not change flood characteristics outside the subject site in ways that result in:</p> <ol style="list-style-type: none"> loss of flood storage loss of/changes to flow paths acceleration or retardation of flows or any reduction in flood warning times elsewhere on the floodplain.

Performance outcomes	Acceptable outcomes
	<p>For material change of use</p> <p>AO4.3</p> <p>Where development is located in an area affected by the Flood Hazard Area or Interim DFE, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development:</p> <ul style="list-style-type: none"> (a) maintains the flood storage capacity on the subject site, and (b) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site, and (c) does not increase stormwater ponding on-sites upstream, downstream or in the general vicinity of the subject site. <p>For material change of use and reconfiguring a lot</p> <p>AO4.4</p> <p>In non-urban areas, buildings and infrastructure are set back 50 m from natural riparian corridors to maintain their natural function of reducing velocity of flood waters.</p> <p><i>Note: Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse impacts that they may have on downstream properties in the event of a flood.</i></p>
<p>PO5</p> <p>Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO5.1</p> <p>Structures used for the manufacture or storage of hazardous materials are:</p> <ul style="list-style-type: none"> (a) located above the Flood Hazard Area or Interim DFE level, or (b) designed to prevent the intrusion of floodwaters. <p><i>Note: Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.</i></p>
<p>PO6</p> <p>The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>AO6.1</p> <p>Development does not:</p> <ul style="list-style-type: none"> (a) increase the number of people calculated to be at risk from flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.
<p>PO7</p> <p>Development involving community infrastructure:</p> <ul style="list-style-type: none"> (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or 	<p>AO7.1</p> <p>The following uses are not located on land within the Flood Hazard Area or Interim DFE:</p> <ul style="list-style-type: none"> (a) community residence; (b) emergency services not referred to in AO4.1(a); (c) residential care facility; (d) utility installations involving water and sewerage treatment plants; (e) stores of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries).

Performance outcomes	Acceptable outcomes
<p>the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes;</p> <p>(c) retains essential site access during a flood event;</p> <p>(d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.</p>	<p>AO7.2</p> <p>(1) Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:</p> <ol style="list-style-type: none"> located above the Flood Hazard Area or Interim DFE or highest known flood level for the site; designed and constructed to exclude floodwater intrusion/infiltration. <p>(2) Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p> <p>AO7.3</p> <p>The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.b:</p> <ol style="list-style-type: none"> community residence emergency services hospitals residential care facility substations utility installations involving water and sewerage treatment plants.

Table 8.2.4.3.b Evacuation Constraints Related to Degree of Flood Hazard

Criteria	Degree of Flood Hazard			
	Low	Medium	High	Extreme
Wading ability	If necessary children and the elderly could wade. (Generally, safe wading velocity depth product is less than 0.25.)	Fit adults can wade. (Generally, safe wading velocity depth product is less than 0.4.)	Fit adults would have difficulty wading. (Generally, where wading velocity depth product is less than 0.6.)	Wading is not an option.
Evacuation distances	< 200 metres	200 – 400 metres	400 – 600 metres	> 600 metres
Maximum flood depths	< 0.3 metres	< 0.6 metres	< 1.2 metres	> 1.2 metres
Maximum flood velocity	< 0.4 metres per second	< 0.8 metres	< 1.5 metres	> 1.5 metres
Typical means of egress	Sedan	Sedan early, but 4WD or trucks later	4WD or trucks only in early stages, boats or helicopters	Large trucks, boats or helicopters
Timing Note: This category cannot be implemented until evacuation times have been established in the Counter Disaster Plan (flooding).	Ample for flood forecasting. Warning and evacuation routes remain passable for twice as long as evacuation time.	Evacuation routes remain trafficable for 1.5 times as long as the evacuation time.	Evacuation routes remain trafficable for only up to minimum evacuation time.	There is insufficient evacuation time.

Note: *The evacuation times for various facilities or areas would (but not necessarily) be included in the Counter Disaster Plan (flooding).*

Generally, safe wading conditions assume even walking surfaces with no obstructions, steps, soft underfoot, etc.

8.2.5 Natural Hazards Overlay Code – Landslide

8.2.5.1 Application of the Code

This code is applicable to all development referenced in the Overlays Categories of Assessment Table 5.10.1 and involving land wholly or partially within the landslide risk area in the Natural hazard overlay - landslide where:

- (a) material changes of use and associated reconfiguration of a lot that:
 - i. increase the number of people living or working in the natural hazard management areas (e.g. residential development, shopping centres, tourist, facilities, industrial or commercial uses) except where the premises are occupied on a short-term or intermitted basis (e.g. by construction/maintenance workers, certain agricultural and forestry workers), or
 - ii. involves institutional uses where evacuating people may be particularly difficult (e.g. hospitals, education establishments, child care, aged care, nursing homes and high security correctional centres), or
 - iii. involve the manufacture or storage of hazardous materials in bulk, or
 - iv. would involve the building or other work described in b) as an intrinsic element of the development proposal, and
- (b) operational work on potentially unstable slopes that involves:
 - i. earthworks exceeding 50 cubic metres (other than the placement of topsoil), or
 - ii. vegetation clearing, or
 - iii. redirecting the existing flow of surface or groundwater.

8.2.5.2 Purpose

The purpose of the Natural hazard overlay code - landslide is to:

- (a) Provide for the assessment of the suitability of development in the landslide risk area to ensure that risk to life, property, community, economic activity and the environment during landslide events is minimised.
- (b) Ensure that development does not increase the potential damage on-site or to other property.

The purpose of the code will be achieved through the following overall outcomes:

- (a) the development is compatible with the level of risk associated with the natural hazard;
- (b) the development siting, layout, and access responds to the risk of the natural hazard and minimises risk to personal safety;
- (c) the development is resilient to a landslide event by ensuring siting and design accounts for the potential risks of the landslide hazard to property;
- (d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
- (e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazard and does not significantly increase the potential for damage on the site or to other properties;
- (f) the development avoids the release of hazardous materials as a result of a natural hazard event;
- (g) natural processes and the protective function of landforms and/or vegetation are maintained in the natural hazard area.

8.2.5.3 Specific benchmarks for assessment

Table 8.2.5.3.a Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Development maintains the safety of people, property and hazardous materials manufactured or stored in bulk from the risk of landslide.	AO1.1 The development site is not subject to landslide hazard, either internally or from sloping land above the site. <i>Note—The applicant can demonstrate that the development site is not subject to landslide hazard because the development is not proposed on a slope greater than 15 per cent.</i> <i>Alternatively, a site-specific geotechnical analysis prepared by a registered professional engineer may be required to demonstrate that the site is not subject to landslide hazard.</i> <i>A site-specific geotechnical assessment prepared by a suitably qualified person certifies that:</i> (a) the stability of the site, including associated buildings and infrastructure, will be maintained and operational for the life of the development; (b) the site is not subject to risk of landslide activity originating from other land, including land above the site; (c) the development will not increase the risk of landslide on other land; and (d) may make specific reference to assembly uses, essential community infrastructure, vulnerable uses or difficult to evacuate uses. OR The development does not: (a) involve any new building work other than a minor extension (<20 m ² Gross Floor Area) to an existing building; or (b) involve vegetation clearing; or (c) alter ground levels or stormwater conditions. OR The development includes measures that ensure: (a) the long term stability of the site; (b) the site will not be adversely affected by landslide activity originating on sloping above the site; (c) filling and excavation does not redirect the flow of, or concentrate surface water or groundwater on the site or neighbouring sites. <i>Note—A site-specific geotechnical analysis as specified in Note 1.1 above is required to demonstrate achievement of this solution. The building assessment provisions address the stability of buildings and structures in relation to landslide.</i> <i>In relation to (b), local governments may adopt lower thresholds than 50m³ to reflect the particular landslide hazard characteristics of different localities</i>
PO2 Community Infrastructure is able to function effectively during and immediately after landslide events.	AO2 Development involving community infrastructure includes measures identified by a site-specific geotechnical assessment prepared by a competent person that ensure: (a) the long term stability of the site including associated building and infrastructure; (b) access to the site will not be impeded by a landslide event; (c) the community infrastructure will not be adversely affected by landslides originating from other land, including land above the site.

8.2.6 NPA Airport Code

8.2.6.1 Application of code

This code applies to development applications for:

- (1) a material change of use of premises where any part of the land is within the lighting area buffer zone of a strategic airport, or
- (2) a material change of use of premises where any part of the land is within the wildlife hazard buffer zone of a strategic airport.

8.2.6.2 Purpose

The purpose of the NPA Airport code is to ensure development protects the safety and efficiency of the NPA Airport operations.

The purpose of the code will be achieved through the following overall outcomes:

- (a) conflicts between the NPA Airport and surrounding uses are avoided unless, where practicable, adequate mitigation measures are incorporated into the development;
- (b) the safe and efficient airport operations are protected.

8.2.6.3 Specific benchmarks for assessment

Table 8.2.6.3.a Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Lighting and reflective surfaces	
PO1 Development does not include external lighting or reflective surfaces that could distract or confuse pilots.	AO1.1 Development within the lighting buffer zone for the NPA airport does not include any of the following types of outdoor lighting: <ul style="list-style-type: none"> • straight parallel lines of lighting 500 m to 1000 m long • flare plumes • upward shining lights • flashing lights • laser lights • sodium lights • reflective surfaces. AO1.2 Development within the lighting buffer zone for the NPA airport does not emit light that will exceed the maximum light intensity specified for the area.
<p><i>Note: A development proposal within 6 km of the NPA Airport involving installation of external lighting that is likely to affect aircraft operations must be referred to the airport manager for assessment who will refer the proposal to the Australian Government if required. Both the Civil Aviation Safety Authority (CASA) (under the Civil Aviation Act 1988 and Regulation 94 of the Civil Aviation Regulations 1988) and the Department of Defence (DoD) have legislative powers to cause lighting which may cause distraction, confusion or glare to pilots flying aircraft to be turned off or modified.</i></p> <p><i>Lighting design matters should be addressed during pre-lodgement stage of the development assessment process to avoid CASA or DoD directives to modify lighting after it has been installed. CASA can provide advice about the design and installation of lighting within 6 km of the NPA Airport on the request of local government or an applicant.</i></p>	

Performance outcomes	Acceptable outcomes
Wildlife hazards	
PO2 Development does not cause wildlife to create a hazard for the safe operation of the NPA Airport.	A02.1 Development located within 3 km of a NPA Airport's runway does not involve uses listed in column 1 of Table 8.2.6.3.b Land uses associated with increases in wildlife strikes and hazards. A02.2 Development located within 3 km of a NPA Airport's runway involving a use listed in column 2 of Table 8.2.6.3.b: Land uses associated with increases in wildlife strikes and hazards, includes measures to reduce the potential to attract birds and bats. A02.3 Development located between 3 km and 8 km of a NPA Airport's runway involving a use listed in column 1 or column 2 of Table 8.2.6.3.b: Land uses associated with increases in wildlife strikes and hazards, includes measures to reduce the potential to attract birds and bats. A02.4 Development located between 8 km and 13 km of the NPA Airport's runway involving a use listed in column 1 or column 2 of Table 8.2.6.3.b: Land uses associated with increases in wildlife strikes and hazards, does not increase the potential to attract birds and bats.
<p><i>Note: A development proposal in the vicinity of the NPA Airport that may increase risk of wildlife strike should be referred to the airport manager for assessment.</i></p> <p><i>Where local government seek to approve land uses which may increase the risk of wildlife strike near existing airports, steps should be taken to mitigate risk in consultation with the airport manager and qualified bird and wildlife management experts.</i></p>	

Table 8.2.6.3.b Land uses associated with increases in wildlife strikes and hazards

Column 1: High Risk	Column 2: Moderate Risk
Rural activities <ul style="list-style-type: none"> • Cropping (turf farm) • Cropping (fruit tree farm) • Intensive animal industry (piggery) • Aquaculture (fish processing/packing plant) Conservation <ul style="list-style-type: none"> • Conservation estate (e.g. wetland) Recreation activities <ul style="list-style-type: none"> • Major sport, recreation and entertainment facility (showground) Industry activities <ul style="list-style-type: none"> • Low-impact industry (food processing plant) • Medium-impact industry (food processing plant) • High-impact industry (food processing plant) Utility installation <ul style="list-style-type: none"> • Food/organic waste facility • Putrescible waste facility (e.g. landfill, transfer station) 	Rural activities <ul style="list-style-type: none"> • Animal husbandry (cattle/dairy farm) • Intensive animal industry (poultry farm) Conservation <ul style="list-style-type: none"> • Conservation estate (all other) Recreation activities <ul style="list-style-type: none"> • Major sport, recreation and entertainment facility (all other) • Outdoor sport and recreation • Park Utility installation <ul style="list-style-type: none"> • Non-putrescible waste facility (e.g. landfill, transfer station) • Sewage/wastewater treatment facility

Part 9 Development codes

9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) The following codes and requirement applying in development under Schedule 7 and 8 of the Regulation are relevant for the planning scheme.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) Refer to the Schedules of the Regulation for the requirements or assessment benchmarks for development prescribed by the Regulation.
- (5) There are no use codes for the planning scheme
- (6) The following are the other development codes for the planning scheme:
 - (a) Reconfiguration of a Lot Code
 - (b) Operational Works Code

Editor's note—The following schedules of the Regulation are relevant to the Northern Peninsula Area Regional Council Planning Scheme:

- Schedule 6, Part 2, 6 of the Regulation, Material change of use for community residence Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production
- Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment.

9.2 Use codes

There are no use codes for the planning scheme

9.3 Other development codes

9.3.1 Reconfiguring a Lot Code

9.3.1.1 Application

This code applies where identified as assessment benchmarks in the categories of assessment tables in Section 5.6 of the Planning Scheme.

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

Editor's Note: All development is mindful of obligations under the provisions of the Aboriginal Cultural Heritage Act 2003 and the Torres Strait Islander Cultural Heritage Act 2003.

9.3.1.2 Purpose

- (1) The purpose of the Reconfiguring a Lot code is to provide detailed standards for assessing reconfiguration, to ensure that development is appropriately located, considers constraints, is able to be efficiently serviced and promotes best practice standards.
- (2) The purpose of the code will be achieved through the following overall outcomes;
 - (a) Reconfiguration development provides a mix of lot sizes of adequate size and configuration suitable for the intended use in response to population growth and accommodation requirements; Reconfiguration design creates safe, functional, convenient and attractive neighbourhoods, functional industrial and commercial areas, which meet the diverse and changing needs of the community;
 - (b) Lots are designed having regard to efficient servicing capabilities in terms of transport, water, sewerage, electricity, gas and telecommunications infrastructure;
 - (c) Reconfiguration is responsive to environmental features of the site and does not diminish environmental value of the site and adjoining sites;
 - (d) Subdivision utilises best practice design, incorporates sustainable practices in relation to stormwater treatment, road design, lot orientation and infrastructure provision;
 - (e) Infill lots (or leases) within the established township to accommodate existing buildings, considers the location of adjoining buildings, ensures setbacks can be achieved;
 - (f) Road networks are designed to allow for safe passage of vehicles and promote walking and cycling.

9.3.1.3 Specific benchmarks for assessment

Table 9.3.1.3.a Benchmarks for development that is accepted subject to requirements and assessable development

Performance Outcome	Acceptable Outcome
Site suitability and locational requirements	
PO1 Lots are located, designed and constructed to ensure that adverse impacts from emissions that will affect the health and safety, wellbeing and amenity of communities and individuals is avoided or otherwise minimised.	AO1.1 Lots for sensitive land uses such as residential are adequately separated from lots for industrial activities that have the potential to have adverse impacts on the sensitive land uses.
PO2 Lots are located to reduce risk and exposure of people and property to coastal hazards and ensures development is resilient to climate change impacts;	AO2.1 No new lots are created partially or wholly within a defined Erosion Prone Area as shown on the Natural Hazards (Coastal) Overlay to avoid new lots being impacted by coastal erosion. AO2.2 Land within a defined Erosion Prone Area as shown on the Natural Hazards (Coastal) Overlay is excluded from new lot development to maintain public access along the coast AO2.3 No new lots are created within the high or medium hazard area as shown on the Natural Hazards (Coastal) Overlay
PO3 Development manages the potential for environmental harm associated with the disturbance of Potential or Actual Acid Sulfate Soils	AO3.1 Where land is located below 20mAHD the disturbance of soils is limited to 100m ³ of excavation and 500m ³ of filling (excluding top soil dressing)
PO4 Development is not undertaken on contaminated land;	AO4.1 For Residential Development only: No previous history of industrial activities (including land fill) have occurred on subject site;
PO5 Development is located, designed and operated to ensure that any impacts on land with known cultural values can be appropriately managed in collaboration with Traditional Owners	AO5.1 Development is not undertaken on land with known cultural values (including both historical significant and physical artefacts) unless created for cultural protection.
PO6 Development is located, designed and operated to avoid impacts upon environmentally sensitive areas including vegetation, wetlands and coastal areas and receiving waters.	AO6.1 Development responds appropriately to sensitive environmental features of the site or locality, by: <ul style="list-style-type: none"> a) avoiding steep slopes to minimise landscape disturbance and vegetation loss; b) avoiding penetrating or fragmenting remnant vegetation; c) avoiding drainage features, particularly in the location of access places and access streets; d) providing for safe wildlife movement where habitat corridors are interrupted; e) being designed and undertaken in a manner that is likely to cause an adverse impact on environmentally sensitive areas.

Performance Outcome	Acceptable Outcome
Lot Design and amenity	
<i>Where a lease or lot is created to accommodate an existing development</i>	
PO7 Each lot contains sufficient area and is located so that: <ul style="list-style-type: none"> a) Adequate open space is provided for the existing dwelling; b) appropriate setbacks between adjacent dwellings or structures are achieved; c) Adequate fire breaks are established between dwelling and any existing vegetation; d) Adequate space for vehicle access to a road is provided for within the lease area; e) The lease area does not contain footpath area or other public thoroughfare; f) Access to publicly owned infrastructure is uninhibited; g) Buffers to (and should not include) natural features such as wetlands, waterways and drainage lines; 	AO7.1 Lot/Lease boundaries are established: <ul style="list-style-type: none"> a) So that at least 100m² of open space area with a minimum dimension of 6m is included; b) A minimum 2m from adjacent dwellings and structures; c) A minimum 20m where the boundary adjoins land included in the Rural Zone or Environmental Management and Conservation Zone; d) So that an area with a dimension of at least 6m is available at the road frontage to enable vehicle parking on site; e) At least 6m from the edge of any constructed road;
<i>Where involving the creation of a vacant lease/s or lot/s within established township area:</i>	
PO8 Each lot has sufficient dimensions and area to accommodate: <ul style="list-style-type: none"> a) Intended future use with adequate setbacks; b) Private open space; c) Vehicle access and/or parking area; and d) Appropriate infrastructure, such as on site effluent disposal 	AO8.1 Allotment Sizes comply with the minimum areas set out below: <p><u>Township Zone and Residential Precinct</u></p> <ul style="list-style-type: none"> a) 800m² minimum for detached dwellings, multiple dwellings and dual occupancy. <p><u>Industry Zone and Industry Low, Medium or High Impact Precinct</u></p> <ul style="list-style-type: none"> a) 1500m² minimum for Low or Medium Impact b) 4000m² minimum for High Impact Precinct <p><u>Industry Zone</u></p> <ul style="list-style-type: none"> a) 4000m² minimum <p><u>Rural Zone</u></p> <ul style="list-style-type: none"> a) 100 hectare minimum
PO9 Each lot can be adequately and safely accessed by vehicles;	AO9.1 Each lot has a frontage and practicable access to a constructed public road via direct road frontage, an access strip (for a rear lot) or an access easement; <p>Where an access strip is required:</p> <ul style="list-style-type: none"> a) no more than two access strips are located adjacent to each other; and b) are at least 5m in width; and c) do not exceed 40m in length
<i>Where involving the creation of more than 10 vacant leases or lots for residential purposes</i>	
PO10 A mixture of lot sizes is provided to accommodate variety of housing types and styles;	AO10.1 Average allotment size for detached dwellings is 800m ² and minimum allotment size for multiple dwellings and dual occupancy is 800m ²

Performance Outcome	Acceptable Outcome
PO11 The street network is designed to: <ul style="list-style-type: none"> a) provide a high level of internal accessibility and appropriate external connections for vehicles, pedestrian and cycle movements; b) incorporates street junctions and access to lots which are located and spaced to facilitate safe and convenient vehicle, pedestrian and cycle movements; c) provides for street widths and lengths that optimise the cost-effectiveness of the network and the provision of public utilities; and d) allows for efficient and unimpeded movement of emergency services vehicles. 	AO11.1 Use of rear access lots is minimised and does not exceed 1 per standard lot AO11.2 Roads are designed to follow the natural contours of the land and contain stormwater flows; AO11.3 Intersections are adequately spaced (minimum 40m) to reduce traffic conflicts; AO11.4 Road widths are constructed in accordance with relevant standards for the relevant area.
PO12 Lots are climatically responsive and orientated to facilitate future development that takes advantage of prevailing breezes and sunlight relevant for local climate;	No Acceptable Outcome is prescribed
PO13 Lots are within 400m of, or incorporate formed pedestrian access to, existing public open space and recreational facilities;	No Acceptable Outcome is prescribed
PO14 Land must be dedicated for sufficient public open space to: <ul style="list-style-type: none"> ▪ Meet the needs of the future residents and provide opportunity for active living for the community; ▪ Link with existing public space and create a network for the urban area 	No Acceptable Outcome is identified
PO15 Active public parks and recreational spaces are provided that enhance opportunities for community interaction, meets recreational needs and have appropriate equipment, furniture, sun and safety protection that enhances amenity and useability.	AO15.1 Parks and recreational spaces which provide active areas for children's recreation are co-located with other community facilities to promote casual surveillance of the area. AO15.2 The following equipment is included in all active spaces: <ul style="list-style-type: none"> a) art features and play equipment; b) seating; c) shelters and sun protection; and d) water taps/bubbles.

Performance Outcome	Acceptable Outcome
Lot Design and amenity	
<i>For all new lots or leases</i>	
PO16 All development is capable of being provided with infrastructure relevant for its purpose and includes – <ul style="list-style-type: none"> a) Water supply; b) Sewerage treatment; c) stormwater and drainage systems that maximise the use of permeable surfaces to allow stormwater infiltration or run off and minimises erosion;; d) Energy and telecommunications; e) Access and parking. 	AO16.1 Each new lot is provided with: <ul style="list-style-type: none"> a) connection to a potable water supply or alternative water source (rainwater/bore water) in accordance with FNQROC Development Manual; b) Connection to the reticulated sewerage system or on-site effluent disposal system; and c) stormwater drainage to a lawful point of discharge; d) Connection to the electricity network; and e) Connection to a telecommunication provider.
PO17 Development is separated from any incompatible use having regard to: <ul style="list-style-type: none"> a) The location of existing facilities and established development; b) The health and safety of people; c) The safe and efficient operation of the major infrastructure; and d) The amenity of the locality. 	AO17.1 Residential leases are not created within 1 kilometre of: <ul style="list-style-type: none"> a) an existing industrial use (including quarry); b) a sewerage treatment facility; c) airport runway; d) landfill or transfer station;
PO18 Development maintains and enhances opportunities for public access and use of natural areas, rivers, dams, creeks and the coastal foreshore.	No Acceptable Outcome is prescribed
Fire services in developments accessed by common private title	
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO19.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. AO19.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
PO20 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	AO20.1 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
PO21 Hydrants are suitably identified so that fire services can locate them at all hours.	AO21.1 Hydrants are identified as specified in 'Identification of street hydrants for fire fighting purposes' available under 'Publications' on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~media/busind/techstdpubs/trum/125Amend18.pdf

9.3.2 Operational Works Code

9.3.2.1 Application

This code applies where identified as assessment benchmarks in the categories of assessment tables in Section 5.8 of the Planning Scheme.

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

Editor's Note: All development is mindful of obligations under the provisions of the Aboriginal Cultural Heritage Act 2003 and the Torres Strait Islander Cultural Heritage Act 2003.

9.3.2.2 Purpose

- (1) The purpose of the operational works code is to:
 - a. Ensure that development is provided with adequate infrastructure and services;
 - b. Manage the impact of development on the environmental values identified in the Council area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
 - (b) Development maintains high environmental standards;
 - (c) Development is located designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;
 - (d) The integrity of existing infrastructure is maintained;
 - (e) Development does not detract from environmental values or the desired character and amenity of an area.

9.3.2.3 Specific benchmarks for assessment

Table 9.3.2.3.a Benchmarks for development that is accepted subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes
Design and Construction of Infrastructure	
PO1 Premises are provided with adequate water supply to cater for the expected demands of development	AO1.1 Premises in the Township Zone are connected to the reticulated water supply system generally in accordance with the requirements of the FNQROC Development Manual AO1.2 Premises outside the Priority Infrastructure Area (PIA) include suitable on-site water to meet with the Queensland Development Code provisions
PO2 Premises are provided with adequate waste water disposal (on-site sewerage) to cater for the expected demands of development	AO2.1 Premises in the Township Zone are connected to the reticulated water supply system generally in accordance with the requirements of the FNQROC Development Manual
PO3 Premises are provided with adequate reticulated electricity supply	AO3.1 Premises are connected to the reticulated electricity supply network in accordance with the electricity supply provider's requirements
PO4 Premises are provided with adequate telecommunication services	AO4.1 Premises are connected to the telecommunications network in accordance with the telecommunications provider's requirements

Performance Outcomes	Acceptable Outcomes
PO5 New roads within the Township zone are built to the suitable standard and include provision for Council's network infrastructure Rural roads outside the Township zone are to be designed for all weather travel maintaining accessibility between the community and areas outside of the shire	AO5.1 Roads and road infrastructure located in urban areas are designed and constructed generally in accordance with the requirements of the FNQROC Development Manual AO5.2 Maintenance of rural roads should be undertaken at regular intervals of no more than 12 months to maintain a reasonable level of accessibility
PO6 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: <ol style="list-style-type: none"> achieving stormwater quality objectives; protecting water environmental values; maintaining waterway hydrology. 	AO6.1 The premises is already connected to Council's drainage system; or AO6.2 A drainage system is designed, constructed and maintained to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in sections D4 and D5 of the FNQROC Development Manual. AO6.3 Where the development footprint is greater than 2500m ² or more than six lots or dwellings are proposed, a stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.2.3.b and Table 9.4.2.3.c, reflecting land use constraints, such as: <ul style="list-style-type: none"> erosive, dispersive and/or saline soil types; landscape features (including landform); acid sulfate soil and management of nutrients of concern; rainfall erosivity. AO6.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with the Design Guidelines set out in Section D5 of the FNQROC Development Manual.
PO7 Filling and excavation works are designed and completed in a way that does not cause environmental harm through future instability and mobilisation of sediment and the sedimentation of streams and receiving waters.	AO7.1 No Acceptable Outcome is identified
PO8 Development manages the potential for environmental harm associated with the disturbance of Potential or Actual Acid Sulfate Soils on: <ol style="list-style-type: none"> Environmental Values (Water Quality etc); Property and Infrastructure. 	AO8.1 Disturbance of soils is limited to 100m ³ of excavation and 500m ³ of filling (excluding top soil dressing) AO8.2 Works that involved greater than 100m ³ of excavation or 500m ³ of filling will: <ul style="list-style-type: none"> Complete the necessary investigations to determine the likelihood of encountering PASS or ASS within the development area: and Complete and implement a Acid Sulphate Soils Management Plan to provide alternatives or measures for adoption to manage the potential development impacts

Performance Outcomes	Acceptable Outcomes
Tree Clearing	
PO9 Where clearing of vegetation is undertaken in the Township zone vegetated buffers are maintained between dwellings, other landuse activities and natural features.	AO9.1 Clearing of vegetation in the Township zone seeks to maintain a minimum vegetated buffer width of 20 metres between shared lot/lease boundaries and along watercourse/drainage lines.
Amenity	
PO10 All development is located, designed and operated in a manner that contributes to the amenity and landscape of the area.	AO10.1 Minimise need for excavation and fill by utilising natural topographical features for drainage where possible and limiting removal of vegetation.
PO11 Filling and/or excavation must not result an adverse impact affecting adjoining premises or community infrastructure	AO11.1 No Acceptable Outcome is identified
PO12 Filling and excavation does not cause ponding on the premises or adjoining land	AO12.1 No Acceptable Outcome is identified
Cultural Heritage	
PO13 Development is located, designed and operated to ensure that any impacts on land with known cultural values can be appropriately managed in collaboration with Traditional Owners	AO13.1 Development is not undertaken on land with known cultural values (including both historical significant and physical artefacts) unless created for cultural protection.
Non-tidal artificial waterways	
PO14 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: a) protect water environmental values; b) be compatible with the land use constraints for the site for protecting water environmental values; c) be compatible with existing tidal and non-tidal waterways; d) perform a function in addition to stormwater management; e) achieve water quality objectives.	AO14 No acceptable outcomes are prescribed.

Performance Outcomes	Acceptable Outcomes
Wastewater discharge	
PO15 Discharge of wastewater to waterways, or off site: <ul style="list-style-type: none"> a) meets best practice environmental management; b) is treated to: c) meet water quality objectives for its receiving waters; d) avoid adverse impact on ecosystem health or waterway health; e) maintain ecological processes, riparian vegetation and waterway integrity; f) offset impacts on high ecological value waters. 	AO15 No acceptable outcomes are prescribed.

Table 9.3.2.3.b Stormwater management design objectives (Construction phase)

Issue	Design Objectives
Drainage control (Temporary drainage works)	(1) Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> (a) Disturbed area open for <12 months—1 in 2-year ARI event; (b) Disturbed area open for 12–24 months—1 in 5-year ARI event; (c) Disturbed area open for > 24 months—1 in 10-year ARI event. (2) Design capacity excludes minimum 150 mm freeboard. (3) Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity.
Erosion control (Erosion control measures)	(1) Minimise exposure of disturbed soils at any time. (2) Divert water run-off from undisturbed areas around disturbed areas. (3) Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil- loss rate or other acceptable methods. (4) Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control (Sediment control measures, Design storm for sediment control basins, Sediment basin dewatering)	(1) Determine appropriate sediment control measures using: <ul style="list-style-type: none"> (a) potential soil loss rate; or (b) monthly erosivity; or (c) average monthly rainfall. (2) Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> (a) design storm for sediment basin sizing is 80th% five-day event or similar. (3) Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> (a) TSS < 50 mg/L TSS; (b) Turbidity not >10% receiving waters turbidity; (c) pH 6.5–8.5.

Issue	Design Objectives
Water quality (Litter and other waste, hydrocarbons and other contaminants)	(1) Avoid wind-blown litter; remove gross pollutants. (2) Ensure there is no visible oil or grease sheen on released waters. (3) Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management (Changes to the natural waterway hydraulics and hydrology)	(1) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site

Table 9.3.2.3.c Stormwater management design objectives (post-construction phase)

Design Objectives				Application
Minimum reductions in mean annual load from unmitigated development (%)				
Total suspended solids (TSS)	Total phosphorous (TP)	Total nitrogen (TN)	Gross pollutants >5mm	
80	60	40	90	Development for urban purposes Excludes development that is less than 25% impervious. In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of the contributing catchment area.
Waterway stability management (1) Limit the peak 100% AEP event discharge within the receiving waterway to the pre-development peak 100% AEP event discharge				Catchments contributing to un-lined receiving waterway. Degraded waterways may seek alternative discharge management objectives to achieve waterway stability. For peak flow for the 100% AEP event, use collocated storages to attenuate site discharge rate of stormwater.

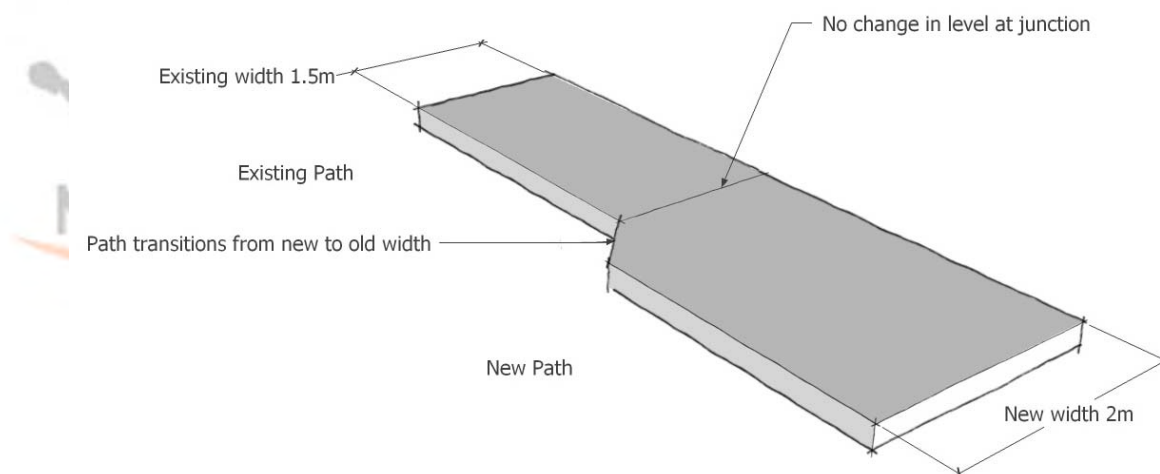
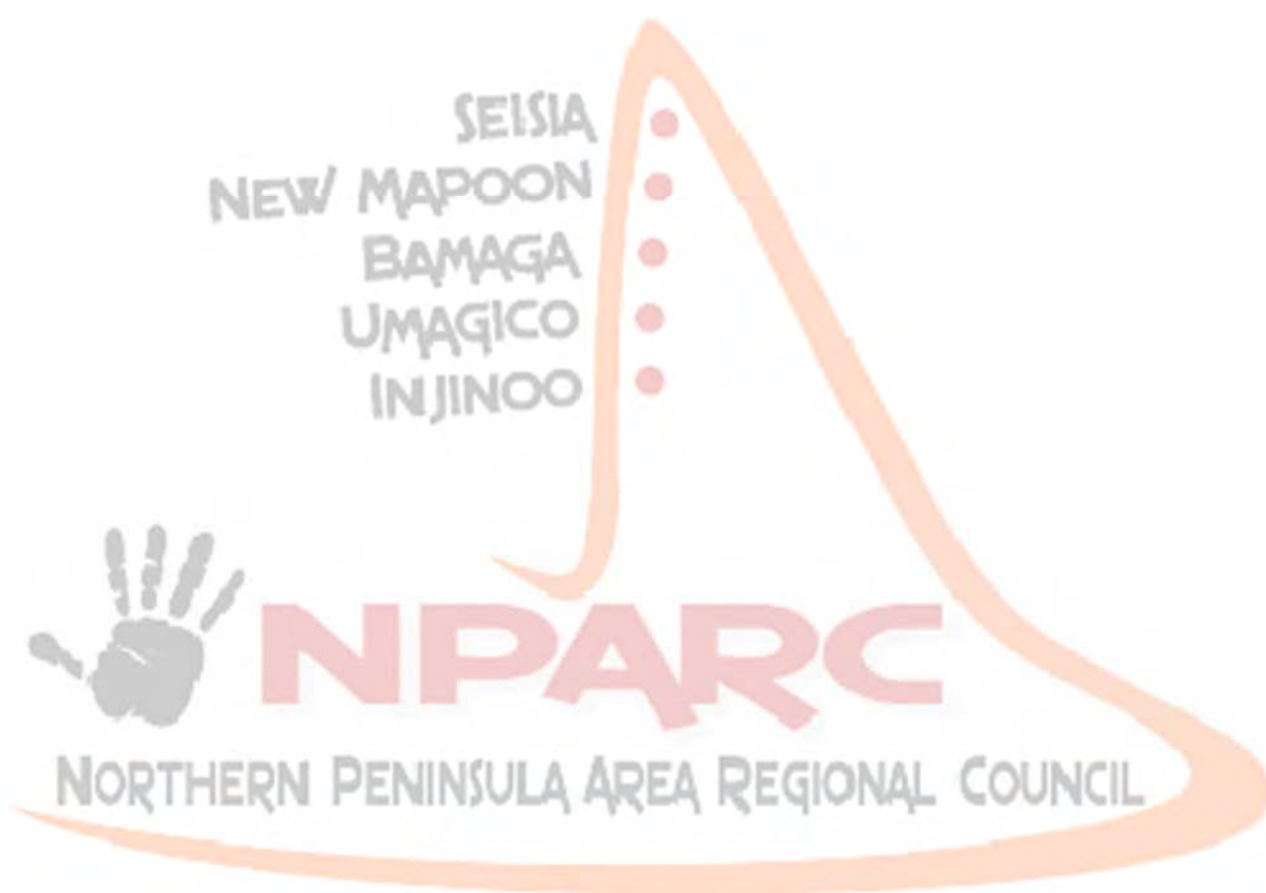


Figure 9.4.2.3.a New Footpath Sections

Part 10 Planning partnerships

There are no planning partnerships 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 3 of Table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
- (6) Column 4 of Table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
- (7) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.
- (8) Uses listed in Table SC1.1.2 columns 3 and 4 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	Adult store means the use of premises for the primary purpose of displaying or selling— <ul style="list-style-type: none"> a) sexually explicit materials; or b) products and devices that are associated with, or used in, a sexual practice or activity. 	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or • the sale or display of underwear or lingerie or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Agricultural supplies store means the use of premises for the sale of agricultural supplies and products.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air services	Air service means the use of premises for 1 or more of the following activities or facilities— <ul style="list-style-type: none"> • the arrival or departure of aircraft; • housing, servicing, refuelling, maintaining or repairing aircraft; • the assembly and dispersal of passengers or goods on or from an aircraft; • training and education facilities relating to aviation; or • aviation facilities; • an activity that is ancillary to an activity or facility stated in paragraphs (a) to (e) and directly services the needs of aircraft passengers. 	Airport, airstrip, helipad, public or private airfield	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Animal husbandry	Animal husbandry means the use of premises for- a) the production of animals or animal products on native or improved pastures or vegetation; or b) A yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	Animal keeping means the use of premises for – a) boarding, breeding or training animals; or b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Aquaculture means the cultivation of live fisheries resources for sale other than in circumstances prescribed by regulation.		

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Bar	Bar means the use of premises, with seating for 60 or less people, for- a) selling liquor consumption on the premises; or (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, nightclub entertainment facility, tavern
Brothel	Brothel means premises made available for prostitution by 2 or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Bulk landscape supplies means the use of premises for the bulk storage and sale of primarily non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix and mulch.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	Caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Car wash means the use of premises for the commercial cleaning of motor vehicles.		Service station
Cemetery	Cemetery means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Child care centre	Child care centre means the use of premises for the care, education and minding, but not residence, of children.	Before or after school care, crèche, early childhood centre, kindergarten, vacation care	Educational establishment, home based child care, family day care
Club	Club means the use of premises for- a) An association that is established for social, literary, political, sporting, athletic or other similar purposes; or b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Community care centre – (a) means the use of premises for— (i) providing social support to members of the public; or (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for providing accommodation to members of the public.	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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Community residence	<p>Community Residence-</p> <p>(a) means the use of premises for residential accommodation for—</p> <p>(i) no more than—</p> <p>(A) 6 children, if the accommodation is provided as part of a program or service under the Youth Justice Act 1992; or</p> <p>(B) 6 persons who require assistance or support with daily living needs; and</p> <p>(ii) no more than 1 support worker; and</p> <p>(b) includes a building or structure that is reasonably associated with the use in paragraph (a).</p>	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	<p>Community use means the use of premises for—</p> <p>(a) providing artistic, social or cultural facilities or community services to the public; or</p> <p>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).</p>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Cremation means the use of premises for the cremation or aquamation of bodies.		Cemetery

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Cropping	<p>cropping means the use of premises for—</p> <p>(a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or</p> <p>(b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or</p> <p>(c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).</p>	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Detention facility means the use of premises for the lawful detention of persons.	Prison, detention centre	
Dual occupancy	<p>Dual occupancy—</p> <p>(a) means a residential use of premises for 2 households involving—</p> <p>(i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and</p> <p>(ii) any domestic outbuilding associated with the dwellings; but</p> <p>(b) does not include a residential use of premises that involves a secondary dwelling.</p>	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Dwelling house	<p>Dwelling house means a residential use of premises involving—</p> <p>(a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or</p> <p>(b) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.</p>		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	Dwelling unit means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<p>Educational establishment means the use of premises for—</p> <p>(a) training and instruction to impart knowledge and develop skills; or</p> <p>(b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).</p>	College, outdoor education centre, primary school, secondary school, special education facility, technical institute, university	Child care centre, home based child care, family day care

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Emergency services	<p>Emergency services means the use of premises by a government entity or community organisation to provide—</p> <p>(a) essential emergency services; or</p> <p>(b) disaster management services; or</p> <p>(c) management support facilities for the services.</p>	Ambulance station, evacuation centre, fire station, police station	Community use, hospital, residential care facility
Environment facility	<p>Environment facility—</p> <p>(a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but</p> <p>(b) does not include the use of premises to provide accommodation for tourists and travellers.</p>	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	<p>extractive industry means the use of premises for—</p> <p>(a) extracting or processing extractive resources; and</p> <p>(b) any related activities, including, for example, transporting the resources to market.</p>	Quarry	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Food and drink outlet	Food and drink outlet means the use of premises for— (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).	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	Function facility means the use of premises for— (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Funeral parlour— (a) means the use of premises for— (i) arranging and conducting funerals, memorials and other similar events; or (ii) a mortuary; or (iii) storing and preparing bodies for burial or cremation; but (b) does not include the use of premises for the burial or cremation of bodies.		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	<p>garden centre means the use of premises for— (a) selling plants; or</p> <p>(b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or</p> <p>(c) a food and drink outlet that is ancillary to the use in paragraph (a).</p>	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Hardware and trade supplies means the use of premises the sale, display or hire of hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.		Shop, showroom, outdoor sales and warehouse
Health care services	Health care services means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
High impact industry	<p>High impact industry means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a high impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry</p>
Home based business	<p>Home-based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.</p>	<p>Bed and breakfast, home office, home based child care</p>	<p>Hobby, office, shop, warehouse, transport depot</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Hospital	Hospital means the use of premises for— (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or (b) providing accommodation for patients; or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).		Health care services, residential care facility
Hotel	Hotel— (a) means the use of premises for— (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar.	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or primarily indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Intensive animal industry	<p>intensive animal industry—</p> <p>(a) means the use of premises for—</p> <p>(i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or</p> <p>(ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the cultivation of aquatic animals.</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Intensive horticulture	<p>intensive horticulture— (a) means the use of premises for—</p> <p>(i) the intensive production of plants or plant material carried out indoors on imported media; or</p> <p>(ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or</p> <p>(iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or (ii); but</p> <p>(b) does not include the cultivation of aquatic plants.</p>	Greenhouse, hydroponic farm, mushroom farm	Wholesale nursery
Landing	<p>Landing means the use of premises for a structure—</p> <p>(a) for mooring, launching, storing and retrieving vessels; and</p> <p>(b) from which passengers embark and disembark.</p>	Boat ramp, jetty, pontoon	Marina

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Low impact industry	<p>Low impact industry means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a low impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity</p>	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>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</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Major electricity infrastructure	<p>Major electricity infrastructure—</p> <p>(a) means the use of premises for—</p> <p>(i) a transmission grid or supply network; or</p> <p>(ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the use of premises for a supply network or private electricity works stated in schedule 6, section 26(5), unless the use involves—</p> <p>(i) a new zone substation or bulk supply substation; or</p> <p>(ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.</p>	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Major sport, recreation and entertainment facility means the use of premises for large-scale events, including, for example, major sporting, recreation, conference or entertainment events.	Convention centre, exhibition centre, horse racing facility, sports stadium	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Marine industry	<p>Marine industry means the use of waterfront premises for—</p> <p>(a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or</p> <p>(b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).</p>	Boat building, boat storage, dry dock	Marina
Market	<p>Market means the use of premises on a regular basis for—</p> <p>(a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or</p> <p>(b) providing entertainment, if the use is ancillary to the use in paragraph (a).</p>	Flea market, farmers market, car boot sales	Shop, roadside stall

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Medium impact industry	<p>Medium impact industry means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a medium impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry
Motor sport facility	<p>Motor sport facility means the use of premises for—</p> <p>(a) organised or recreational motor sports; or</p> <p>(b) facilities for spectators, including, for example, stands, amenities and food and drink outlets, if the use is ancillary to the use in paragraph (a).</p>	Car race track, go-kart track, trail bike park, 4WD park	Major sport, recreation and entertainment facility, outdoor sport and recreation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Multiple dwelling	Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached, 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>Nature-based tourism means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of—</p> <p>(a) an area of environmental, cultural or heritage value; or</p> <p>(b) a local ecosystem; or</p> <p>(c) the natural environment</p>	Environmentally responsible accommodation facilities including cabins, huts, lodges and tents	Environment facility
Nightclub entertainment facility	<p>Nightclub entertainment facility means the use of premises for—</p> <p>(a) providing entertainment that is cabaret, dancing or music; or</p> <p>(b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Non-resident workforce accommodation	<p>Non-resident workforce accommodation means the use of premises for—</p> <p>(a) accommodation for non-resident workers; or</p> <p>(b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).</p>	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	<p>Office—</p> <p>(a) means the use of premises for—</p> <p>(i) providing an administrative, financial, management or secretarial service or function; or</p> <p>(ii) the practice of a profession; or</p> <p>(iii) providing business or professional advice or services; but</p> <p>(b) does not include the use of premises for making, selling or hiring goods.</p>	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Outdoor sales	<p>Outdoor sales means the use of premises for—</p> <p>(a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or</p> <p>(b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p>Outdoor sport and recreation means the use of premises for—</p> <p>(a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or</p> <p>(b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).</p>	Cricket oval, driving range, golf course, swimming pool, tennis court	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	<p>outstation means the use of premises for—</p> <p>(a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or</p> <p>(b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Park	Park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Parking station means the use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Permanent planation means the use of premises for growing, but not harvesting, plants for the purpose of carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Place of worship means the use of premises for— (a) organised worship and other religious activities; or (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port service	Port service means the use of premises for— (a) the arrival and departure of vessels; or (b) the movement of passengers or goods on or off vessels; or (c) storing, servicing, maintaining or repairing vessels; or	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>Relocatable home park means the use of premises for—</p> <p>(a) relocatable dwellings for long-term residential accommodation; or</p> <p>(b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).</p>		Tourist park
Renewable energy facility	<p>Renewable energy facility—</p> <p>(a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but</p> <p>(b) does not include the use of premises to generate electricity or energy to be used mainly on the premises.</p>	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	Research and technology industry means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.	Aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Residential care facility	Residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons who— (a) can not live independently; and (b) require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Resort complex means the use of premises for— (a) tourist and visitor accommodation that includes integrated leisure facilities; or Examples of integrated leisure facilities— bars, meeting and function facilities, restaurants, sporting and fitness facilities (b) staff accommodation that is ancillary to the use in paragraph (a); or (c) transport facilities for the premises, including, for example, a ferry terminal or air service.	Island resort	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Retirement facility	<p>Retirement facility means a residential use of premises for—</p> <p>(a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or</p> <p>(b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).</p>	Retirement village	Residential care facility
Roadside stall	Roadside stall means the use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Rooming accommodation	<p>Rooming accommodation means the use of premises for—</p> <p>(a) residential accommodation, if each resident—</p> <p>(i) has a right to occupy 1 or more rooms on the premises; and</p> <p>(ii) does not have a right to occupy the whole of the premises; and</p> <p>(iii) does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008, schedule 2, or has only limited facilities available for private use; and</p> <p>(iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or</p> <p>(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).</p>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Rural industry	<p>Rural industry means the use of premises for—</p> <p>(a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or</p> <p>(b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	<p>Rural workers' accommodation means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if—</p> <p>(a) the premises, and the premises where the rural use is carried out, are owned by the same person; and</p> <p>(b) the employees are not non-resident workers.</p>	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	<p>Sales office means the use of premises for the temporary display of land parcels or buildings that—</p> <p>(a) are for sale or proposed to be sold; or</p> <p>(b) can be won as a prize in a competition.</p>	Display dwelling	Bank, office

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Service industry	Service industry means the use of premises for an industrial activity that— (a) does not result in off-site air, noise or odour emissions; and (b) is suitable for location 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	Service station means the use of premises for— (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).		Car wash
Shop	Shop means the use of premises for— (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public.	Betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket	Adult store, food and drink outlet, showroom, market
Shopping centre	Shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.		

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Short-term accommodation	<p>(a) means the use of premises for—</p> <p>(i) providing accommodation of less than 3 consecutive months to tourists or travellers; or</p> <p>(ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include a hotel, nature-based tourism, resort complex or tourist park.</p>	Motel, backpackers, cabins, serviced apartments, accommodation hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	<p>Showroom means the use of premises for the sale of goods that are of—</p> <p>(a) a related product line; and</p> <p>(b) a size, shape or weight that requires—</p> <p>(i) a large area for handling, display or storage; and</p>	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Special industry	<p>Special industry means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a special industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Substation	<p>Substation means the use of premises—</p> <p>(a) as part of a transmission grid or supply network to—</p> <p>(i) convert or transform electrical energy from one voltage to another; or</p> <p>(ii) regulate voltage in an electrical circuit; or</p> <p>(iii) control electrical circuits; or</p> <p>(iv) switch electrical current between circuits; or</p> <p>(b) for a telecommunications facility for—</p> <p>(i) works as defined under the Electricity Act, section 12(1); or</p> <p>(ii) workforce operational and safety communications.</p>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.	Telecommunications tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Theatre	<p>Theatre means the use of premises for—</p> <p>(a) presenting movies, live entertainment or music to the public; or</p> <p>(b) the production of film or music; or</p> <p>(c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)—</p> <p>(i) preparing and selling food and drink for consumption on the premises;</p> <p>(ii) facilities for editing and post-production;</p> <p>(iii) facilities for wardrobe, laundry and make-up;</p> <p>(iv) set construction workshops;</p> <p>(v) sound stages.</p>	Cinema, concert hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	<p>Tourist attraction means the use of premises for—</p> <p>(a) providing entertainment to, or a recreation facility for, the general public; or</p> <p>(b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p>	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Tourist park	<p>Tourist park means the use of premises for—</p> <p>(a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or</p> <p>(b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	<p>Transport depot means the use of premises for—</p> <p>(a) storing vehicles, or machinery, that are used for a commercial or public purpose; or</p> <p>(b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).</p>	Using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery	Home based business, warehouse, low impact industry, service industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Utility installation	<p>Utility installation means the use of premises for—</p> <p>(a) a service for supplying or treating water, hydraulic power or gas; or</p> <p>(b) a sewerage, drainage or stormwater service; or</p> <p>(c) a transport service; or</p> <p>(d) a waste management service; or</p> <p>(e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).</p>	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	<p>Veterinary service means the use of premises for—</p> <p>(a) the medical or surgical treatment of animals; or</p> <p>(b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).</p>		Animal keeping
Warehouse	<p>Warehouse means the use of premises for—</p> <p>(a) storing or distributing goods, whether or not carried out in a building; or</p> <p>(b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).</p>	Self storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Wholesale nursery	Wholesale nursery means the use of premises for— (a) the wholesale of plants grown on or next to the premises; or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		Bulk landscape supplies, garden centre
Winery	Winery means the use of premises for— (a) making wine; or (b) selling wine that is made on the premises.		Rural industry

SC1.1.1 Defined activity groups

There are no defined activity groups for the planning scheme

SC1.1.2 Industry thresholds

There are no industry thresholds for the planning scheme

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (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">• Adjoining premises• Advertising device• Affordable housing• Average width• Base date• Basement• Boundary clearance• Building height• Demand unit• Development footprint• Domestic outbuilding• Dwelling	<ul style="list-style-type: none">• Gross floor area• Ground level• Household• Minor building work• Minor electricity infrastructure• Net developable area• Netserv plan• Non-resident workers• Outermost projection• Planning assumptions• Plot ratio• Projection area(s)	<ul style="list-style-type: none">• Secondary dwelling• Setback• Service catchment• Site• Site cover• Storey• Temporary use• Ultimate development• Urban purposes
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Table SC1.2.2 Administrative definitions

Column 1 Term	Column 2 Definition
Adjoining premises	adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	advertising device — (a) means a permanent structure, device or sign used, or intended to be used, for advertising; and (b) includes a structure, or part of a building, the primary purpose of supporting the structure, device or sign mentioned in paragraph (a).
Affordable housing	affordable housing means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
Average width	average width , of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
Base date	base date means the date from which the local government has estimated future infrastructure demand and costs for the local government area.
Basement	basement means a space— (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.
Boundary clearance	boundary clearance means the distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or (b) a rainwater fitting. <i>Examples— 1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary.</i> <i>If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.</i>
Building height	building height , of a building, means— (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level.
Demand unit	demand unit means a unit of measurement for measuring the level of demand for infrastructure.

Column 1 Term	Column 2 Definition
Development footprint	development footprint , for development, means a part of the premises that the development relates to, including, for example, any part of the premises that will be covered by the following after the development is carried out— (a) buildings or structures, measured to their outermost projection; (b) landscaping or open space; (c) facilities associated with the development; (d) on-site stormwater drainage or wastewater treatment; (e) a car park, road, access track or area used for vehicle movement; another area of disturbance.
Domestic outbuilding	domestic outbuilding means a non-habitable class 10a building that is— (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is.
Dwelling	dwelling means all or part of a building that— (a) is used, or capable of being used, as a self-contained residence; and (b) contains— (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a wash basin; and (v) facilities for washing clothes.
Gross floor area	gross floor area , for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for— (a) building services, plant or equipment; or (b) access between levels; or (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not.
Ground level	ground level means— (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
Household	household means 1 or more individuals who— (a) live in a dwelling with the intent of living together on a long-term basis; and (b) make common provision for food and other essentials for living.
Minor building work	minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following— (a) 50m ² ; (b) an area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	minor electricity infrastructure means development for a supply network 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, other than development for— (a) a new zone substation or bulk supply substation; or (b) (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.

Column 1 Term	Column 2 Definition
Net developable area	net developable area , for premises, means the area of the premises that— (a) is able to be developed; and (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.
Non-resident workers	non-resident worker means a person who— (a) performs work as part of— (i) a resource extraction project; or (ii) a project identified in a planning scheme as a major industry or infrastructure project; or (iii) a rural use; and (b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. <i>Example of a non-resident worker— a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements</i>
Outermost projection	outermost projection , of a building or structure, means the outermost part of the building or structure, other than a part that is— (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.
Planning assumptions	planning assumption means an assumption about the type, scale, location and timing of future growth in the local government area.
Plot ratio	plot ratio means the ratio of the gross floor area of a building on a site to the area of the site.
Projection area(s)	projection area means a part of the local government area for which the local government has carried out demand growth projection.
Public Open Space	Public Open Space means outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.
Secondary dwelling	secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Service catchment	service catchment means an area serviced by an infrastructure network.
Setback	setback , for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Site	site , of development, means the land that the development is to be carried out on. <i>Examples— 1 If development is to be carried out on part of a lot, the site of the development is that part of the lot. 2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.</i>

Column 1 Term	Column 2 Definition
Site cover	<p>site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—</p> <p>(a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or</p> <p>(b) a basement that is completely below ground level and used for car parking; or</p> <p>(c) the eaves of a building; or</p> <p>(d) a sun shade.</p>
Storey	<p>storey—</p> <p>(a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than—</p> <p>(i) a space containing only a lift shaft, stairway or meter room; or</p> <p>(ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or</p> <p>(iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or</p> <p>(iv) a basement with a ceiling that is not more than 1m above ground level; and</p> <p>(b) includes—</p> <p>(i) a mezzanine; and</p> <p>(ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.</p>
Temporary use	<p>temporary use means a use that—</p> <p>(a) is carried out on a non-permanent basis; and</p> <p>(b) does not involve the construction of, or significant changes to, permanent buildings or structures.</p>
Ultimate development	<p>ultimate development, for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.</p>
Urban purposes	<p>urban purpose means a purpose for which land is used in cities or towns—</p> <p>(a) including residential, industrial, sporting, recreation and commercial purposes; but</p> <p>(b) not including rural residential, environmental, conservation, rural, natural or wilderness area purposes.</p>
Water netserv plan	<p>water netserv plan means a plan adopted by an SEQ service provider, as defined in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>, under section 99BJ of that Act.</p>
Width	<p>Width, of a lot means the distance, measures in meters, between the midpoint of each side boundary of the lot.</p>

Column 1 Term	Column 2 Definition
Vulnerable uses	<p>Are uses involving:</p> <ul style="list-style-type: none"> (1) the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or (2) the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.

Schedule 2 Mapping

SC2.1 Map index

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

Editor's note—Mapping for the PIP is contained in 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	27 August 2018
SFM-002	Strategic Framework	27 August 2018
Zone maps		
ZM-001	Zoning Plan: Overall	27 August 2018
ZM-002	Zoning Plan: Five Community	27 August 2018
ZM-003	Zoning Plan: Injinoo	27 August 2018
ZM-004	Zoning Plan: Umagico	27 August 2018
ZM-005	Zoning Plan: Bamaga	27 August 2018
ZM-006	Zoning Plan: New Mapoon	27 August 2018
ZM-007	Zoning Plan: Seisia	27 August 2018
Overlay maps		
OM-001	Biodiversity Overlay Map: Overall	27 August 2018
OM-002	Biodiversity Overlay Map: Five Communities	27 August 2018
OM-003	Natural Hazard (Bushfire) Overlay Map: Overall	27 August 2018
OM-004	Natural Hazard (Bushfire) Overlay Map: Five Communities	27 August 2018
OM-005	Natural Hazards (Coastal) Overlay Map: Overall	27 August 2018
OM-006	Natural Hazards (Coastal) Overlay Map: Injinoo to Seisia	27 August 2018
OM-007	Natural Hazards (Coastal) Overlay Map: Coal Ck & Loyalty Beach	27 August 2018
OM-008	Natural Hazard (Flood) Overlay Map: Overall	27 August 2018
OM-009	Natural Hazard (Flood) Overlay Map: Five Communities	27 August 2018
OM-010	Natural Hazard (Landslide) Overlay Map: Five Communities	27 August 2018
OM-011	NPA Airport Overlay Map	27 August 2018

SC2.2 Strategic framework maps

SC2.3 Zone maps

SC2.4 Overlay maps

Schedule 3 Priority infrastructure plan mapping and plans

SC3.1 Map index

Table SC3.1.1 Map index

Map number	Map title	Gazettal date
PIP-PIA1	Priority Infrastructure Area – Injinoo	27 August 2018
PIP-PIA2	Priority Infrastructure Area – Umagico	27 August 2018
PIP-PIA3	Priority Infrastructure Area – Bamaga	27 August 2018
PIP-PIA4	Priority Infrastructure Area – New Mapoon	27 August 2018
PIP-PIA5	Priority Infrastructure Area – Seisia	27 August 2018
PIP - W1	PIP Water Supply Overall	27 August 2018
PIP - W2	PIP Water Supply Injinoo	27 August 2018
PIP - W3	PIP Water Supply Umagico	27 August 2018
PIP - W4	PIP Water Supply Bamaga	27 August 2018
PIP - W5	PIP Water Supply New Mapoon	27 August 2018
PIP – W6	PIP Water Supply Seisia	27 August 2018
PIP-SEW1	PIP SEWER Injinoo	27 August 2018
PIP-SEW2	PIP SEWER Umagico	27 August 2018
PIP-SEW3	PIP SEWER Bamaga	27 August 2018
PIP-SEW4	PIP SEWER New Mapoon	27 August 2018
PIP-SEW5	PIP SEWER Seisia	27 August 2018
PIP-STORM1	PIP Stormwater Injinoo	27 August 2018
PIP-STORM2	PIP Stormwater Umagico	27 August 2018
PIP-STORM3	PIP Stormwater Bamaga	27 August 2018
PIP-STORM4	PIP Stormwater New Mapoon	27 August 2018
PIP-STORM5	PIP Stormwater Seisia	27 August 2018
PIP-TRANSPORT1	PIP Transport Injinoo	27 August 2018
PIP-TRANSPORT 2	PIP Transport Umagico	27 August 2018
PIP-TRANSPORT 3	PIP Transport Bamaga	27 August 2018
PIP-TRANSPORT 4	PIP Transport New Mapoon	27 August 2018
PIP-TRANSPORT 5	PIP Transport Seisia	27 August 2018
PIP-PARK1	PIP Public Parks and Community Facilities Injinoo	27 August 2018
PIP-PARK2	PIP Public Parks and Community Facilities Umagico	27 August 2018
PIP-PARK3	PIP Public Parks and Community Facilities Bamaga	27 August 2018
PIP-PARK4	PIP Public Parks and Community Facilities New Mapoon	27 August 2018
PIP-PARK5	PIP Public Parks and Community Facilities Seisia	27 August 2018

Schedule 4 Notations required under the *Planning Act 2016*

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

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

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

Editor's note—This schedule should include:

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

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

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

Date of resolution	Date of effect	Details	Contact information
Nil	Nil	Nil	Nil

Editor's note – This schedule must provide details regarding the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 117(1)(a) of the Act.

SC4.3 Notation of registration for urban encroachment provisions under section 267 of the Act

Table SC4.3.1 Notation of decisions under section 267 of the Act

Date of decision	Location of premises (real property description)	Details of registration	Term of registration
Nil	Nil	Nil	Nil

Schedule 5 Land designated for community infrastructure

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

Schedule 6 Planning scheme policies

SC6.1 Northern Peninsula Area Regional Council Community Consultation Policy

What is the intention of this policy?

Northern Peninsula Area Regional Council recognises and understands that members of the Northern Peninsula Area community and other relevant stakeholders wish to actively participate in various land use and development decisions referred to the Council for consideration under this Planning Scheme.

This policy allows Council to seek individual or stakeholder inputs (such as land & sea rangers) to inform assessment from within the local Northern Peninsula Area community and traditional owners to determine if further development will have the potential to result in harm or unreasonable impacts on important features of specific areas of cultural heritage.

Council may choose or not choose to use the advice received during this consultation in the making of a decision though the information will be relevant to the assessment and will be suitably reflected in the grounds supporting any recommendation.

When will Council actively seek additional comments and/or advice?

Development applications that trigger impact assessment will be required to complete the public notification requirements set out in the ~~Sustainable Planning Act 2009~~ [Planning Act 2016](#). In addition to these requirements, Council will:

1. Place a public notice on the Council Community Notice Board advising interested people of the development proposal and the process that comments will [be](#) received in relation to the proposal;
2. Assist any interested party to make a written submission ~~in relation to~~ [about](#) the proposed development;
3. Where necessary, request that the proponents of the development provide suitable plans (at scale) and information to Council to facilitate a community information session.

Who else will be consulted?

Council may seek further advice from local stakeholders:

- Land & Sea Rangers; and
- Traditional Owners.

Advice received will be generally limited to the areas of cultural heritage and natural environment, though all comments will be considered in the decision making process.

Any comments received from local stakeholders must be in writing and received ~~prior to~~ [before](#) the decision being made by Council and will be treated as additional advice.

END OF PLANNING SCHEME

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1 Abbreviations and acronyms

Abbreviation/ acronym	Description
MCU	Material change of use as defined in the Act
ROL	Reconfiguring a lot as defined in the Act
the Act	<i>Planning Act 2016</i>
the Regulation	Planning Regulations 2017

Appendix 2 Table of amendments

Table AP2.1 Table of amendments

Council to insert date of amendment

Date of adoption	Planning scheme version number	Amendment type	Summary of amendments
<insert details>	Version 1.1	<i>Planning Act 2016</i> Alignment Amendment	<p>The alignment amendment contains the following:</p> <ul style="list-style-type: none"> • wide-ranging terminology changes to replace terminology from the repealed <i>Sustainable Planning Act 2009</i> with terminology used in the <i>Planning Act 2016</i>; • application of the Alignment Amendment Planning Scheme Template changes including incorporation of the new mandatory zone purpose and definitions; • required technical revisions; • amendments to improve and clarify assessment benchmarks, including zone codes, to ensure they are sufficiently robust to permit assessment as required by the decision rules for code assessment.



AGENDA
ORDINARY COUNCIL MEETING #15
Wednesday, 16th June 2021

14. Closure of Meeting