

A scenic landscape featuring a pond with lily pads, surrounded by trees and a grassy field. The pond is in the foreground, with several large green lily pads floating on its surface. The water is calm, reflecting the surrounding trees and sky. In the background, there is a grassy field with scattered trees, and a line of trees in the distance under a clear blue sky.

*Aurukun Shire
Planning Scheme*

Citation and commencement

This planning scheme may be cited as the Aurukun Shire Planning Scheme.

A notice was published in the Government Gazette No. 67 on 25 July 2014 for the planning scheme for the Aurukun Shire.

The commencement date for the planning scheme was Friday 1 August, 2014.

Amendments to the planning scheme are included at Appendix 2.



Image 1 – The Aurukun boat landing on the Archer River



Community statement



Image 2 – Welcome to Aurukun

This planning scheme provides a framework for managing land use and development within the Aurukun Shire. Historically, development within the Shire has been driven by State and Commonwealth Government, with the Aurukun Shire Council having little control over where development should be located, or what is the most appropriate use of land. The planning scheme provides an opportunity for the Aurukun Shire Council, and the community, to have a say in the future use of their land for the benefit of the people.

The planning scheme establishes a strategic approach to land management framework that recognises the traditional connections of the people to the land, and the aspirations of the local community to protect its resources and customs for future generations. To achieve this, the current planning scheme supports land uses which directly benefit the local community, and discourages those land uses which are inconsistent with the community's vision. The planning scheme addresses the following core matters which are important to the community:

- Provide for development that makes a positive contribution to the local community;
- Maintain existing land uses and traditions;
- Reduce conflict between incompatible land uses;
- Provide for development and housing which incorporates climate responsive design;
- Coordinate the supply of quality infrastructure;
- Maintain historic and cultural heritage;
- Preserve the natural environment; and
- Safeguard the community from the impacts of natural hazards.

These land use objectives are assisted through the division of land within the township into different 'Zones' and 'Precincts' which are reflective of their most appropriate land use. The use of 'Zones' and 'Precincts' provides a key tool within the planning scheme to ensure the grouping of consistent land uses together, and to protect the community from the impacts of inappropriate development. The planning scheme establishes the following 'Zones' and 'Precincts' within the Aurukun Shire:

- Environmental Management and Conservation Zone
- Township Zone
 - Residential Precinct
 - Centres Precinct
 - Industry Precinct

The community's vision for Aurukun



Image 3 – Our next generation

The community of the Aurukun Shire are a group of people, the majority being of the Wik and Wik Way peoples who hold traditional ties to the region. What the people of Aurukun share, no matter what their heritage, is a place where they live and work, go to school and play, a place where respect and tolerance are highly valued.

Towards the year 2034, Aurukun will strive to be the leading Cape York Aboriginal Community, providing a safe and healthy living environment for its people and a community in which people work together to 'look after their country'.

Aurukun will be a region in which cultural heritage, special places and customs are preserved and protected, and the traditional land owners are consulted with. Management programs which support traditional owners to preserve and manage the natural resources of their country for the current and future generations will be encouraged.

The vast, natural areas of the Shire will be cared for by the local peoples as they have been for thousands of years. New development will respect the connection of the people to their country, making as little impact on the land, rivers and sea as possible.

New development which provides employment and income earning opportunities for the community, in the arts, community services and in new local enterprise will be encouraged.

The growth and development of the community will be supported by the provision of adequate housing and infrastructure services. New housing is designed for the tropical climate and provides aural and visual privacy for its residents. Infrastructure (such as housing, health and education) provides quality access and services for the community and the provision of these services is consistent with the needs of the people.

This vision for the Aurukun community will be assisted by this planning scheme, through the strategic and coordinated use of land and the provision of new development and infrastructure that meets the environmental, social and economic needs of its people.

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Part 1 About the planning scheme

1.1 Introduction

- (1) The Aurukun Shire 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 20 November 2017.
- (3) In seeking to achieve this purpose, the planning scheme sets out the intention for the future development within the Aurukun Shire Council area over the next 20 years.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with 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 Aurukun Shire Council Local Government Area including all premises, roads, internal waterways and local government tidal areas and interrelates with surrounding local government areas illustrated on Map 1(a) and Map 1(b).

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



Image 4 – The community store

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 local government infrastructure plan;
 - (e) tables of assessment
 - (f) the following zones:
 - (i) Township Zone
 - (A) Residential Precinct
 - (B) Centres Precinct
 - (C) Industry Precinct
 - (ii) Environmental Management and Conservation Zone
 - (g) the following overlays
 - (i) Biodiversity Areas Overlay
 - (ii) Bushfire Hazard Overlay
 - (iii) Coastal Protection Overlay
 - (iv) Flood Hazard Overlay
 - (v) Wetlands Overlay
 - (vi) Infrastructure Overlay
 - (h) the following development codes:
 - (i) Reconfiguring a lot code
 - (ii) Works, services and infrastructure code
 - (i) schedules and appendices.
- (2) The following planning scheme policies support the planning scheme:
 - (a) Consultation and owner's consent in Aurukun.

1.2 Interpretation

1.2.1 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), other than the regulated requirements
 - (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—the regulated requirements do not apply to this planning scheme.

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

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

Note—This is an example of a note.

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

Footnote¹—See example at bottom of page.

1.2.3 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.

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

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

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

1.3 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. Schedule 9, 10 and 12 of the Regulation also prescribes assessable development.

¹ Footnote—this is an example of a footnote.

- (c) prohibited development.

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

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

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

1.4 Hierarchy of assessment benchmarks

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

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

1.5 Building work regulated under the planning scheme

- (2) 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*.
- (3) 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*).

- (4) 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.

(5) There are no building assessment provisions in the planning scheme.

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

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



1.6 Local government administrative matters

1.6.1 The 'town boundary' and the size of the Township Zone



Image 5 – The Aurukun township

Within this planning scheme, the area of land within the Aurukun Shire which is subject to an Indigenous Land Use Agreement (ILUA) between the Aurukun Shire Council and the Wik and Wik Way People (i.e. 'The Aurukun Township & Access Road Agreement') is referred to on all planning scheme maps as the 'town boundary'.

The location and size of the town boundary (or ILUA boundary) provides important context for future planning and development within the Aurukun Shire, as it reflects the area for which Council is able to make certain development decisions for the benefit of the Aurukun community.

To ensure decisions made under this planning scheme are consistent with this agreement, the boundaries of the Township Zone and the priority infrastructure area (PIA) have been generally aligned with the 'town boundary', with the exception of an area extending north-east from the cemetery to the eastern access road (Aurukun Access Road). Land in this area is currently located outside of the 'town boundary', however, has been included within the Township Zone of the planning scheme (Refer SFM-002) as this area has been identified by the community as being potentially suitable to accommodate future enterprise activities.

Specifically, this area has been designated as 'future urban' within this planning scheme, and may accommodate a haul road beginning from the Archer River (adjacent to the existing barge landing) through to the eastern side of the township; and an industrial precinct (Refer SFM-002) to support potential growth in light industry uses. This area is located an appropriate distance from existing residential uses to minimise adverse amenity and environmental impacts.

1.6.2 Mineral and extractive resources

The Aurukun Shire contains significant reserves of mineral resources, including a large area of bauxite located in the northern extent of the Shire. The general location of extractive resources within the Aurukun Shire is illustrated on Strategic Frameworks Map SFM-001 in Schedule 2.

Development interests in mining activity within the Aurukun Shire are currently held under various forms of tenure regulated under the *Mineral Resources Act 1989* (MR Act). The MR Act (in addition to other State legislation) provides the framework for the permitting and assessment of mining activities.

This planning scheme cannot regulate mining activities that are carried out on mining tenure. However, the planning scheme seeks to recognise the potential establishment of mining, and in particular, the need for ancillary support activities within the Shire. The future extraction of mineral resources, in addition to the development of ancillary support activities, may provide significant economic and social development opportunities for the Aurukun community.

Through the strategic framework (Part 3) and code provisions (Part 6 to Part 9), the planning scheme provides the benchmarks and objectives for the assessment of mining support activities, including, for example, materials storage and supply; maintenance support activities; commercial services and associated infrastructure. Provision for such land uses within the Township Zone will be considered on a case by case basis, with regard to the potential benefits and impacts to the community.



Part 2 State planning provisions

2.1 State planning policy

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

State interests in the state planning policy appropriately integrated

- Liveable communities
- Housing supply and diversity
- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism
- Biodiversity
- Coastal environment
- Cultural heritage
- Water quality
- Emissions and hazardous activities
- Natural hazards
- Energy and water supply

State interests in the state planning policy not integrated

- Nil

State interests in the State planning policy not relevant to Aurukun Shire Council

- State transport infrastructure
- Strategic airports and aviation facilities
- Strategic ports

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

2.2 Regulated requirements

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

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

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 directions for the planning scheme the strategic framework is structured in the following way:
 - (a) the strategic intent.
 - (b) the following seven themes that collectively represent the policy intent of the scheme:
 - (i) Settlement pattern
 - (ii) Natural environment and resources
 - (iii) Community identity and diversity
 - (iv) Natural hazards and safety
 - (v) Access and mobility
 - (vi) Infrastructure and services
 - (vii) Economic and social 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 outcomes
 - (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 as the policy direction for the planning scheme.

3.2 Strategic intent

The following describes the overall strategic intent for development within Aurukun:

- (1) Future development within the Shire is contained within the Township Zone, unless a demonstrated need exists to be located in the Environmental Management and Conservation Zone.
- (2) Within the Township Zone, residential land uses are located within the Residential Precinct; business activities and community uses are located within the Centres Precinct; and industry uses are located within the Industry Precinct.
- (3) The land within the Environmental Management and Conservation Zone remains in its current state, and is protected for its significant natural and ecological values. The zone accommodates only low intensity rural based land uses.
- (4) The Aurukun Shire is subject to natural hazards including bushfire, flooding and storm tide inundation, however future development will be resilient to the potential effects of natural hazards and protect the health and safety of the community through avoiding areas that are at significant risk of hazard, and building better in appropriate locations.
- (5) Future development aims to create a healthy, safe, and connected community which promotes inclusiveness, respect and personal well-being.

3.3 Settlement pattern



Image 6 – New housing

3.3.1 Strategic outcomes

The majority of the Shire’s population resides within Aurukun township (as seen on Zoning Map ZM-001). The township functions as the administrative centre of the Shire, and accommodates facilities which provide essential housing, health care and education services, as well as recreational and employment opportunities for residents.

Land within the township is intended to provide sufficient land supply to accommodate the future housing, recreation and infrastructure needs of the community in a timely and coordinated manner. Industrial enterprises are directed to areas that are separated from sensitive land uses or those land uses at risk from the impacts of industry.

Some of the land in the township is constrained by natural hazards such as flooding, bushfire, coastal erosion and storm surge (as seen on the Overlay Maps in Schedule 2.4); or contains land which cannot be developed as it already contains community infrastructure such as the airport and landing strip (shown on Overlay Map OM-006). The planning scheme allocates land in appropriate Zones and Precincts to ensure development is located in the best location to protect the community from the impacts of natural hazards and minimise any potential amenity impacts. The impacts of climate change and other natural hazards are considered in the location, scale and intensity of development.

Some of the land in the Township Zone is also located outside of the ‘town boundary’ (Refer Section 1.7.1) and may provide suitable land for future growth in light industry or enterprise activities (shown on Strategic Framework Map SFM-002). Any planned expansion of urban areas outside of the ‘town boundary’ must be underpinned by community need, while maintaining and enhancing access to services, recreational and social infrastructure.

Table 3.3.1.1 Elements, specific outcomes and land use strategies

Elements	Specific outcomes	Land use strategies
Aurukun Township	(1) Housing is: <ul style="list-style-type: none"> (a) designed and supplied to meet the lifestyle needs of the community (b) ideally located in the Residential Precinct of town to achieve efficient infrastructure provision and avoid natural hazards; (c) located with compatible uses and separated from incompatible uses; (d) supplied in time to meet the needs of the community. 	
	(2) Commercial enterprises meet community needs for goods and services.	
	(3) Both indoor and outdoor meeting places are identified and protected from incompatible uses. Social exchange is enabled in all public spaces that meet the traditional and contemporary needs of families, tribal groups, men, women and children.	Identify needs with the community and set aside land or buildings if necessary to accommodate public spaces.
	(4) The Industrial Precinct accommodates only light industrial uses which are protected from encroachment by sensitive land uses.	Identify future business, industry or enterprise opportunities as new possibilities arise.
	(5) Access around the township is improved so people can safely access services and community facilities.	
Climate change adaption and mitigation	(1) New housing, Business Activities, and Community Activities are adaptable to changing community needs; and are responsive to the local climate through being designed to facilitate sustainable practices such as water and energy conservation.	
	(2) Development avoids areas subject to natural hazards such as sea level rise, storm surge, flooding and bushfire hazard.	
Coastal management – urban form and scenic amenity	(1) Coastal dependent, or temporary land uses, are the preferred option on the coast to protect coastal resources and ensure the safety of the community from coastal hazards.	
	(2) Development protects the scenic amenity and ecological integrity of the coast.	
Visitor accommodation	(1) A range of short term accommodation is provided for visitors to the community.	



Elements	Specific outcomes	Land use strategies
Temporary settlements and camps (including outstations)	(1) Traditional cultural ties of the people with the land, rivers and the sea are preserved and protected including temporary uses or non-permanent settlements	

3.4 Natural environment and resources



Image 7 – Our beautiful country

3.4.1 Strategic outcomes

The Shire contains areas of high ecological diversity which accommodate the traditional lands of the Wik people. These areas form the centre of the Wik people’s identity. Ecosystems within the Shire, including the waterways, wetlands, woodlands and coastal areas must be managed and preserved for future generations.

The continued diversity and health of the Shire’s natural environment, with its abundance of native flora and fauna, survives by preserving traditional links between the land and its people, and by promoting the care of the environment. The impacts of development on natural areas are to be minimised through mitigation measures including provisions considering location, intensity and scale.

The extraction of natural resources (particularly mineral resources) will be located and designed to minimise any potential environmental harm and to ensure that impacted areas are rehabilitated to an agreed condition.



Table 3.4.1.1 Elements, outcomes and strategies

Elements	Specific outcomes	Land use strategies
Scenic values, coast, estuary and hinterland areas	(1) The landscape and coastal environment of the Shire is identified and protected, not only as a natural resource, but also because of the intrinsic spiritual, cultural and physical relationships the people of the Aurukun Shire have with land and waters.	Develop a register of special places within the Shire to identify land that provides important scenic or cultural values to the community.
	(2) Development is planned, designed and constructed to make positive contributions to, and minimise negative impacts on, the values of the Shire's land and coastal environment.	
Biodiversity	(1) Biodiversity of marine, estuarine and terrestrial environments are protected by maintaining habitat/ecosystem functions and resilience to threatening processes such as human encroachment.	
	(2) The direct, indirect and cumulative impacts of development are managed appropriately.	
	(3) If native vegetation is required to be cleared to allow development, development ensures that: <ul style="list-style-type: none"> (a) connectivity is maintained (b) land degradation and soil erosion does not occur (c) salinity does not occur; and (d) the habitat of native fauna is protected. 	
Coastal management	(1) Coastal and estuarine systems are preserved and protected where development is located within the coastal environment.	Prepare a coastal management strategy to identify measures to protect the coastal environment.
	(2) Development manages the quality and quantity of stormwater and overland flow so that impacts on coastal and estuarine waters are avoided.	
Waterways and wetlands	(1) Waterway and wetland values, health and ecosystem functions are protected and managed by maintaining: <ul style="list-style-type: none"> (a) water quality; (b) aquatic habitat; (c) terrestrial habitat; and (d) physical processes. 	
Mineral resources	(1) When mineral resources are to be extracted within the Aurukun Shire: <ul style="list-style-type: none"> (a) the potential social, cultural and economic benefits are optimised through provision 	

Elements	Specific outcomes	Land use strategies
	<p>for ancillary support activities in appropriate locations;</p> <p>(b) proponents engage with local communities, establish and maintain relationships and keep the community and traditional landowners informed;</p> <p>(c) opportunities for the provision of social infrastructure and local employment are recognised and facilitated; and</p> <p>(d) negative social, cultural, economic and environmental impacts are avoided or effectively managed.</p> <p>(2) Following cessation of mining or extraction activities, the land is remediated to an agreed condition to the satisfaction of relevant authorities, including the Council.</p>	
Water resources and supply	<p>(1) Development within a water supply catchment is undertaken in a sustainable manner and protects water quality.</p> <p>(2) The environmental values and water quality of receiving waters are protected from the impacts of wastewater discharge.</p>	Identify areas within the Shire that are used for water supply to ensure these areas can be protected from inappropriate development.
Bush tucker	<p>(1) The availability of bush tucker in the natural landscape is recognised and protected as a resource, important to the cultural and material needs of the community.</p> <p>(2) Potential impacts of development on species of flora and fauna used for bush tucker is identified and considered, and the means of avoiding or reducing those impacts are implemented.</p>	
Contaminated land and acid sulfate soils	<p>(1) Contaminated land is identified and measures are taken to remediate the land where required.</p> <p>(2) Development minimises the disturbance of acid sulfate soils.</p>	Develop a publicly available local register to record the location of any identified contaminated land within the Shire.
Soil management and erosion	(1) Development includes measures to reduce erosion and sediment transfer to waterways so that water quality is protected and there are no significant threats to public safety or the integrity of infrastructure.	
Pest and weed management	(1) Floral and faunal pests and weeds are reduced and ultimately eradicated, and new	Develop a publicly available pest and

Elements	Specific outcomes	Land use strategies
	pest species are prevented from establishing or spreading.	weed management plan.



3.5 Community identity



Image 8 – Embracing our culture

3.5.1 Strategic outcomes

The vision for Aurukun comes from community values and traditions, which are embedded in the country and the people. Future development must maintain the residents' connections to the land, rivers and the sea. All development should reflect the community's expectations for future growth and enhance a 'sense of place' within the Shire. Areas, items, or landscapes of cultural significance are protected and preserved for future generations.

Opportunities to grow community identity and enable equitable access to social infrastructure are facilitated; including community services, facilities and networks that support quality of life and well-being. This involves enabling the provision of quality social, cultural, educational, and recreational facilities and opportunities within the Shire.

Table 3.5.1.1 Elements, outcomes and strategies

Elements	Specific outcomes	Land use strategies
Town identity	(1) The Aurukun township is developed to reflect the community's vision for the town and the Shire to use land for the benefit of the community.	
Country identity	(1) The parts of the Shire outside of the township area are maintained in their natural state as much as possible.	
	(2) Where development is proposed on country, all aspects of the environment are considered to protect the natural and cultural values intrinsic to the landscape.	
	(3) The potential benefits of development on country are recognised and provided for. Negative impacts are avoided, minimised, or appropriately managed to protect natural and cultural values.	
Housing diversity and suitability	(1) The types and number of dwellings is provided to meet the needs of the community.	

Elements	Specific outcomes	Land use strategies
	(2) Smaller households and people who are less mobile or with disabilities have the opportunity to live in accommodation within an easy walk of the services and facilities they need.	
	(3) New housing is adaptable to changing community needs and responsive to the local climate.	
Community infrastructure and services	(1) Community infrastructure facilities (such as community care centres, parks, educational, health and sporting facilities) are developed to promote health and education, and are maintained to meet the full range of services needed.	Develop a Schedule of Works to identify future requirements for sport and recreational facilities to meet the needs of the community.
Community safety	(1) The siting and design of all buildings, works, recreational space and landscaping contributes to community safety.	
	(2) The township is designed and maintained to provide an environment where people feel safe.	
Cultural pursuits	(1) The links between local culture, the arts, social development and economic opportunity are recognised.	
	(2) Opportunities are created or maintained to allow cultural activities, in town and on country.	
Cultural landscape values	(1) Development protects the cultural significance of the land to its owners, both past and present; and acknowledges the principle that the culture of the people is intrinsic to the landscape.	Develop a Register of Special Places within the Shire which are important for their spiritual, social or cultural values; and should be protected from the impacts of development.
	(2) Elements of our land and country that are critical to the inherent cultural values of the people are identified and protected.	
Sport and recreation	(1) Sporting facilities are provided in appropriate locations to cater for the needs of the community.	Develop a Schedule of Works to identify future requirements for sport and recreational facilities to meet the needs of the community.
	(2) New development provides opportunities for new or enhanced recreational spaces.	

3.6 Natural hazards and safety



Image 9 – The Archer River during a king tide

3.6.1 Strategic outcomes

Risk to health, safety, and property resulting from natural hazards (including flooding, bushfire, acid sulfate soils, storm surge, and cyclonic weather events) is minimised through the way development is designed and sited.

Table 3.6.1.1 Elements, outcomes and strategies

Elements	Specific outcomes	Land use strategies
Climate resilient environment and natural hazards	(1) The potential impacts of climate change and natural hazard events are understood and planned for through the way development is designed and sited.	
	(2) Buildings are designed and constructed to meet the needs of the people living in a tropical climate and its seasonal variations.	
	(3) The risk of flooding, storm surge and coastal hazards are considered when development is designed and sited. Areas which are susceptible to flooding and coastal hazards within the Shire are identified within the planning scheme on Overlay Maps OM-003-1, OM-003-2, OM-004-1 and OM-004-2	
	(4) Buildings and structures are designed and located to minimise the risk of bushfire hazard.	



Elements	Specific outcomes	Land use strategies
	<p>Bushfire hazard areas within our Shire are identified within the planning scheme on Overlay Map OM-002-1 and OM-002-2.</p>	
	<p>(5) Essential infrastructure is located, designed and constructed to ensure the susceptibility to natural hazards is avoided or minimised; and the infrastructure is able to function efficiently during and after a natural hazard event.</p>	
	<p>(6) People and property are protected from the impacts of natural hazards by ensuring development considers the potential for storm surge, erosion or flooding within the coastal zone. Development is not located within a coastal hazard area unless the development is:</p> <ul style="list-style-type: none"> (a) coastal dependent development; or (b) temporary or readily relocatable structures for safety and recreational purposes. 	

3.7 Access and mobility



Image 10 – The Aurukun barge ramp

3.7.1 Strategic outcomes

New development promotes an urban structure that enables people and goods to move safely, economically, equitably and conveniently within the town and throughout the Shire. Development allows for safe and efficient pedestrian movement and provides convenient connections to community services and facilities (indicated on Local Government Infrastructure Plan Map LGIPM – 005).

Table 3.7.1.1 Elements, outcomes and strategies

Elements	Specific outcomes	Land use strategies
Personal transport	(1) High quality walking access is created and maintained throughout Aurukun township.	
Marine and river transport	(2) Facilities are provided that meet the needs of the community for general transport, tourism, recreation, hunting and fishing.	
	(3) New marine and river transport facilities are developed in a sustainable manner to meet the needs of the community with consideration of size, scale and potential environment impacts.	
	(4) Provide for the retention and maintenance of the existing barge ramp, laydown area and access routes (indicated on Strategic Framework Map SFM-002), as required to meet the economic and social needs of the community.	

Elements	Specific outcomes	Land use strategies
Air transport	(1) The Aurukun airport (indicated on Overlay Map OM-006) is maintained and upgraded as required to meet passenger and freight needs, for business, tourism and the public.	
	(2) The Aurukun airport and supporting infrastructure is protected from encroachment by sensitive land uses.	
	(3) Sensitive land uses are appropriately setback from airport land to minimise adverse impacts associated with air service activities.	
Vehicular transport and freight movement	(1) Aurukun Access Road (shown on Strategic Framework Map SFM-002) is maintained to a standard offering safety and convenience, as is practical given local conditions and climate.	
	(2) Streets in Aurukun are maintained and developed to provide safe and efficient transport by vehicle, cycling and walking.	
	(3) Conflicts between freight traffic and local traffic and pedestrian movements are minimised and existing amenity is not adversely impacted by the movement of freight.	
	(4) Heavy vehicle movements associated with construction and/or haulage activities are located outside of residential areas where possible through provision of a dedicated haulage route. Land identified for a possible future haul road is identified within our planning scheme on Strategic Framework Map SFM-002.	

3.8 Infrastructure and services



Image 11 – Aurukun’s Council administration building

3.8.1 Strategic outcomes

Land and infrastructure is provided at appropriate levels to allow adequate housing, community services, and associated infrastructure to meet the community’s needs. The standard of these services is maintained to provide adequate capacity to service new development.

Existing sites for the provision of health, educational, community and recreational facilities (shown on Local Government Infrastructure Plan Map LGIPM – 005) shall be maintained. Community services and facilities are appropriately sited to allow easy access and clustering of services. Land-use planning outcomes integrate with the provision of state and local infrastructure.

The Shire’s transport network, and particularly the road network, is protected and continuously improved to provide efficient access to Aurukun and surrounding areas throughout the Shire. Improvements to telecommunications networks in the Shire are facilitated to provide better access by residents to technological services and facilities to foster educational and employment opportunities.

Table 3.8.1.1 Elements, outcomes and strategies

Elements	Specific outcomes	Land use strategies
Coordinated delivery of infrastructure	(1) Adequate infrastructure is provided, managed and maintained in an integrated manner. Infrastructure delivery is coordinated to promote efficient development	

Elements	Specific outcomes	Land use strategies
	and balances environmental, community and economic interests.	
	(2) Land use planning and infrastructure planning is integrated to facilitate the coordinated and efficient supply of essential infrastructure to the community.	
Resilience	(1) Essential infrastructure is located, designed and constructed to ensure the susceptibility to natural hazards is avoided or minimised; and infrastructure functions efficiently during and after a natural hazard event. Areas which are susceptible to natural hazards within our Shire are identified within the planning scheme Overlay Maps (Schedule 2.4).	
Transport networks	(1) Roads are designed to provide safe and efficient transport by vehicle and for walking. Where possible, separate paths are provided for active transport and create a continuous connection to community destinations.	
Community space and facilities	(1) Existing community spaces and facilities are protected and maintained within the township to provide continued recreational, educational and community service functions. Opportunities to expand or enhance these existing facilities are supported where consistent with the needs of the community.	
Health facilities	(1) Health facilities are suitably accommodated within the township and their role as places for healing, caring and social exchange are maintained.	
Education and Child care	(1) Existing facilities are maintained or upgraded as necessary.	
Waste management	(1) Solid and liquid wastes are managed sustainably.	
	(2) Existing wastewater infrastructure is maintained and upgraded as required to service the needs of the community. Infrastructure is protected from encroachment by sensitive land uses.	
	(3) Wastewater discharges are managed to maintain ecological processes, riparian vegetation, waterway integrity, and ecosystem health.	

Elements	Specific outcomes	Land use strategies
	(4) Waste management strategies including the re-use and recycling of domestic products are promoted.	
	(5) Areas of previous informal dumping are rehabilitated to preserve environmental quality within and around the Aurukun township.	
Stormwater	(1) Land use planning is reflective of local drainage patterns and minimises the transfer of contaminants to groundwater and waterways.	
	(2) The layout and design of development occurs in an integrated manner to ensure there are no adverse impacts to stormwater quantity or quality.	
	(3) Development incorporates measures during construction and operation to minimise impacts to water quality.	
Integrated water cycle management	(1) Water infrastructure is provided and maintained in a sustainable and integrated manner.	
	(2) Efficient water use is promoted while ensuring community and environmental health is protected.	
	(3) Development within a water supply catchment is undertaken in an ecological sustainable manner and protects water quality.	Identify areas within the Shire that are used for water supply to ensure these areas can be protected from inappropriate development.
Telecommunications	(1) Adequate infrastructure and services is provided to meet the needs of the community, as technology and capacity allows. Telecommunications infrastructure should be co-located with existing infrastructure where possible.	
Energy	(1) Energy infrastructure remains adequate for future growth within the Shire to support the development of the township.	
	(2) Options for the provision renewable energy sources are promoted in appropriate locations.	

3.9 Economic and social development



Image 12 – Making the most of our resources

3.9.1 Strategic outcomes

The Shire’s economy is centred on the provision of services and facilities to the community and around extractive industries and tourism. Opportunities to grow and diversify these enterprises, using the Shire’s natural and cultural resources, are maximised to provide a self-sufficient economy. The provision of land for activities such as ecotourism ventures, educational and training services, enterprise opportunities and cultural and arts pursuits will provide an enhanced diversity of employment opportunities for the community.

All development occurs in a planned manner, where required services and facilities are readily and efficiently made available. There is a need to facilitate employment and enterprise opportunities within the Shire through the timely provision of developable land and the promotion of appropriate cultural, educational and business enterprises.

Table 3.9.1.1 Elements, outcomes and strategies

Elements	Specific outcomes	Land use strategies
Employment opportunities and skills base	(1) Sufficient land and buildings are provided for education and vocational training in appropriate locations within the town.	
	(2) Appropriate places and premises are made available for government and private enterprises.	
Enterprise and innovation	(1) Small scale personal enterprise and/or employment generating activities are encouraged and enabled.	

Elements	Specific outcomes	Land use strategies
Cultural economic development	(1) Economic development opportunities from traditional arts and craft are accommodated appropriately.	
Health and education	(1) Health and education sectors are recognised as employment generators in their own right.	
Tourism and ecotourism	(1) Short term accommodation for visitors to Aurukun is provided in forms that are compatible with the scale and character of the township.	
	(2) Tourist accommodation and facilities are sensitive to the cultural heritage and natural environment of Aurukun.	
Economic opportunity	(1) The economic benefits from extractive industries and enterprises are optimised, without unreasonably impacting on social and cultural aspects of contemporary and traditional ways of life.	Develop an economic development and employment strategy.
Link with the “outside world”	(1) Access to telecommunications services is provided within the township to support enterprises and industry opportunities.	



Image 13 – Our new business precinct

Part 4 Local government infrastructure plan



Image 14 – The Aurukun community store

4.1 Preliminary

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

4.2 Planning assumptions

- (1) The planning assumptions form a logical and consistent basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (2) The planning assumptions summarised in Table 4.2.1 outline the existing and projected population growth and housing development within the Township Zone (the area to which the LGIP applies) up to 2031.
- (3) The assumptions have been developed in accordance with the land use planning provisions of the planning scheme and the anticipated growth in population and development within the Aurukun township area (the area to which the LGIP applies). They form a logical basis for the planning of the infrastructure networks.



Table 4.2.1 Population and housing projections

Area	Existing and projected population				Average occupancy rate (number of people in one dwelling)				Existing and projected dwellings				Dwelling type
	2016	2021	2026	2031	2016	2021	2026	2031	2016	2021	2026	2031	
Inside the PIA (inside the Township Zone)	1296	1338	1374	1407	4.38	4.46	4.52	4.51	291	269	303	312	Single dwelling

Notes—

1. The population and housing projections listed above have been obtained from the *OESR Queensland Government population projections to 2031, Local Government Areas, 2011 edition*.
2. The population data may not accurately represent the total number of people living in Aurukun as there are a high number of people moving in and out of the township all the time. Also, the predicted number of dwellings to be built for the community up to 2031 may be different to that indicated above, as housing in Aurukun is largely provided by the government, and the supply of extra housing is directly related to government funding availability. Therefore, it is difficult to predict the likely future housing supply or occupancy rates.

4.3 Priority infrastructure area

- (1) The priority infrastructure area (PIA) is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.
- (2) The PIA identifies the area where the Aurukun Shire council gives priority to provide trunk infrastructure for urban development up to 2031.
- (3) The PIA is identified in LGIPM-001 in Schedule 3.
- (4) The PIA defines those areas of Aurukun that are either currently serviced with infrastructure or are planned to be serviced with infrastructure to accommodate the projected growth of the community for the next 10 to 15 years.
- (5) The PIA has been identified on the basis of projected population growth, housing need, economic characteristics, land form and recognition to natural hazards that are unique to the Aurukun Shire. The PIA has been generally aligned with the current 'town boundary' (refer to Section 1.7.1 for further detail) and includes the entire area of the Township Zone. The Township Zone is intended to provide the focus for future urban development within the Aurukun Shire area, based on consideration to maintaining and enhancing the low density, tropical character of the Shire recognising cultural traditions and maintaining access to land and sea.
- (6) The Council's clear position relating to infrastructure which may be required for any future development within the Environmental Management and Conservation Zone is that this infrastructure be provided at no impost to Council.

4.4 Desired standards of service

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

4.4.1 Water supply network desired standards of service

Table 4.4.1.1 Water supply network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development within the Township Zone receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> • Far North Queensland Region of Councils (FNQROC) Design Guidelines and Standard Specifications • Customer service standards • Customer service obligations
Adequacy of supply	Development within the Township Zone is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> • Compliance with the relevant design guidelines in the FNQROC Development Manual, FNQROC Design Guidelines and Standard Specifications
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards	<ul style="list-style-type: none"> • The Australian Drinking Water Guidelines developed by the National Health and Medical Research Council.



Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
	community health and is free from objectionable taste and odour.	
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> The <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> 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 Australian Drinking Water Guidelines developed by the National Health and Medical Research Council Planning Guidelines for Water Supply and Sewerage – Department of Energy and Water Supply Water treatment plants are protected from the impacts of flooding.

4.4.2 Sewerage network desired standards of service

Table 4.4.2.1 Sewerage network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development within the Township Zone has access to a reliable sewerage collection, conveyance, treatment and disposal system unless it can be adequately demonstrated that on site disposal of effluent is a suitable alternative.	<ul style="list-style-type: none"> Compliance with the relevant design guidelines in the FNQROC Development Manual Customer service standards Customer service obligations
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> Local water quality guidelines prepared in accordance with National Water Quality Management Strategy Queensland Water Quality Guidelines 2009 – Department of Environment and Heritage Protection (where local guidelines do not exist)



Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
		<ul style="list-style-type: none"> National Water Quality Guidelines – national Water Quality Management Strategy (where local or regional guidelines do not exist) Compliance with the <i>Environmental Protection Policy (Water) 2009</i>.
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> The <i>Environmental Protection Act 1994</i> and associated Environmental Protection policies
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> Planning Guidelines for Water Supply and Sewerage – Department of Energy and Water Supply Sewerage Code of Australia – Water Services Association of Australia – WSA 02 – 2002 Sewerage Pumping Station Code of Australia – Water Services Association of Australia – WSA 04 – 2005 Compliance with the relevant design guidelines in the FNQROC Development Manual

4.4.3 Stormwater network desired standards of service

Stormwater network in the Aurukun Shire

There is no stormwater network or dedicated drainage system within Aurukun, with the exception of overland flow channels. As the topography of the Aurukun region is extremely flat the provision of storm water infrastructure would be practically difficult and result in significant financial costs relating to installation and pumping requirements. Additionally, there is no available alternative discharge area given that the local government area is situated in such close proximity to the coast. Regardless, any new development should provide appropriate overland flow paths, such that ponding of the site or adjoining land does not occur. Relevant desired standards of service for the development of new storm water infrastructure are identified through the LGIP, and for reference, the location of existing overland flow channels is illustrated on LGIPM-006.

Table 4.4.3.1 Stormwater network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Stormwater is collected and conveyed to a lawful point of discharge, through natural or engineered drainage networks, in a safe and logical manner that protects public health and safety.	<ul style="list-style-type: none"> Queensland Urban Drainage Manual Compliance with the relevant design guidelines in the FNQROC Development Manual

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and protect public health and safety.	<ul style="list-style-type: none"> Queensland Water Quality Guidelines 2009 (where local guidelines do not exist) National Water Quality Guidelines – national Water Quality Management Strategy (where local or regional guidelines do not exist) Compliance with the relevant design guidelines in the FNQROC Development Manual Urban Stormwater Quality Planning Guidelines 2010
Environmental impacts	Adopt water-sensitive urban design principles and onsite water quality management to achieve relevant regional and local water quality objectives.	<ul style="list-style-type: none"> Environmental Protection [Water] Policy 2009
Infrastructure design / planning standards	Stormwater design reflects local drainage conditions and is undertaken to comply with established codes and standards.	<ul style="list-style-type: none"> Queensland Urban Drainage Manual. Compliance with the relevant design guidelines in the FNQROC Development Manual

4.4.4 Transport network desired standards of service

Table 4.4.4.1 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"> FNQROC Design Guidelines and Standard Specifications
Pathway design/planning standards	Pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives.	<ul style="list-style-type: none"> Compliance with the relevant design guidelines and specifications within the FNQROC Development Manual. AUSTROADS Guide to Road Design Part 6A: Pedestrian and Cyclist Paths.

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



Parks and Open Spaces in Aurukun Shire

The Aurukun community has unique requirements in terms of public parks and land for community facilities. In Aurukun, the development of public parks and recreational space is largely associated with the provision of additional housing by Government agencies. As a result, there is

no formal schedule of works relating to the development of community facilities or parkland.

The culture and lifestyle of Aurukun is defined by strong connections to the land and sea, and as such, the importance of maintaining this access to country goes beyond the ‘traditional’ provision of a set rate of facilities or parkland per head of population.

Given this cultural significance and the relatively low intensity of planned development within Aurukun, it is considered that by ensuring the maintenance of the Shire’s natural landscape beauty, flora and fauna, wetlands, waterways and the sea through the provisions of the planning scheme, that sufficient open space and parkland will be provided and maintained.

For these reasons, no schedule of works has been provided within this LGIP. In addition, the use of quantitative standards or benchmarks has been avoided where possible as it is considered unlikely to satisfy community requirements. However, for reference LGIPM-005 illustrates the location of *existing* community facilities and recreational space.

In addition, the planning and design criteria below will apply to any future development for parkland within the local government area.

Table 4.4.5.1 Public parks and land for community facilities network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	Public parks and community facilities are established to provide for the full range of recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> • Nil
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.

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Facilities/embellishments	Public parks contain a range of embellishments (such as seating, shade structures and rubbish bins and water bubblers where water infrastructure is available) to complement the type and purpose of the park.	<ul style="list-style-type: none"> Nil
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"> Nil
Accessibility	Public parks will be located to ensure adequate pedestrian and vehicle access.	<ul style="list-style-type: none"> Nil

4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure (PFTI) identify the existing and proposed trunk infrastructure networks intended to service the assumed development at the desired standard of service stated in the LGIP.
- (2) The PFTI are identified on the following maps located at Schedule 3 of the planning scheme:
 - (a) LGIPM-002 - Plan for Trunk Infrastructure – Aurukun Road Network
 - (b) LGIPM-003 - Plan for Trunk Infrastructure – Aurukun sewerage network
 - (c) LGIPM-004 - Plan for Trunk Infrastructure – Aurukun water supply network
 - (d) LGIPM-005 - Plan of existing public parks and land for community facilities
 - (e) LGIPM-006 - Plan of existing stormwater network

Editor's note - Extrinsic material

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

Title of document	Date	Author or organisation who prepared document
Census Quickstats: Aurukun (S) (Local Government Area).	2011	Australian Bureau of Statistics.
Far North Queensland Regional Development Manual	2012	Far North Queensland Regional Organisation of Councils.
Open Space for Sport and Recreation - Planning Principles and Implementation Notes for Local Government Final Report	2003	Queensland Government

Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

- (1) the category of development:
 - (a) prohibited;
 - (b) accepted, including accepted subject to requirements; and
 - (c) assessable development, that requires either code or impact assessment;
- (2) the category of assessment, code or impact, for assessable development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) an overlay where used.
- (3) the assessment 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 an overlay:
 - (i) whether an overlay code applies (shown in Table 5.8.1); or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the “assessment benchmarks” column) applies;
 - (c) any other applicable code(s) (shown in the “assessment benchmarks” column).
- (4) any variation to the category of assessment (shown as an ‘if’ in the “categories of development and assessment” column) that applies to the development.

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

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

5.3 Categories of development and assessment

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

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

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

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

- (4) otherwise, determine the initial category of assessment by reference to the tables in:
 - section 5.4 Categories of development and assessment – Material change of use,
 - section 5.5 Categories of development and assessment – Reconfiguring a lot,
 - section 5.6 Categories of development and assessment – Building work, and
 - section 5.7 Categories of development and assessment – Operational work.
- (5) a precinct of a zone may change the categories of development or assessment and this will be shown in the “categories of development and assessment” column of the tables in section 5.4, 5.5, 5.6 and 5.7;
- (6) if an overlay applies, refer to Section 5.8 Categories of development and assessment – Overlays, to determine if the overlay further changes the category of assessment.

5.3.2 Determining the category 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 or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use section (2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or category of assessment under a zone than under an overlay, the highest category of development or assessment applies as follows:
 - (a) accepted development subject to requirements prevails over accepted development
 - (b) code assessment prevails over accepted development where subject to requirements and accepted development
 - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
- (8) The Regulation prescribes development that the planning scheme cannot make assessable in schedule 6.

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

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

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

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

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

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

- (5) Code assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), must:
 - (i) be assessed against the assessment 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)
 - (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 identifies the matters code assessment must have regard to.

- (6) Impact assessable development:
 - (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column

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

- (b) is to be assessed against any assessment benchmarks for the development identified in Section 30 of the Regulation.

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

5.4 Categories of development and assessment – Material change of use

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

Table 5.4.1 Township Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Air services	Accepted subject to requirements	
	If the activity is within the footprint of the Aurukun Airport	Township Zone Code Works, Services & Infrastructure Code
Child care centre	Accepted subject to requirements	
	If: (a) in the Residential Precinct or Centres Precinct; and (b) within an existing building and no additional gross floor area is proposed	Township Zone Code <i>(acceptable outcomes of the benchmarks for 'All development' and 'Community Activities')</i> Works, Services & Infrastructure Code
	Code assessment	
	If in the Residential Precinct or Centres Precinct	Township Zone Code Works, Services & Infrastructure Code
Community care centre	Accepted subject to requirements	
	If: (a) in the Residential Precinct or Centres Precinct; and (b) within an existing building and no additional gross floor area is proposed	Township Zone Code <i>(acceptable outcomes of the benchmarks for 'All development' and 'Community activities')</i> Works, Services & Infrastructure Code
	Code assessment	
	If in the Residential Precinct or Centres Precinct	Township Zone Code Works, Services & Infrastructure Code
Community residence	Code assessment	
	If in the Centres Precinct	Township Zone Code Works, Services & Infrastructure Code
Community use	Accepted subject to requirements	
	If: (a) in the Residential Precinct or Centres Precinct; and (b) within an existing building and no additional gross floor area is proposed	Township Zone Code <i>(acceptable outcomes of the benchmarks for 'All development' and 'Community Activities')</i> Works, Services & Infrastructure Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If in the Residential Precinct or Centres Precinct	Township Zone Code Works, Services & Infrastructure Code
Dual occupancy	Accepted subject to requirements	
	If in the Residential Precinct	Township Zone Code <i>(acceptable outcomes of the benchmarks for 'All development' and the benchmarks for 'Dual Occupancy')</i> Works, Services & Infrastructure Code
Dwelling house	Accepted subject to requirements	
	If in the Residential Precinct	Township Zone Code <i>(acceptable outcomes of the benchmarks for 'All development' only)</i> Works, Services & Infrastructure Code
	Code assessment	
	If in the Centres Precinct	Township Zone Code Works, Services & Infrastructure Code
Educational establishment	Accepted subject to requirements	
	If: (a) in the Residential Precinct or Centres Precinct; and (b) within an existing building and no additional gross floor area is proposed	Township Zone Code <i>(acceptable outcomes of the benchmarks for 'All development' and 'Community activities')</i> Works, Services & Infrastructure Code
	Code assessment	
	In all other circumstances	Township Zone Code Works, Services & Infrastructure Code
Emergency services	Accepted subject to requirements	
	In all circumstances	Township Zone Code <i>(acceptable outcomes of the benchmarks for 'All development' and 'Community Activities')</i> Works, Services & Infrastructure Code
Food and drink outlet	Accepted subject to requirements	
	If: (a) in the Centres Precinct; and	Township Zone Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) within an existing building and no additional gross floor area is proposed	<i>(acceptable outcomes of the benchmarks for 'All development' and 'Business activities')</i> Works, Services & Infrastructure Code
	Code assessment	
	If: (a) in the Centres Precinct or Industry Precinct; (b) additional gross floor area is proposed; (c) not involving the sale or storage of liquor; (d) not involving the provision of gambling facilities.	Township Zone Code Works, Services & Infrastructure Code
Hardware and trade supplies	Accepted subject to requirements	
	If in the Industry Precinct	Township Zone Code <i>(acceptable outcomes of the benchmarks for 'All development' and 'Industry Activities')</i> Works, Services & Infrastructure Code
	Code assessment	
	In all other circumstances	Township Zone Code Works, Services & Infrastructure Code
Health care services	Code assessment	
	If in the Residential Precinct or Centres Precinct	Township Zone Code Works, Services & Infrastructure Code
Home based business	Accepted subject to requirements	
	If: (a) in the Residential Precinct; and (b) within an existing building and no additional gross floor area is proposed	Township Zone Code <i>(acceptable outcomes of the benchmarks for 'All development' and the benchmarks for a 'Home Based Business')</i> Works, Services & Infrastructure Code
	Code assessment	
	In all other circumstances	Township Zone Code Works, Services & Infrastructure Code
Hospital	Code assessment	
	If in the Residential Precinct or Centres Precinct	Township Zone Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Works, Services & Infrastructure Code
Landing	Code assessment	
	In all circumstances.	Township Zone Code Works, Services & Infrastructure Code
Low impact industry	Accepted subject to requirements	
	If in the Industry Precinct.	Township Zone Code Works, Services & Infrastructure Code
Marine industry	Accepted subject to requirements	
	If in the Industry Precinct	Township Zone Code Works, Services & Infrastructure Code
	Code assessment	
	In all other circumstances	Township Zone Code Works, Services & Infrastructure Code
Office	Accepted subject to requirements	
	If: (a) in the Centres or Industry Precinct; and (b) within an existing building and no additional gross floor area is proposed	Township Zone Code <i>(acceptable outcomes of the benchmarks for 'All development' and 'Business activities')</i>
	Code assessment	
	In all other circumstances	Township Zone Code Works, Services & Infrastructure Code
Outdoor sport and recreation	Accepted	
	If in the Residential Precinct or Centres Precinct	Nil
	Code assessment	
	In all other circumstances	Township Zone Code Works, Services & Infrastructure Code
Park	Accepted subject to requirements	
	If in the Residential Precinct or Centres Precinct	Township Zone Code <i>(acceptable outcomes of the benchmarks for 'All development' and 'Community activities')</i> Works, Services & Infrastructure Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	In all other circumstances	Township Zone Code Works, Services & Infrastructure Code
Service industry	Accepted subject to requirements	
	If in the Industry Precinct; and	Township Zone Code <i>(acceptable outcomes of the benchmarks for 'All development' and 'Industry activities')</i> Works, Services & Infrastructure Code
Shop	Accepted subject to requirements	
	If: (a) located in the Centres Precinct; (b) within an existing building and no additional gross floor area is proposed; (c) not involving the sale or storage of liquor; (d) not involving the provision of betting facilities.	Township Zone Code <i>(acceptable outcomes of the benchmarks for 'All development' and 'Business activities')</i> Works, Services & Infrastructure Code
	Code assessment	
	If: (a) located in the Centres or Industry Precincts; (b) not involving the sale or storage of liquor; (c) not involving the provision of betting facilities.	Township Zone Code Works, Services & Infrastructure Code
Short term accommodation	Code assessment	
	If in the Residential or Centres Precincts.	Township Zone Code Works, Services & Infrastructure Code
Substation	Code assessment	
	In all circumstances	Township Zone Code Works, Services & Infrastructure Code
Telecommunications facility	Code assessment	
	In all circumstances	Township Zone Code Works, Services & Infrastructure Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Transport depot	Accepted subject to requirements	
	If in the Industry Precinct.	Township Zone Code <i>(acceptable outcomes of the benchmarks for 'All development' and 'Industry activities')</i> Works, Services & Infrastructure Code
Utility installation	Code assessment	
	In all circumstances	Township Zone Code Works, Services & Infrastructure Code
Warehouse	Accepted subject to requirements	
	If in the Industry Precinct.	Township Zone Code <i>(acceptable outcomes of the benchmarks for 'All development' and 'Industry activities')</i> Works, Services & Infrastructure Code
Impact assessment		
Any other use not listed in this table Any use listed in this table and not meeting the description listed in the "categories of development and assessment" column Any other undefined use		The planning scheme

Table 5.4.2 Environmental Management and Conservation Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry	Accepted subject to requirements	
	If within an existing cleared area where no additional vegetation removal is required.	Environmental Management and Conservation Zone Code
	Code assessment	
	In all circumstances	Environmental Management and Conservation Zone Code Works, Services & Infrastructure Code
Outstation	Accepted	
Telecommunications facility	Code assessment	
	In all circumstances	Environmental Management and Conservation Zone Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Works, Services & Infrastructure Code
Utility installation	Code assessment	
	In all circumstances	Environmental Management and Conservation Zone Code Works, Services & Infrastructure Code
Impact assessment		
Any other use not listed in this table Any use listed in this table and not meeting the description listed in the “categories of development and assessment” column Any other undefined use		The planning scheme

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

5.5 Categories of development and assessment – Reconfiguring a lot

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

Table 5.5.1 Reconfiguring a lot

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Township Zone	Code assessment	
	In all circumstances	Township Zone Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Environmental Management and Conservation Zone	Impact assessment	
	In all circumstances	The planning scheme
Code assessment		
Any other reconfiguring a lot not listed in this table Any reconfiguring a lot listed in this table and not meeting the description listed in the “categories of development and assessment” column		

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

5.6 Categories of development and assessment – Building work

There is no building work regulated by the planning scheme.

5.7 Categories of development and assessment – Operational work

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

Table 5.7.1 Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Township Zone	Accepted subject to requirements	
	If for an advertising device	Works, Services & Infrastructure Code <i>(Acceptable outcomes for ‘all operational works’ and ‘Advertising devices’)</i>

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If for the clearing of vegetation identified as GES on Overlay Map OM-001-2	Works, Services & Infrastructure Code <i>(Acceptable outcomes for 'all operational works' and 'Vegetation clearing')</i>
	Code assessment	
	If associated with reconfiguring a lot	Township Zone Code Works, Services & Infrastructure Code
	If: (a) for excavation and filling; and (b) the excavation is more than 100m ³ and/or filling is more than 500m ³	Township Zone Code Works, Services & Infrastructure Code
Environmental Management and Conservation Zone	Code assessment	
	If for an advertising device	Environmental Management and Conservation Zone Code Works, Services & Infrastructure Code
	If associated with reconfiguring a lot	Environmental Management and Conservation Zone Code Works, Services & Infrastructure Code
	If for the clearing of vegetation	Environmental Management and Conservation Zone Code Works, Services & Infrastructure Code
	If for excavation and filling	Environmental Management and Conservation Zone Code Works, Services & Infrastructure Code
Accepted		
Development approval is not required for any other operational work not listed in this table and any optional work listed in this table and not meeting the description listed in the "categories of development and assessment" column.		

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

5.8 Categories of development and assessment – Overlays

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

Table 5.8.1 Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Biodiversity Areas Overlay		
All development	No change	Environmental protection overlay code
Bushfire Hazard Overlay		
All development	No change	Natural hazards overlay code
Coastal Protection Overlay		
All development	Code assessment	Natural hazards overlay code
Flood Hazard Overlay		
All development	Code assessment	Natural hazards overlay code
Wetlands Overlay		
All development	No change	Environmental protection overlay code
Infrastructure overlay		
All development	No change	Infrastructure overlay code

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



Part 6 Zones

6.1 Preliminary

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

6.2 Zone codes

6.2.1 Township Zone code

6.2.1.1 Application

This code applies to assessing all development within the Township Zone (refer to Zone Map ZM-002).

6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Township Zone code is to provide for small to medium size urban settlements located in a rural or coastal area.
- (2) Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community.
- (3) Facilities such as tourist attractions and short-term accommodation may be appropriate.
- (4) The local government purpose of the code is to provide a framework for development that ensures:
 - (a) The Aurukun township is an area where cultural heritage is valued and protected;
 - (b) Essential services, housing, visitor accommodation and social facilities are provided to meet community need and are sited in appropriate locations to ensure the protection of people from natural hazards;

- (c) Business and enterprise development is appropriately located within the zone, providing adequate recognition to local traditions and cultural heritage;
 - (d) The natural environment is protected from the impacts of inappropriate development.
 - (e) The township is highly connected by a network of well-developed pathways that are appropriate for the community and support and encourage people to walk wherever possible.
 - (f) Ancillary activities to mining and extractive industries (such as materials and machinery storage and supply, maintenance support activities and commercial services) are appropriately located within the Industry Precinct of the zone to create positive social, economic and cultural impacts and effectively integrate with the local community.
- (5) The purpose of the code will be achieved by the following overall outcomes:
- (a) **For the entire Township Zone**
 - (i) A range of residential, retail, commercial, industrial, administrative, community and cultural uses are provided within the zone that are of a scale and nature that meets community need;
 - (ii) Residential and sensitive land uses are located within the Residential Precinct.
 - (iii) Industry activities are located in the Industry Precinct.
 - (iv) Business and commercial activities are located in the Centres Precinct.
 - (v) Development located outside of the 'town boundary', as shown in Map 2 – Township Zone Code Map provides for future growth in light industry or enterprise activities where:
 - (A) demonstrating a community need;
 - (B) maintaining and enhancing access to service, recreation and social infrastructure.
 - (vi) Land identified as a potential future haul road is protected for this purpose.
 - (vii) Development services the needs of local residents, residents of the surrounding rural area, as well as temporary visitors.
 - (viii) Development maintains public access to the foreshore and facilitates opportunities for recreational and cultural use of the coastal environment.
 - (ix) Development protects cultural heritage and environmental values of the Shire.
 - (x) Community facilities and infrastructure which directly supports the local community are provided in appropriate locations.
 - (xi) Essential community infrastructure is provided in a coordinated manner and is located and designed to ensure resilience during and immediately after a natural hazard event.
 - (xii) Development within the Township Zone supports both pedestrian access and supporting infrastructure (for example roads, pathways, access tracks) between residential areas and community facilities.

(b) For the Residential Precinct of the Township Zone



Image 15 – Location of the Residential Precinct

- (i) To provide land suitable for residential development that is able to support future growth and housing demand within the community, and is reflective of the environmental and natural constraints of the Shire
- (ii) Residential development is low-medium density and reflects local housing needs and appropriate settlement patterns; with consideration to local requirements for privacy, amenity, and climate responsive design.
- (iii) Non-residential uses (such as business activities, community activities, and essential infrastructure activities) are provided only where impacts to the amenity and character of the community can be avoided or mitigated.

(c) For the Centres Precinct of the Township Zone:

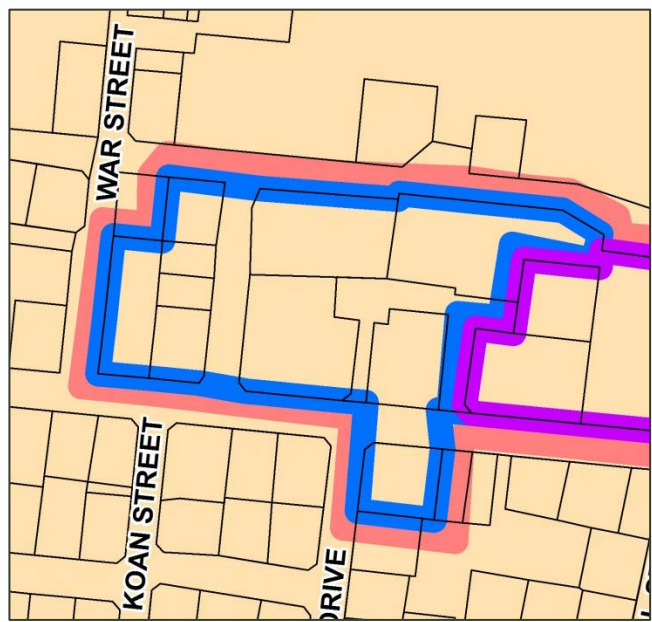


Image 16 – Location of the Centres Precinct

- (i) To provide for a range of commercial, business, professional and enterprise activities where such uses directly support the needs of the local community.
- (ii) Commercial uses are located, designed and managed to maintain safety to people and minimise amenity impacts on adjoining residential land.
- (iii) Residential development is provided only where there is a demonstrated community benefit to locate outside the Residential Precinct.

(d) For the **Industry** Precinct of the Township Zone:

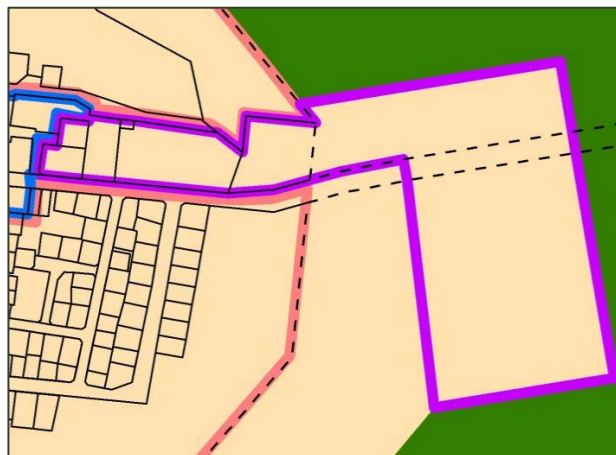


Image 17 – Location of the **Industry** Precinct at the eastern end of town



Image 18 – Location of the **Industry** Precinct beside the Airport

- (i) To provide for low impact industry uses where they can be located, designed and managed to maintain safety to people, avoid adverse effects on the natural environment, and not adversely impact on the amenity of non-industrial land and sensitive land uses.
- (ii) To accommodate ancillary activities to mining (such as materials and machinery laydown, storage and supply; and commercial services) where these activities directly support the local community and adverse impacts can be appropriately managed.

6.2.1.4 Specific benchmarks for assessment

Table 6.2.1.3.1 Township Zone Code – benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For all development	
<p>PO1 Land Use</p> <p>The zone accommodates a range of low density land uses that:</p> <ul style="list-style-type: none"> (a) is for residential and sensitive land uses in the Residential Precinct; (b) is for the industry activities in the Industry Precinct; (c) is for a range of business, commercial, professional and enterprise activities in the Centres Precinct; (d) are of a scale and nature that reflect settlement patterns and directly serve the needs of the local community and visitors; (e) minimise adverse impacts to the health, safety and privacy of the local community and visitors; (f) minimise impacts on the environment. 	<p>AO1.1 No acceptable outcome is identified.</p>
<p>PO2 Development outside the ‘town boundary’</p> <p>Development located outside of the ‘town boundary’, as shown on Map 2 – Township Zone Code, provides for future growth in light industry or enterprise activities where:</p> <ul style="list-style-type: none"> (a) demonstrating a community need; and (b) maintaining and enhancing access to services, recreation and social infrastructure. 	<p>AO2.1 No acceptable outcome is identified.</p>
<p>PO3 Amenity and public safety</p> <p>Development maintains a high level of amenity within the site and for surrounding areas, by considering elements of noise, odour, lighting, access to sunlight, privacy and community health and safety.</p>	<p>AO3.1 New development is designed to minimise adverse impacts on amenity, including:</p> <ul style="list-style-type: none"> (a) provision of landscaping as visual screening; (b) setting back sensitive land uses from industrial or commercial uses; (c) positioning buildings in the most appropriate locations to minimise impacts associated with noise, odour privacy and lighting; (d) using barriers, mounds and fences where appropriate.





Performance outcomes	Acceptable outcomes
<p>PO4 Density</p> <p>Development is low density and of a scale consistent with the character and amenity of the area.</p>	<p>For the Residential Precinct:</p> <p>AO4.1 Only one dwelling house is provided on a single lot.</p> <p>AO4.2 Site coverage is less than 30% of the total land area.</p> <p>For the Centres and Industry Precinct:</p> <p>AO4.3 No acceptable outcome is identified.</p> <p>In all other locations:</p> <p>AO4.4 Site coverage is less than 30% of the total land area.</p>
<p>PO5 Building Design</p> <p>New buildings and structures are designed to:</p> <ul style="list-style-type: none"> (a) be consistent with the desired character and appearance of the township; (b) be reflective and responsive to local climatic conditions through reducing exposure to the sun and maximising ventilation and shading; (c) maintains the privacy of adjoining residents, where in or adjoining the Residential Precinct; (d) recognise accepted national indigenous housing design standards and requirements; (e) maintain or improve the health and safety of the community. <p>Note—the National Indigenous Housing Guide is a resource to assist in determining requirements for indigenous housing design and can be used to demonstrate compliance with this Performance Outcome.</p>	<p>AO5.1 No acceptable outcome is identified.</p>
<p>PO6 Height</p> <p>The height of buildings and structures is consistent with the character of the town.</p>	<p>AO6.1 The maximum height of buildings and structures is less than 8.5m.</p>
<p>PO7 Setbacks</p> <p>Buildings and structures are setback from property boundaries a sufficient distance to minimise adverse impacts on the privacy and safety of the community.</p>	<p>For the Residential Precinct</p> <p>AO7.1 Buildings are setback a minimum of:</p> <ul style="list-style-type: none"> (a) 5m from the front boundary; (b) 3m from at least one side boundary; and (c) 10m from the rear boundary. <p>AO7.2 Development provides a separation of at least 10m between the main living</p>

Performance outcomes	Acceptable outcomes
	<p>area of dwelling houses on adjoining allotments.</p> <p>AO7.3 Notwithstanding AO7.1, business activities, industry activities and community activities (including storage and service areas), located beside a residential or sensitive land use, are separated at least 5m from the common boundary.</p> <p>For the Centres and Industry Precincts</p> <p>AO7.4 Buildings and structures (including storage and service areas) are setback at least:</p> <ul style="list-style-type: none"> (a) 5m from the front boundary; (b) 5m from side and rear boundaries adjoining a residential use; (c) 1.5m from all other boundaries.
<p>PO8 Crime Prevention</p> <p>Development maintains and enhances community health and safety through being designed to:</p> <ul style="list-style-type: none"> (a) maximise the potential for casual surveillance of public areas (such as parks, sport and recreation facilities); (b) ensure public spaces are easy to access and move between; (c) avoid creating hidden spaces, blind spots or bends that create places of concealment which prevent surveillance and limit movement choices. 	<p>AO8.1 Development:</p> <ul style="list-style-type: none"> (a) incorporates external lighting within commercial, industrial and residential areas to maximise opportunities for passive surveillance; (b) buildings are designed to ensure that windows and doors face the street; (c) avoids the creation of solid fences or walls with no windows.
<p>PO9 Cultural Heritage and special places</p> <p>Special places and cultural heritage sites are recognised and protected from the impacts of development.</p> <p>Note—an applicant is advised to contact Councils Land and Sea Officer to determine the location of cultural heritage sites and special places of significance.</p>	<p>AO9.1 An agreement or management plan is prepared in consultation with council and the registered cultural heritage body which includes documented construction and recovery procedures to ensure the protection of cultural heritage and special places.</p>
<p>PO10 Environmental Protection</p> <p>Development protects the environmental character of the area by minimising environmental damage and maximising sustainable practices.</p>	<p>AO10.1 Development incorporates sustainable practices to:</p> <ul style="list-style-type: none"> (a) improve energy efficiency; (b) minimise environmental footprint; (c) promote water conservation and reuse; (d) retain existing vegetation; (e) and reduce waste.

Performance outcomes	Acceptable outcomes
<p>PO11 Coastal Infrastructure</p> <p>Coastal infrastructure and facilities are preserved and protected from the impacts of development. The barge landing is maintained as essential community infrastructure and existing facilities and access routes are protected from encroachment by inappropriate development.</p>	<p>AO11.1 No acceptable outcome is identified.</p>
<p>PO12 Coastal access</p> <p>Development maintains public access to the foreshore and facilitates opportunities for recreational and cultural use of the coastal environment.</p>	<p>AO12.1 No acceptable outcome is identified.</p>
<p>PO13 Waterways and Wetlands</p> <p>Where new uses or works occur adjacent to wetlands or waterways there are no significant adverse effects on:</p> <p>(a) water quality;</p> <p>(b) aquatic or terrestrial habitat;</p> <p>(c) ecological processes and biodiversity values;</p> <p>(d) landscape quality.</p>	<p>AO13.1 Development is setback at least 50m from a wetland or waterway identified on Overlay Map OM-005-2.</p>
<p>PO14 Vehicle Access</p> <p>Vehicle access and parking is provided to a standard appropriate for the use.</p>	<p>AO14.1 Development for a dwelling house provides two off-street parking spaces per lot.</p> <p>AO14.2 Development for a Business Activity, Industry Activity, or Community Activity provides off-street car parking at a rate of one space per 100m² of gross floor area.</p>
<p>PO15 Potential future haul road</p> <p>The potential future haul route alignment identified on Map 2 – Township Code Zone Map is protected from incompatible development.</p>	<p>AO15.1 No acceptable outcome is identified.</p>
<p>PO16 Walking and cycling</p> <p>Walking and cycling facilities are safe, usable, conveniently and easily accessible and contribute to an active community.</p>	<p>AO16.1 Walking and cycling facilities are separated from motorised transport where possible.</p>
<p>PO17 Essential community infrastructure</p> <p>Essential community infrastructure is provided in a coordinated manner and is located and designed to ensure resilience</p>	<p>AO17.1 No acceptable outcome is identified.</p>

Performance outcomes	Acceptable outcomes
during and immediately after a natural hazard event.	
Additional assessment benchmarks for specified land uses	
Dual Occupancy	
<p>PO18 Density</p> <p>Development for a dual occupancy is limited to land of a size and dimension sufficient to accommodate two units and maintain the low density character of the area.</p>	<p>AO18.1 Development for a dual occupancy meets the following standards:</p> <p>(a) located on land with an area of at least 1000m² and a frontage of at least 20m; and</p> <p>(b) total site coverage is less than 30% of the total land area.</p>
<p>PO19 Privacy and Amenity</p> <p>A dual occupancy protects the privacy of occupants of each dwelling unit, as well as adjoining land uses.</p>	<p>AO19.1 A dual occupancy that is detached is located within 10m of any existing dwelling house on the same lot.</p> <p>AO19.2 Individual dwelling units of a detached dual occupancy:</p> <p>(a) are positioned or aligned to limit views into the adjacent living area;</p> <p>OR</p> <p>(b) appropriate visual screening is provided sufficient to limit views into the adjoining living area, including provision for the following:</p> <p>(i) sill heights of at least 1.6m above floor level;</p> <p>(ii) fixed opaque glazing in any part of the window below 1.6m above floor level;</p> <p>(iii) fixed external window screens in any part of the window below 1.6m above floor level.</p> <p>AO19.3 Each dwelling unit has a dedicated area of private open space with an area of at least 25m², and minimum dimensions of 3m, which is directly accessible from the main internal living area of that dwelling.</p>
Home Based Business	
<p>PO20 Amenity</p> <p>A home based business is of a form, scale and intensity intended for the Aurukun township and does not affect the amenity of nearby sensitive uses.</p>	<p>AO20.1 A home based business is secondary to the primary use of the dwelling house, and occupies a maximum of 20% of the gross floor area.</p> <p>AO20.2 A home based business has no more than one employee who does not live at the premises.</p>



Performance outcomes	Acceptable outcomes
	<p>AO20.3 A home based business operates only between the hours of 7am to 6pm.</p> <p>AO20.4 A home based business does not involve the sale, manufacture or processing of materials or goods from the premises.</p>
<p>PO21 Bed and breakfast</p> <p>A home based business which is a bed and breakfast is of an appropriate size to accommodate the use, and to ensure the protection of amenity of adjoining land uses.</p>	<p>AO21.1 Accommodation is provided for short term stays only (typically not exceeding five consecutive months).</p> <p>AO21.2 Less than 35% of the floor area of a dwelling house is used for guest accommodation.</p>
Short term accommodation	
<p>PO22 Amenity</p> <p>Short term accommodation is located on land of sufficient size and dimension to accommodate the use, and to ensure the protection of privacy, amenity, health and safety.</p>	<p>AO22.1 Accommodation is provided for short term stays only (typically not exceeding three consecutive months).</p> <p>AO22.2 Notwithstanding AO7.1, accommodation units are setback at least 10m from side boundaries and 6m from the front boundary.</p>
Utility installation	
<p>PO23 Amenity</p> <p>A utility installation is of a scale that meets the needs of the local community, and is designed and located to mitigate adverse impacts to the environment, amenity, and public health and safety.</p>	<p>AO23.1 A utility installation is:</p> <p>(a) setback a minimum of 50 m from a residential use; OR</p> <p>(b) is co-located with existing public infrastructure or other utility installation.</p> <p>AO23.2 A utility installation incorporates treatment methods to avoid or mitigate the generation of waste and/or discharges.</p>
Telecommunications facility	
<p>PO24 Amenity</p> <p>A telecommunications facility is located to minimise negative impacts on the local community and existing amenity.</p>	<p>AO24.1 A telecommunications facility is located outside of the Residential Precinct. OR</p> <p>AO24.2 Where a location within the Residential Precinct is unavoidable, a telecommunications facility is setback at least 200m from any residential or sensitive land use.</p> <p>AO24.3 The maximum height of a telecommunications facility being a telecommunications tower is no more than 20m from natural ground level.</p>
Additional assessment benchmarks for defined activity groups (refer to SC1.1.1)	
Business Activities	

Performance outcomes	Acceptable outcomes
<p>PO25 Location</p> <p>Business activities are designed and located so as to:</p> <ul style="list-style-type: none"> (a) prioritise location of such uses within the Centres or Industry Precincts, unless a direct community benefit to locate outside these areas can be demonstrated; (b) effectively serve the needs of the local community; (c) co-locate with non- residential activities of a similar nature; and (d) not adversely impact on the amenity of surrounding residential land uses. 	<p>AO25.1 Business activities are located within the Centres or Industry Precincts.</p>
<p>PO26 Scale and Amenity</p> <p>Business activities are of an appropriate scale to service the needs of the community, and protect or enhance existing local amenity.</p>	<p>AO26.1 Business activities are operated only between the hours of 7.00am and 6.00pm.</p>
<p>PO27 Privacy of adjoining residential land uses</p> <p>Where Business activities adjoin a residential land use, appropriate screening and separation is provided to ensure the protection of privacy and amenity.</p>	<p>AO27.1 Business activities provide appropriate visual screening to limit views into the main living area of an adjoining residential land use, including provision for fixed external screens on windows.</p>
Industry Activities	
<p>PO28 Location</p> <p>Industry activities are designed and located to:</p> <ul style="list-style-type: none"> (a) ensure only low impact industry activities are located within the zone; and (b) prioritise location of such uses within the Industry Precinct, unless a direct community benefit to locate outside these areas can be demonstrated; and (c) not adversely impact on the amenity of sensitive land uses. 	<p>AO28.1 Industry activities are located within the Industry Precinct.</p>
<p>PO29 Protection of Sensitive Land Uses</p> <p>Industry activities must not result in sensitive land uses² being exposed to industrial air, noise and/or odour emissions that impact on public health, amenity and wellbeing.</p>	<p>AO29.1 No acceptable outcome is identified.</p>

Performance outcomes	Acceptable outcomes
<p>PO30 Operating Hours Industry activities are operated in such a manner to ensure existing amenity is protected.</p>	<p>AO30.1 Industry activities are operated only between the hours of 7.00am and 6.00pm.</p>
Community Activities	
<p>PO31 Scale Community activities: (a) are provided in appropriate locations; and (b) are of a scale appropriate to service the local community.</p>	<p>AO31.1 No acceptable outcome is identified.</p>
<p>PO32 Character Community activities contribute to a pleasant streetscape and complement the character of the locality.</p>	<p>AO32.1 Existing vegetation is retained along site boundaries. OR AO32.2 Landscaping of a minimum width of 5m is provided along the front boundary of the site, using species endemic to the area.</p>
<p>PO33 Design Building design and site layout optimises accessibility and convenience for users.</p>	<p>AO33.1 No acceptable outcome is identified.</p>



Image 19 – An example of new housing in the community

6.2.2 Environmental Management and Conservation Zone Code

6.2.2.1 Application

This code applies to assessing all development within the Environmental Management and Conservation Zone.

6.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Environmental Management and Conservation Zone code is to provide for the protection and maintenance of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The local government purpose of the code is to ensure the preservation of the natural environment of the Aurukun Shire through minimising the loss of biodiversity, and recognising the connection of local people with the land and coast. The zone may accommodate specified low intensity rural, tourism and recreational uses, only where environmental impacts can be appropriately managed.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The zone provides for low intensity development, based on an appreciation of the significant environmental and cultural values of the area, only where a community need can be demonstrated to locate outside of the Township Zone and environmental impacts can be avoided or mitigated.
 - (b) Areas identified as having significant values for biological diversity, water management, ecological functioning, coastal management and historical or cultural purposes are protected from the impacts of development.
 - (c) Development is appropriately setback from natural features (such as creeks, gullies, waterways, wetlands and native vegetation) so that adverse impacts on ecological processes and historical or cultural values are avoided.
 - (d) Development is located outside of areas subject to landslide to protect public health and safety and the integrity of essential infrastructure.
 - (e) Development maintains public access to the foreshore and facilitates opportunities for recreational and cultural use of the coastal environment.
 - (f) Development within the zone is self-sufficient and designed to incorporate sustainable practices and climate responsive design.
 - (g) Small scale rural living opportunities (such as outstations and low impact animal husbandry activities) are provided for, where compatible with existing environmental values.
 - (h) Mining or extractive activities (including support activities such as materials storage and supply, maintenance activities and commercial services) are appropriately located to maximise positive social and economic benefits for the community and minimise environmental impacts.
 - (i) Eco-tourism and recreation activities, based on an appreciation of the cultural or environmental heritage features of the Aurukun Shire, may be provided for where the use does not detrimentally affect the existing environmental values of the area.

6.2.2.3 Specific benchmarks for assessment

Table 6.1.2.3.1 Environmental Management and Conservation Zone Code – benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
<p>PO1 Land use</p> <p>Land remains in a natural state. Low intensity development is permitted only where:</p> <ul style="list-style-type: none"> (a) there is a demonstrated need to locate outside of the Township Zone; (b) it avoids or mitigates impacts on the environmental values of the area; (c) the use is based on an appreciation of significant environmental and cultural values of the area. 	<p>AO1.1 Development within the zone is limited to:</p> <ul style="list-style-type: none"> (a) outstations and low impact agricultural activities; (b) essential community infrastructure; (c) eco-tourism and recreation activities.
<p>PO2 Design</p> <p>Development demonstrates consideration to the unique cultural and environmental character of the area, having regard to avoiding environmental damage, and maximising the use of sustainable practices.</p>	<p>AO2.1 Development is self-sufficient and incorporates or facilitates sustainable practices through measures to:</p> <ul style="list-style-type: none"> (a) improve energy efficiency; (b) promote water conservation and reuse; (c) reduce waste; and (d) minimise environmental damage.
<p>PO3 Cultural Heritage and special places</p> <p>Special places and cultural heritage sites are recognised and protected from the impacts of development.</p> <p>Note—an applicant is advised to contact Councils Land and Sea Officer to determine the location of cultural heritage sites and special places of significance.</p>	<p>AO3.1 An agreement or management plan is prepared in consultation with council and the registered cultural heritage body which includes documented construction and recovery procedures to ensure the protection of cultural heritage and special places.</p>
<p>PO4 Waterways and Wetlands</p> <p>Where new uses or works occur adjacent to wetlands or waterways there are no significant adverse effects on:</p> <ul style="list-style-type: none"> (a) water quality; (b) aquatic or terrestrial habitat; (c) ecological processes and biodiversity values; and (d) landscape quality 	<p>AO4.1 Development is setback at least 200m from a wetland or waterway identified on Overlay Map OM-005-1 and OM-005-2.</p>
<p>PO5 Mining and extractive industries</p> <p>Mining or extractive activities are:</p> <ul style="list-style-type: none"> (a) located to avoid cultural heritage areas; (b) located to minimise environmental impacts; (c) contained within a compact footprint, including ancillary facilities such as 	<p>AO5.1 No acceptable outcome is identified</p>

Performance outcomes	Acceptable outcomes
<p>storage and supply areas, maintenance areas, commercial services and the like;</p> <p>(d) co-located with infrastructure to maximize economic benefits.</p>	
<p>PO6 Landslide hazard Development is located and designed to avoid areas subject to landslide or mitigate against the risk of landslide.</p>	<p>AO6.1 Buildings and structures are not constructed on land with a slope of 15% or greater.</p>
<p>PO7 Coastal access Development maintains public access to the foreshore and facilitates opportunities for recreational and cultural use of the coastal environment.</p>	<p>AO7.1 No acceptable outcome is identified.</p>
Additional assessment benchmarks for specified land uses	
Utility installation	
<p>PO8 Location A utility installation is located within the Environmental Management and Conservation Zone only where a demonstrated need exists to locate outside of the Township Zone.</p> <p>Note—a technical assessment may be required to demonstrate compliance with this performance outcome.</p>	<p>AO8.1 No acceptable outcome is identified.</p>
<p>PO9 Amenity A utility installation is of a scale that meets the needs of the local community, and is designed and located to mitigate adverse impacts to the environment, amenity, and public health and safety.</p>	<p>AO9.1 A utility installation is:</p> <p>(a) setback a minimum of 200 m from a residential use; OR</p> <p>(b) is co-located with existing public infrastructure or other utility installation.</p> <p>AO9.2 A utility installation incorporates treatment methods to avoid or mitigate the generation of waste and/or discharges.</p>
Telecommunications facility	
<p>PO10 Amenity A telecommunications facility is located to minimise negative impacts on the local community and existing amenity.</p>	<p>AO10.1 A telecommunications facility is setback at least 200m from any residential or sensitive land use.</p> <p>AO10.2 The maximum height of a telecommunications facility being a telecommunications tower is no more than 20m from natural ground level.</p>

Part 7 Overlays

7.1 Preliminary

- (1) Overlays identify areas within the planning scheme that reflect state and local interests and 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 local plan
 - (e) a development code
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) Natural hazard overlay
 - (b) Environmental protection overlay
 - (c) Infrastructure overlay

7.2 Overlay codes

7.2.1 Natural hazards overlay code

7.2.1.1 Application

- (1) This code applies to assessing all development for a material change of use, reconfiguring a lot, and/or operational work where the code is shown as being applicable in the table of assessment and the property is affected by any one of the following overlays:
 - (a) Bushfire Hazard Overlay (refer to Queensland Government SPP interactive mapping system)
 - (b) Coastal Hazard Overlay (OM-003-1 and OM-003-2)
 - (c) Flood Hazard Overlay (OM-004-1 and OM-004-2)
- (2) When using this code, reference should be made to section 5.3.2, and where applicable, section 5.3.3 located in Part 5.

7.2.1.2 Purpose and overall outcomes

- (1) The purpose of the code is to protect the health and safety of the community by ensuring development is appropriately designed and sited to minimise the risk of damage associated with natural hazard events, including the impacts of flooding, bushfire and coastal hazards.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) People and property are not placed at increased risk to natural hazard events such as flooding, storm surge, coastal erosion or bushfire;
 - (b) Development does not occur within a natural hazard area unless the development incorporates measures to ensure the protection of people and property from the impacts of natural hazards;
 - (c) Development incorporates adequate access to ensure the community is able to evacuate safely during an emergency;
 - (d) Essential community infrastructure is designed to function during and immediately after a natural hazard event.
 - (e) Dangerous materials are not stored or made in a flood hazard area or a bushfire hazard area;
 - (f) Development does not result in adverse impacts on people's safety, the environment, or the capacity to use land within a natural hazard area.

7.2.1.3 Specific benchmarks for assessment

Table 7.2.1.3.1 Natural Hazards Overlay Code – benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For all development	
<p>PO1 Protection of health and safety Development siting and layout responds to the potential for flooding, bushfire and coastal hazards and maintains personal safety at all times.</p>	<p>AO1.1 New buildings and structures are not located on land subject to bushfire hazard identified on the Queensland Government SPP interactive mapping system unless they:</p> <p>(a) are sited in areas of lowest bushfire hazard within the lot;</p>

Performance outcomes	Acceptable outcomes
	<p>(b) achieve a building setback from vegetation identified as bushfire hazard of 1.5 times the predominant mature canopy tree height, or 10m in height whichever is the greater;</p> <p>(c) have access to an adequate on site water supply for firefighting purposes.</p> <p>AO1.2 New buildings and structures are not located on land identified as a flood hazard area on Overlay Map OM-004-01 or OM-004-02 unless they are:</p> <p>(a) located on the highest part of the site to minimise entrance of flood waters; OR</p> <p>(b) elevated to ensure they are above 5m AHD;</p> <p>(c) provided with clear and direct access routes from the site.</p> <p>AO1.3 Land identified as being subject to coastal hazards on Overlay Map OM-003-01 or OM-003-02 remains undeveloped, unless the development is for one of the following:</p> <p>(a) coastal dependent development;</p> <p>(b) temporary or readily relocatable; structures for safety and recreational purposes; OR</p> <p>(c) re-development that does not increase the risk to people and property from exposure to coastal hazards.</p> <p>AO1.4 Re-development of existing buildings or structures within a coastal hazard area identified on OM-003-01 or OM 003-02, or an increase in the intensity of development, may only occur where it can be demonstrated that the development will not compromise coastal management objectives to:</p> <p>(a) protect scenic amenity;</p> <p>(b) maintain public access to the foreshore for cultural recreational activities;</p> <p>(c) maintain and protect the barge landing and access road;</p> <p>(d) maintain and protect community facilities in close proximity to the foreshore such as the cemetery.</p>
PO2 Resilient design	AO2.1 Essential infrastructure is not located in a natural hazard area identified on Overlay Map OM-003-01, OM-003-02,

Performance outcomes	Acceptable outcomes
<p>Development for essential infrastructure is resilient to natural hazard events by:</p> <ul style="list-style-type: none"> (a) ensuring siting, design and construction account for the potential risk of natural hazards; (b) essential infrastructure is able to function effectively during and immediately after natural hazard events; and (c) development maintains the safety of people and property. 	<p>OM-004-01 or OM-004-02, or on mapping from the Queensland Government SPP interactive mapping system.</p>
<p>PO3 Coastal management Coastal and estuarine systems are preserved and protected from the impacts of development.</p>	<p>AO3.1 No acceptable outcome is identified.</p>
<p>PO4 Flood storage and management Development within a flood hazard area 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>AO4.1 Development within a flood hazard area on Overlay Map OM-004-1 and OM-004-2 does not result in:</p> <ul style="list-style-type: none"> (a) a net increase in filling greater than 50m³; (b) any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; (c) does not change flood characteristics outside the subject site in ways that result in <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows.
<p>PO5 Hazardous materials The manufacture or storage of hazardous materials is located outside of a flood hazard area and/or bushfire hazard area.</p>	<p>AO5.1 No acceptable outcome is identified.</p>
Additional assessment benchmarks for specified land uses	
For reconfiguring a lot	
<p>PO6 New lots are designed and located in a manner that minimises the potential risk of natural hazards, and maintains the safety of people and property during and after an event.</p>	<p>AO6.1 No new lots are created on land within a flood hazard area identified on OM-004-1 or OM-004-2 OR AO6.2 Reconfiguration of land identified as a flood hazard area on Overlay Maps OM-004-1 or OM-004-2 ensures that all new lots have clear and direct access to a public road, and the works do not result in:</p>

Performance outcomes	Acceptable outcomes
	<p>(a) any physical alteration to a watercourse or floodway;</p> <p>(b) a change in existing flood characteristics;</p> <p>(c) an increase in water flow velocity or flood level that would increase the potential for flood damage either on site or on other properties.</p> <p>AO6.3 No new lots are created on land within a medium bushfire hazard area identified on mapping from the Queensland Government SPP interactive mapping system.</p> <p>OR</p> <p>AO6.4 Where new lots are located within a medium bushfire hazard area, the layout of lots is designed to ensure buildings can achieve a setback from vegetation identified as medium bushfire hazard vegetation of 1.5 times the predominant mature canopy tree height, or 10m (whichever is the greater).</p> <p>AO6.5 No new lots are created on land subject to coastal hazards identified on Overlay Map OM-003-01 or OM-003-02, unless the development is associated with provision of one of the following:</p> <p>(a) coastal dependent development;</p> <p>(b) development which is temporary or readily relocatable structures for safety and recreational purposes; or</p> <p>(c) redevelopment that does not increase the risk to people and property from exposure to coastal hazards.</p>
<p>P07 Emergency access</p> <p>Reconfiguration of a lot provides at least one evacuation route that:</p> <p>(a) has a direct route away from areas of hazard;</p> <p>(b) can be accessed by emergency vehicles.</p>	<p>A07.1 Road and/or pathway layout provides a safe and clear evacuation path:</p> <p>(a) having a minimum cleared width of 6m;</p> <p>(b) by direct and simple routes to main carriageways and buildings (e.g. by avoiding long narrow lots with long access drives to buildings) and avoiding cul-de-sacs, or other non-permeable layouts.</p>

7.2.2 Environmental protection overlay code

7.2.2.1 Application

- (1) This code applies to assessing all development for a material change of use, reconfiguring a lot, and/or operational work where the code is shown as being applicable in the table of assessment and the property is affected by any one of the following overlays:
 - (a) Biodiversity Areas Overlay – refer to mapping from the Queensland Government SPP interactive mapping system
 - (b) Wetlands Overlay – refer to mapping from the Queensland Government SPP interactive mapping system
- (2) When using this code, reference should be made to section 5.3.2, and where applicable, section 5.3.3 located in Part 5.

7.2.2.2 Purpose and overall outcomes

- (1) The purpose of the code is to provide for the protection and maintenance of areas identified as supporting significant biological diversity and ecological integrity within the Aurukun Shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Areas identified as having significant values for biological diversity, ecological functioning and historical or cultural values are protected from the impacts of development.
 - (b) Development is reflective of, and responsive to, the environmental values of the area.
 - (c) Activities undertaken in accordance with traditional custom or cultural pursuits may be considered.
 - (d) Areas of vegetation identified as high ecological significance are retained and protected.
 - (e) Natural features such as waterways and wetlands are protected.

7.2.2.3 Specific benchmarks for assessment

Table 7.2.2.3.1 Environmental Protection Overlay Code – benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
<p>PO1 Amenity Development maintains the biodiversity and visual amenity of the natural environment.</p>	<p>AO1.1 No acceptable outcome is identified.</p>
<p>PO2 Matters of state environmental significance Vegetation disturbance or other impacts on matters of state environment significance shown on the Queensland Government SPP interactive mapping system is avoided; or where disturbance cannot be avoided the loss or decrease of values is minimised by:</p> <p>(a) minimising the total footprint within which activities, buildings, structures, driveways</p>	<p>AO2.1 Development is set back a minimum of 30m from vegetation mapped as a matter of state environmental significance on the Queensland Government SPP interactive mapping system.</p> <p>Note—development on land within the Environmental Management and Conservation Zone may be required to submit an ecological assessment report to identify the ecological values, components and process within the area which may be impacted by the development.</p>





Performance outcomes	Acceptable outcomes
<p>and other works or activities are contained; and</p> <p>(b) avoiding further fragmentation of areas of environmental significance and strengthening natural linkages;</p> <p>(c) ensuring development is setback a sufficient distance from vegetation identified as an area of state environmental significance to avoid adverse impacts; and</p> <p>(d) utilising areas of lesser biodiversity significance so that areas of higher value are conserved.</p>	
<p>PO3 Biodiversity and habitat protection</p> <p>Development ensures habitat areas which support critical ecological processes for threatened flora and fauna species (such as feeding, breeding or roosting) are retained, maintained, and protected.</p> <p>Note—development on land within the Environmental Management and Conservation Zone may be required to submit an ecological assessment report to identify the ecological values, components and process within the area which may be impacted by the development to demonstrate compliance with this performance outcome.</p>	<p>AO3.1 No acceptable outcome is identified.</p>
<p>PO4 Wetlands</p> <p>Where new uses or works occur adjacent to wetlands there are no significant adverse effects on:</p> <p>(a) water quality;</p> <p>(b) ecological and biodiversity values;</p> <p>(c) landscape quality.</p>	<p>AO4.1 Development is setback at least 200m from a wetland or waterway within the Environmental Management and Conservation Zone, and 50m within the Township Zone.</p> <p>Note—wetlands are identified on the Queensland Government SPP interactive mapping system.</p>

7.2.3 Infrastructure overlay code

7.2.3.1 Application

- (1) This code applies to assessing all development for a material change of use, reconfiguring a lot, and/or operational work where the code is shown as being applicable in the table of assessment and the property is affected by any one of the following overlays:
 - (a) Infrastructure Overlay (OM-006)
- (2) When using this code, reference should be made to section 5.3.2, and where applicable, section 5.3.3 located in Part 1.

7.2.3.2 Purpose and overall outcomes

- (1) The purpose of the code is to ensure development within close proximity to the Aurukun airport, the Aurukun power station and wastewater treatment facilities is designed to enable the infrastructure to continue to function efficiently; and opportunities for future expansion or re-development of this infrastructure are maintained.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) To ensure the viability of the Aurukun airport, the Aurukun power station and the wastewater treatment facility shown on Infrastructure Overlay Map OM-006 are protected from encroachment by development that could limit the ongoing operation, expansion, or upgrade of this infrastructure.
 - (b) To protect the existing amenity and safety of the community by ensuring development for a sensitive land use is setback an appropriate distance from the Aurukun airport, the Aurukun power station and the wastewater treatment facility.

7.2.3.3 Specific benchmarks for assessment

Table 7.2.3.3.1 Infrastructure Overlay Code – benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
<p>PO1 Protection of infrastructure</p> <p>The Aurukun airport, Aurukun power station and sewerage treatment facilities are:</p> <ol style="list-style-type: none"> (a) protected from encroachment from inappropriate land uses, and in particular sensitive land uses, or development that may affect the ongoing operation, upgrade or maintenance of the infrastructure; and (b) designed and located to minimise adverse impacts for the proposed activity. 	<p>AO1.1 Development is not located on land identified on OM-006.</p>
<p>PO2 Protection of amenity and public safety</p> <p>Development near to the Aurukun airport, Aurukun power station and sewerage treatment facility is designed and located to:</p>	<p>AO2.1 Development for a sensitive land use is not located on land identified on OM-006.</p>



Performance outcomes	Acceptable outcomes
(a) protect the amenity and safety of the community; (b) minimise adverse impacts associated with the community infrastructure including noise, odour, dust or lighting.	

Part 8 Development codes

8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Use codes and other development codes are specific to each local government area.
- (3) The following are the other development codes for the planning scheme:
 - (a) Reconfiguring a lot code
 - (b) Works services and infrastructure code

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

8.2 Other development codes

8.2.1 Reconfiguring a lot code

8.2.1.1 Application

This code applies to assessing development for reconfiguring a lot.

8.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Reconfiguring a lot code is to:
 - (a) provide for a variety of reconfiguration layouts which are reflective of the local character, identity, and environmental characteristics of Aurukun;
 - (b) ensure lot reconfiguration facilitates safe and efficient and access within and between sites; and
 - (c) ensure development provides for the efficient use of land; and
 - (d) ensure new lots are suitable for their intended use, the outcomes sought by the zone and zone precinct, and consistent with community need.
- (2) The purpose of the code will be achieved by the following overall outcomes:
 - (a) subdivision is responsive to the local environment, including its topography, natural drainage systems, vegetation and habitat, cultural heritage features, and local character;
 - (b) areas containing important ecological and cultural values are protected from development and the associated impacts caused by development;
 - (c) lot design and sizes are suited to the intended use of the land;
 - (d) lot orientation is appropriate for the local climatic conditions;
 - (e) infrastructure including water supply, sewerage, waste disposal, drainage, electricity and telecommunications, is supplied to all lots in a safe, efficient, coordinated and sequenced manner.

8.2.1.3 Specific benchmarks for assessment

Table 8.2.1.3.1 Reconfiguring a lot code – benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<p>PO1 Lot Size</p> <p>Lots have adequate area and dimensions appropriate for their intended use, whilst ensuring reconfiguration protects local</p>	<p><i>For the Residential and Centres Precinct of the Township Zone</i></p>



Performance outcomes	Acceptable outcomes
<p>amenity and is consistent with the local character of the zone.</p>	<p>AO1.1 New lots comprise a minimum land area of 800m² and minimum frontage of 15m.</p> <p>For the <i>Industry Precinct of the Township Zone</i></p> <p>AO1.2 New lots comprise a minimum land area of 1000m² and minimum frontage of 20m.</p>
<p>PO2 Lot Size – Environmental Management and Conservation Zone</p> <p>No new lots are created in the Environmental Management and Conservation Zone.</p>	<p>AO2.1 No new lots are created.</p>
<p>PO3 Design</p> <p>The reconfiguration of lots:</p> <ul style="list-style-type: none"> (a) promotes safe and liveable communities; (b) ensures safe and legible vehicle, cycle and pedestrian movement; (c) provides for a mix of lot sizes that facilitate a range of residential dwelling choices; (d) integrates with the layout of adjoining land; (e) is provided with all necessary essential infrastructure services. 	<p>AO3.1 No acceptable outcome is identified.</p>
<p>PO4 Environmental protection</p> <p>The layout of streets, lots and infrastructure responds appropriately to environmental features of the site and locality by:</p> <ul style="list-style-type: none"> (a) following the natural topography; (b) protecting significant views and landscape features; (c) minimising the need for earthworks; (d) maximising the retention of vegetation; (e) protecting significant habitats for flora and fauna; (f) protecting water quality; (g) maintaining natural drainage systems; (h) protecting and maintaining sites of ‘Aboriginal Cultural Heritage’² significance. 	<p>AO4.1 No acceptable outcome is identified.</p>

² The meaning of Aboriginal Cultural Heritage is defined under Division 3 of the *Aboriginal Cultural Heritage Act (2003)*.

Performance outcomes	Acceptable outcomes
<p>PO5 Connectivity</p> <p>Reconfiguration creates a high quality and legible public realm by:</p> <ul style="list-style-type: none"> (a) providing for interconnected movement and open-space networks; (b) locating community facilities within convenient and safe distance for the community; (c) providing connections to existing facilities and services in the surrounding area. 	<p>AO5.1 No acceptable outcome is identified.</p>
<p>PO6 Public Safety</p> <p>The layout of lots maintains and enhances community health and safety through being designed to:</p> <ul style="list-style-type: none"> (a) ensure buildings and structures are able to face the street; (b) maximise the potential for casual surveillance of public areas such as parks, sport and recreation facilities; (c) ensure public spaces are easily accessible and legible for users. 	<p>AO6.1 Development does not provide a rear lot.</p> <p>AO6.2 Development does not provide a cul-de-sac.</p>
<p>PO7 Infrastructure</p> <p>Development adequately provides for essential services, including water supply, sewerage, waste disposal, drainage, electricity and telecommunications, in a manner that is efficient, and which minimises the risk of adverse environmental or amenity impacts.</p>	<p>AO7.1 No acceptable outcome is identified.</p>
<p>PO8 Road Design</p> <p>The road network provides for convenient and safe movement between local streets.</p>	<p>AO8.1 No acceptable outcome is identified.</p>
<p>PO9 Public Open Space</p> <p>The design and layout of reconfiguration includes provision for appropriately located public open space that:</p> <ul style="list-style-type: none"> (a) is safe and secure; (b) is of a scale that is commensurate with the needs of the community; (c) receives passive surveillance by surrounding development; (d) is of a suitable size, shape and topography for its function; (e) is accessible to local communities; 	<p>AO9.1 Development over 10 lots is provided with a park which comprises a minimum area of 10% of the total developable area.</p> <p>AO9.2 Public open space areas are incorporated such that at least 90% of all proposed residential lots are within 400m of a park.</p>

Performance outcomes	Acceptable outcomes
(f) provides for a range of social, cultural and recreational activities.	



8.2.2 Works, Services and Infrastructure Code

8.2.2.1 Application

This code applies to assessing development for material change of use and operational works.

8.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Works, Services and Infrastructure Code is to ensure development is provided with a level of infrastructure which supports ecological sustainability and maintains or enhances community health, safety and amenity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) premises are provided with an appropriate level of water, wastewater, electricity, stormwater and waste management infrastructure;
 - (b) infrastructure is provided to standards that ensure safe, convenient and efficient operation of infrastructure and movement networks;
 - (c) the integrity of existing infrastructure is maintained;
 - (d) development facilitates an efficient use of resources;
 - (e) development protects environmental values and does not detract from the desired character and amenity of the locality;
 - (f) vegetation identified as having cultural heritage significance is protected from the impacts of development.
 - (g) effective control measures are put in place to ensure that construction activities do not cause or increase erosion;
 - (h) Development for an advertising device:
 - (i) is of a design, size and shape compatible with the character of the locality;
 - (ii) does not dominate the landscape, streetscape or overshadow any adjoining premises;
 - (iii) is constructed of quality materials which are maintained in a neat, clean and tidy manner at all times;
 - (iv) protect the safety and wellbeing of the community.
 - (i) Filling and excavation activities are designed to:
 - (i) protect the environmental values of receiving waters;
 - (ii) not result in the instability of a site or adjacent land;

8.2.2.3 Specific benchmarks for assessment

Table 8.2.2.3.1 Works, services and infrastructure code – benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For all development	
PO1 Water Supply Premises are provided with an adequate, safe and reliable supply of water.	AO1.1 Premises within the Township Zone are connected to council's water supply; OR AO1.2 Where not connected to council's water supply, the development is provided with an adequate supply of water in accordance with the 'Far North

Performance outcomes	Acceptable outcomes
	<i>Queensland Region of Councils (FNQROC) Design Guidelines and Standard Specifications</i> .
<p>PO2 Wastewater</p> <p>Wastewater treatment and disposal facilities are provided appropriate for the level of demand generated, protects public health and avoids environmental harm.</p> <p>Note—development applications may be required to be supported by a Wastewater Management Plan to demonstrate compliance with this performance outcome. The Wastewater Management Plan must be prepared by a suitably qualified person and consider:</p> <ul style="list-style-type: none"> (a) local climatic, drainage and groundwater conditions; (b) water quality objectives; and (c) best practice environmental management. 	<p>AO2.1 Premises within the Township Zone are connected to councils reticulated sewerage network;</p> <p>OR</p> <p>AO2.2 Premises have an on-site wastewater disposal system designed in accordance with the <i>'Far North Queensland Region of Councils (FNQROC) Design Guidelines and Standard Specifications</i>'.</p>
<p>PO3 Electricity</p> <p>Premises have an adequate supply of electricity.</p>	<p>PO3.1 Premises within the Township Zone are connected to an electricity network.</p>
<p>PO4 Stormwater</p> <p>Land is provided with internal and external drainage facilities of an appropriate standard to minimise stormwater runoff and ponding, and to reduce impacts on receiving waters.</p>	<p>AO4.1 Stormwater drainage is designed to comply with NPM1.8 of the <i>Queensland Development Code</i> and the <i>Urban Stormwater Quality Planning Guidelines 2010</i>.</p>
<p>PO5 Stormwater management</p> <p>Development is reflective of local drainage patterns and land use constraints (such as soil type, landscape features, nutrient hazardous areas, acid sulfate soil) and incorporates measures to minimise the transfer of contaminants to groundwater and waterways.</p> <p>Editor's note—a stormwater quality management plan prepared in accordance with the <i>Urban Stormwater Quality Planning Guidelines 2010</i> may be required to demonstrate compliance with this specific outcome.</p>	<p>AO5.1 Development is located outside of an overland flow path.</p>
<p>PO6 Waste management</p> <p>Business and industry activities provide appropriate refuse container storage areas which are:</p> <ul style="list-style-type: none"> (a) screened from public view (b) of adequate size for the use; (c) in a position that is conveniently accessible for collection; (d) kept in a clean state at all times. 	<p>AO6.1 No acceptable outcome is identified.</p>

Performance outcomes	Acceptable outcomes
<p>PO7 Road design</p> <p>Roads are designed to create a continuous connection to community destinations and encourage safe walking and cycling through the separation of active and motorised transport where possible.</p>	<p>AO7.1 Road design complies with the requirements of the <i>FNQROC Regional Development Manual</i>.</p>
<p>PO8 Vehicle access</p> <p>Vehicle access and manoeuvring space is provided to a standard which is appropriate for the use, and for the type of vehicles associated with the use.</p>	<p>AO8.1 Development within the Township Zone is provided with at least one driveway access.</p>
<p>PO9 Essential infrastructure</p> <p>Essential infrastructure items and works are protected from adverse impacts of operational works.</p>	<p>AO9.1 No solution specified.</p>
<p>PO10 Erosion and sediment control</p> <p>Effective control measures are put in place to ensure that construction activities do not cause or increase erosion.</p>	<p>AO10.1 Development provides a sediment and erosion control management plan, developed in accordance with local conditions and following recommendations from a suitably qualified person.</p> <p>Editor's note—the <i>Urban Stormwater Quality Planning Guidelines 2010</i> provides relevant benchmarks for the development of sediment and erosion control management plans.</p>
<p>PO11 Environmental protection</p> <p>Development does not result in the contamination of land or water, and avoids risk to people and property.</p>	<p>AO11.1 Development does not occur on sites of contaminated land.</p> <p>AO11.2 Development does not involve the laydown or storage of hazardous or contaminated materials.</p>
<p>PO12 Noise</p> <p>Noise generated from filling, excavation or construction activities does not adversely impact on the amenity of people living in the community.</p>	<p>AO12.1 Construction activities are carried out only between the hours of 6.30am-6.30pm, Monday to Saturday, and do not occur on Sundays or public holidays.</p>
<p>PO13 Dust</p> <p>The construction phase of the development prevents or mitigates the release of dust particles which have the potential to cause environmental nuisance to sensitive receptors.</p>	<p>AO13.1 Areas of exposed fill, excavation and unsealed accesses on the site are watered regularly (particularly during periods of high or constant wind) to reduce the generation of dust.</p>
<p>PO14 Pest and weed management</p> <p>Development avoids the introduction, establishment and spread of weed or pest species.</p> <p>Note—an applicant may be required to demonstrate consideration to any applicable local pest management plan in meeting this specific outcome.</p>	<p>AO14.1 No acceptable outcome is identified.</p>

Performance outcomes	Acceptable outcomes
Additional assessment benchmarks for specified land uses	
Advertising devices	
<p>PO15 Amenity Development for an advertising device:</p> <ul style="list-style-type: none"> (a) is compatible with the character of the locality; (b) does not dominate the landscape or streetscape; (c) is constructed of quality materials which are maintained in a neat, clean and tidy manner at all times; (d) is of an appropriate size and shape for the locality in which it is situated; (e) does not overshadow any adjoining premises. 	<p>AO15.1 An advertising device is located within the Township Zone only.</p> <p>AO15.2 The advertising device is located on the same premises as the use to which the advertisement relates.</p> <p>AO15.3 The advertising device is not illuminated.</p> <p>AO15.4 The advertising device has a maximum face area of 2m² and</p> <ul style="list-style-type: none"> (a) where attached to an existing building, does not protrude from the building by more than 2m; <p>OR</p> <ul style="list-style-type: none"> (b) where not attached to an existing building, comprises a maximum height of 3m above ground level.
<p>PO16 Safety Freestanding signs are positioned to ensure adequate setbacks from existing vehicular access points to ensure the protection of public safety.</p>	<p>AO16.1 A free standing sign is located within the Township Zone only.</p>
Vegetation clearing	
<p>PO17 Areas of ecological significance Vegetation disturbance or other impacts on matters of state environmental significance identified in the Queensland Government SPP interactive mapping system is avoided and the loss or decrease of values is minimised by:</p> <ul style="list-style-type: none"> (a) minimising the total footprint within which works or activities are contained; (b) avoiding further fragmentation of areas of environmental significance and strengthening linkages where possible; (c) utilising areas of lesser importance in terms of biodiversity values so that areas of higher value are conserved. <p>Note—vegetation clearing on land within the Environmental Management and Conservation Zone may be required to submit an ecological assessment report to identify the ecological values, components and process within the area which may be impacted by the development to demonstrate compliance with this performance outcome.</p>	<p>AO17.1 Vegetation clearing does not occur within the Environmental Management and Conservation Zone.</p>



Performance outcomes	Acceptable outcomes
<p>PO18 Ecological values</p> <p>Vegetation clearing does not impact adversely on ecological or landscape values.</p>	<p>AO18.1 Vegetation is retained within 200m of a wetland or the high bank of a permanent waterway identified on the Queensland Government SPP interactive mapping system.</p> <p>AO18.2 Vegetation is retained on land with slopes of more than 1 in 6.</p>
<p>PO19 Vegetation of cultural heritage significance</p> <p>Vegetation identified as having cultural heritage significance is protected from the impacts of development.</p> <p>Note—an applicant is advised to contact Councils Land and Sea Officer to determine the location of cultural heritage sites and special places of significance.</p>	<p>AO19.1 Vegetation identified as a special cultural heritage feature is retained.</p> <p>AO19.2 Operational works (including filling or excavation) are designed to protect the ecological integrity of vegetation identified as having cultural heritage significance.</p>
Filling and excavation activities	
<p>PO20 Water quality</p> <p>Filling and excavation activities are designed to protect the environmental values of receiving waters.</p>	<p>AO20.1 Filling and excavation or vegetation clearing does not occur within 200m of a wetland or waterway within the Environmental Management and Conservation Zone, and 50m within the Township Zone.</p>
<p>PO21 Safety</p> <p>Filling and excavation do not result in the instability of a site or adjacent land.</p>	<p>AO21.1 Filling and excavation is no greater than 1.5m in height or depth.</p> <p>AO21.2 Development does not cause ponding on the site or nearby land.</p> <p>AO21.3 Development does not result in an increase in flow of water from the site to any other land or watercourse.</p>
<p>PO22 Acid sulfate soils</p> <p>Protect the built environment and ensure the natural environment and community health is not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulfate soil.</p>	<p>AO22.1 Development does not:</p> <ul style="list-style-type: none"> (a) involve excavating or removing sand, soil and/or sediment located below 5m AHD; (b) permanently or temporarily extract groundwater that results in the aeration of previously saturated acid sulfate soils; (c) involve filling that results in: <ul style="list-style-type: none"> (i) actual acid sulfate soils being moved below the water table; (ii) previously saturated acid sulphate soils being aerated. <p>OR</p> <p>AO21.2 Where disturbance of acid sulfate soils cannot be avoided, development will:</p>



Performance outcomes	Acceptable outcomes
	<p>(a) neutralise existing acidity and prevent the generation of acid and metal contaminants;</p> <p>(b) prevent the release of surface or groundwater flows containing acid and metal contaminants into the environment.</p> <p>Note—where development is proposed on land below 20m AHD the applicant may be required to provide results of an on-site acid sulfate soil investigation and an acid sulfate soil management plan to demonstrate compliance with the acceptable outcomes.</p>

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a specific meaning for the purpose of the planning scheme.
- (2) Any use not listed in Table SC1.1.2 column 1 is an undefined use.
- (3) A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
- (4) The use 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 which fall within 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

Index for 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 	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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

Index for use definitions

<ul style="list-style-type: none"> • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies 	<ul style="list-style-type: none"> • Outdoor sales • Outdoor sport and recreation • Outstation • Park • Permanent plantation • Place of worship 	<ul style="list-style-type: none"> • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery • Winery
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Table SC1.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit material and materials and devices associated with or used in a sexual practice or activity.	Sex shop	shop, newsagent, registered pharmacist, video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or • the sale or display of underwear or lingerie; or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air services	Premises used for the following: <ul style="list-style-type: none"> • the arrival and departure of aircraft; • the housing, servicing, maintenance and repair of aircraft; • the assembly and dispersal of 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
	<p>and/or goods on or from an aircraft;</p> <ul style="list-style-type: none"> any ancillary activities directly serving the needs of passengers and visitors to the use; associated training and education facilities; aviation facilities. 		
Animal husbandry	<p>Premises used for production of animals or animal products on either native or improved pastures or vegetation.</p> <p>The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.</p>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	<p>Premises used for boarding, breeding or training of animals.</p> <p>The use may include ancillary temporary and/or permanent holding facilities on the same site and ancillary repair and servicing of machinery.</p>	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	<p>Premises used for the cultivation of aquatic animals and/or plants in a confined area that may require the provision of food either mechanically or by hand.</p>	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	<p>Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time.</p> <p>The use may include ancillary sale of food for consumption on the premises and entertainment activities.</p>		Club, hotel, nightclub entertainment facility, tavern

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding or care, but not residence, of children.	Crèche, early childhood centre, kindergarten, after school care	Educational establishment, home based child care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre	Childcare centre, family day 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	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, hostel, residential care facility, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependant on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	Premises containing two dwellings, each for a separate household, and consisting of: <ul style="list-style-type: none"> a single lot, where neither dwelling is a secondary dwelling or 	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one	Dwelling house, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> two lots sharing common property where one dwelling is located on each lot. 	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	<p>A residential use of premises for one household which contains a single dwelling.</p> <p>The use includes domestic out-buildings and works normally associated with a dwelling and may include a secondary dwelling.</p>		Caretaker's accommodation, dual occupancy, hostel, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non-residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<p>Premises used for training and instruction designed to impart knowledge and develop skills.</p> <p>The use may include after school care for students and/or on-site student accommodation.</p>	Primary school, secondary school, college, university, technical institute	Childcare centre, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services, disaster management services including management support facilities for the protection of	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban	Community use, hospital, residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	persons, property and the environment.	fire and rescue station, police station, emergency management support facility, evacuation centres	
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Premises used for the extraction and processing of extractive resources and associated activities, including their transportation to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, meals on wheels distribution centre, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub, entertainment facility
Function facility	Premises used for conducting receptions or functions which may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but does not include burial or cremation.		Cemetery, crematorium, place of worship

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise, potential for offsite impacts in the event of 	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry. Note—additional examples may be shown in SC1.1.2 industry thresholds.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>fire, explosion or toxic release,</p> <ul style="list-style-type: none"> generates high traffic flows in the context of the locality or the road network, generates a significant demand on the local infrastructure network, the use may involve night time and outdoor activities, onsite controls are required for emissions and dangerous goods risks. 		
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, farm stay, home office, home based childcare	Hobby, office, shop, warehouse, transport depot
Hospital	<p>Premises used for medical or surgical care or treatment of patients whether or not residing on the premises.</p> <p>The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.</p>		Health care services, residential care facility
Hotel	<p>Premises used primarily to sell liquor for consumption.</p> <p>The use may include short-term accommodation, dining and entertainment activities and entertainment facilities.</p>	pub, tavern	Nightclub, entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub, entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products	Feedlots, piggeries, poultry and	Animal husbandry, aquaculture, drought feeding, milking sheds,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>in an enclosure that requires the provision of food and water either mechanically or by hand.</p> <p>The use includes the ancillary storage and packing of feed and produce.</p>	egg production	shearing sheds, weaning pens
Intensive horticulture	<p>Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.</p> <p>The use includes the storage and packing of produce and plants grown on the subject site.</p>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise, • minimal traffic generation and heavy-vehicle usage, • demands imposed upon the local infrastructure network consistent with surrounding uses, • the use generally operates during the day (e.g. 7am to 6pm), 	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds</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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> offsite impacts from storage of dangerous goods are negligible, the use is primarily undertaken indoors. 		
Major electricity infrastructure	<p>All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i>.</p> <p>The use may include ancillary telecommunication facilities.</p>	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	<p>Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair and/or servicing of vessels and maritime infrastructure.</p> <p>The use may include the provision of fuel and disposal of waste.</p>	Boat building, boat storage, dry dock	Marina
Market	<p>Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring,	Spray painting and surface coating, transport depot,	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise, • potential for noticeable offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network, • generates an elevated demand on the local infrastructure network, • onsite controls are required for emissions and dangerous goods risks, • the use is primarily undertaken indoors, • evening or night activities are undertaken indoors and not outdoors. 	<p>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>	<p>treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry</p>
Motor sport facility	<p>Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.</p>	<p>Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks</p>	<p>Major sport, recreation and entertainment facility, outdoor sport and recreation</p>
Multiple dwelling	<p>Premises containing three or more dwellings for separate households.</p>	<p>Apartments, flats, units, townhouses, row housing, triplex</p>	<p>Rooming accommodation, dual occupancy, duplex, granny flat, residential triplex</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
			care facility, retirement facility
Nature-based tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> • maintain a nature based focus or product • promote environmental awareness, education and conservation • carry out sustainable practices. 	Environment ally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	<p>Premises operating predominately during the night hours used to provide entertainment which may include cabaret, dancing and music.</p> <p>The use includes the sale of liquor and food for consumption on site.</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<p>Premises used to provide accommodation for non-resident workers.</p> <p>The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.</p>	Contractor's camp, construction camp, single person's quarters, temporary workers accommodation	Relocatable home park, short-term accommodation, tourist park.
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following:</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
	<ul style="list-style-type: none"> business or professional advice; service of goods that are not physically on the premises; office based administrative functions of an organisation. 		
Outdoor sales	Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Premises used for a recreation or sport activity that is carried on outside a building and which requires areas of open space and may include ancillary works necessary for safety and sustainability. The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval,	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people. The use provides for intermittent short stay and/or long term camping. The use may involve permanent low scale built infrastructure.	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	Premises used by the public generally for free recreation and enjoyment, and may be used for community events	Urban common	Tourist attraction, outdoor sport and recreation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>or other community activities.</p> <p>Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>		
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	<p>Premises used by an organised group for worship and religious activities.</p> <p>The use may include ancillary facilities for social, educational and associated charitable activities.</p>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	<p>Premises used for the following:</p> <ul style="list-style-type: none"> • the arrival and departure of vessels; • the movement of passengers or goods on or off vessels; • any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels. 	Marina, ferry terminal	Landing
Relocatable home park	<p>Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.</p> <p>The use may include a manager's residence and office, food and drink outlet, kiosk, amenity buildings and the provision of recreation</p>		Tourist park

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

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

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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>distillate and alternative fuels.</p> <p>The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.</p>		
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult shop, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.		
Short-term accommodation	<p>Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.</p> <p>The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.</p>	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	<p>Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:</p> <ul style="list-style-type: none"> • a large area for handling, display or storage; and • direct vehicle access to the building by 	Bulky goods sales, motor vehicles sales showroom, bulk stationery 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
	members of the public for loading and unloading items purchased or hired.		
Special industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for extreme offsite impacts in the event of fire, explosion or toxic release • onsite controls are required for emissions and dangerous goods risks • the use generally involves night time and outdoor activities • the use may involve the storage and handling of large volumes of dangerous goods • requires significant separation from non-industrial uses. 	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Low impact industry, medium impact industry, high impact industry, service industry</p>
Substation	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> • converting or transforming electrical energy from one voltage to another; or • regulating voltage in an electrical circuit; or • controlling electrical circuits; or 	<p>Substations, switching yards</p>	<p>Major electricity infrastructure, minor electricity infrastructure</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> switching electrical current between circuits; or a switchyard; or communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i>; and for workforce operational and safety communications. 		
Telecommunications facility	Premises used for systems that carry communications by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>Premises used for providing film, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.</p> <p>The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	<p>Premises used for providing on-site entertainment, recreation or similar facilities for the general public.</p> <p>The use may include provision of food and drink for consumption on site.</p>	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, and/or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.		
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractors depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	Premises used to provide the public with the following services: <ul style="list-style-type: none"> • supply of water, hydraulic power, electricity or gas; • sewerage or drainage services; • transport services including road, rail or water; • waste management facilities; • network infrastructure. The use includes maintenance and storage depots and other facilities for the operation of the use.	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	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	Premises used for the storage and distribution of goods, whether or not in a	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
	<p>building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to the storage.</p> <p>The use does not include retail sales from the premises.</p>		
Wholesale nursery	<p>Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.</p> <p>The use may include sale of gardening materials where these are ancillary to the primary use.</p>		Bulk landscape supplies, garden centre
Winery	<p>Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.</p>		Rural industry

SC1.1.1 Defined activity groups

- (1) Defined uses listed in Table SC1.1.2 are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined uses listed in column 2.
- (3) An activity group is able to be referenced in Part 5.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

Table SC1.1.1.1 Defined activity groups

Business Activities	Industry Activities	Community activities
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Table SC1.1.1.2 Defined activity groups

Column 1 Activity group	Column 2 Uses
Business activities	<ul style="list-style-type: none"> • Food and drink outlet • Office • Shop
Industry activities	<ul style="list-style-type: none"> • Low impact industry • Service industry • Warehouse • Transport Depot
Community activities	<ul style="list-style-type: none"> • Child care centre • Community care centre • Community use • Community residence • Educational establishment • Emergency services • Health care services • Hospital • Park • Sub-station

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

Index for administrative definitions		
<ul style="list-style-type: none"> • Access • Accessway • Acid sulfate soils (ASS) • Adjoining premises • Adverse flooding • Advertising device • Affordable housing • Annual exceedance probability (AEP) • Assessment benchmarks • Australian height datum (AHD) • Average recurrence interval (ARI) • Average width • Aviation facilities • Biodiversity • Boundary clearance • Buffer • Building • Building frontage • Building height • Bushfire risk • Connectivity • Crime prevention through environmental design (CPTED) • Dedicated road • Development 	<ul style="list-style-type: none"> • Development footprint • Domestic outbuilding • Dwelling • Ecological sustainability • Environmental nuisance • Erosion prone area • Essential infrastructure • Filling or excavation • Gross floor area • Ground level • Habitable room • Habitat • Habitat values • Hazardous material • Heritage place • Household • Lot • Matters of state environmental significance • Minor building works • Minor electricity infrastructure • Overland flow path • Place • Planning assumptions • Precinct • Premises • Preservation • Primary street frontage 	<ul style="list-style-type: none"> • Private open space • Public open space • Rear lot • Removal • Repair • Risk • Road • Scale • Secondary dwelling • Sensitive land use • Service catchment • Setback • Side and rear boundary clearance • Site • Site cover • Storey • Stormwater • Structure • Temporary use • Urban purposes • Use • Vegetation • Walkability • Water catchment • Waterway • Wetland

Table SC1.2.2 Administrative definitions

Column 1 Term	Column 2 Definition
Access	The entry of persons and vehicles onto a lot, either existing or proposed, from a road which abuts the frontage of that lot.
Accessway	A vehicle driveway used to access premises.
Adjoining premises	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
Acid sulfate soils (ASS)	Soil or sediment containing highly acidic soil horizons (or layers) affected by the oxidation of iron sulphides is known as actual ASS. Soil or sediment containing iron sulphides or other sulphide material, that has not been exposed to air and oxidised, are known as potential acid sulfate soils (PASS). The term 'acid sulfate soils' includes both actual and potential ASS. Note—definition from State Planning Policy – state interest guideline Water Quality
Adverse flooding	Flooding which may adversely affect the amenity, safety or use of a premises.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature which is provided exclusively or mainly as part of the advertisement.
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes.
Annual exceedance probability (AEP)	<p>The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage. For example, if a peak flood discharge of 500 cubic metres per second has an AEP of five percent, it means that there is a five percent risk, that is the probability of 0.05 or a likelihood of one in twenty, of a peak flood discharge of 500 cubic metres/second or larger occurring in any one year.</p> <p>The AEP of a flood event gives no indication of when a flood of that size will occur next.</p>
Assessment benchmarks	Those parts of the assessment provisions, comprising codes or otherwise, that establish the outcomes sought for accepted subject to requirements, assessable development and development requiring code assessment, including overall outcomes, performance outcomes and acceptable outcomes.

Column 1 Term	Column 2 Definition
Australian height datum (AHD)	The survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. 0.0 metres AHD approximates mean sea level.
Average recurrence interval (ARI)	<p>The average, or expected, value of the periods between exceedances of a given rainfall total accumulated over a given duration. It is implicit in this definition that the periods between exceedances are generally random.</p> <p>Note—for example, a 100 year ARI indicates an average of 100 years between exceedance of a given storm magnitude.</p>
Average width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Aviation facilities	<p>Communication, navigation or surveillance facility identified in Appendix 2 of the State Planning Policy—state interest guideline: Strategic Airports and Aviation Facilities.</p> <p>Note—definition from State Planning Policy (July 2014)</p>
Biodiversity	The natural diversity of fauna and flora, together with the environmental conditions necessary for their survival. The four levels of biodiversity are genetic, species, ecosystem and regional diversity.
Boundary clearance	<p>The distance from the outermost projection of a structural part of the building or structure to the property boundary, including:</p> <ul style="list-style-type: none"> • if the projection is a roof and there is a fascia – the outside face of the fascia; or • if the projection is a roof and there is no fascia – the roof structure. <p>The term does not include rainwater fittings or ornamental or architectural attachments.</p>
Buffer	<p>An area of the land including waterways required for maintaining separation distances:</p> <ul style="list-style-type: none"> • between different land uses; or • from a major noise source; or • from a conservation area or a public recreation area; or • from a wetland or waterway. <p>A buffer is not exclusive of other uses and may incorporate lower intensity activities which assist in mitigating the overall impact on external uses.</p>

Column 1 Term	Column 2 Definition
	As a general principle a buffer is not extended over a third party's property without their consent.
Building	A fixed structure that is wholly or partly enclosed by walls and is roofed, and includes a floating building and any part of a building. Note—definition from the Act.
Building frontage	The façade of a building that fronts the street or other public space.
Building height	If specified: (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like (b) in storeys, the number of storeys above ground level or (c) in both metres and storeys, both (a) and (b) apply.
Bushfire risk	The chance of a bushfire igniting, spreading and causing damage to assets of value to the community. Assets include life, property such as buildings, stock, crops and forests, and the local government's natural and cultural heritage.
Connectivity	The extent to which a place or area is connected to other places and areas through a variety of transport means, or the ease with which connection with other places can be made.
Crime prevention through environmental design (CPTED)	CPTED is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the fear and incidence of crime, as well as an improvement in quality of life. The use of CPTED is intended to reduce crime and fear by reducing criminal opportunity and fostering positive social interaction among legitimate users of space. The emphasis is on prevention rather than apprehension and punishment.
Dedicated road	Any road dedicated to the public for public use.
Development	Any of the following: <ul style="list-style-type: none"> • carrying out building work; • carrying out plumbing or drainage work; • carrying out operational work; • reconfiguring a lot; • making a material change of use of premises. Note—definition from the Act. Each term in this definition is further defined in the Act.

Column 1 Term	Column 2 Definition
Development footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Domestic outbuilding	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
Dwelling	<p>A building or part of a building used or capable of being used as a self-contained residence which must include the following:</p> <ul style="list-style-type: none"> • food preparation facilities; • a bath or shower; • a toilet and wash basin; • clothes washing facilities. <p>This term includes outbuildings, structures and works normally associated with a dwelling.</p>
Ecological sustainability	<p>A balance that integrates:</p> <ul style="list-style-type: none"> • protection of ecological processes and natural systems at local, regional, State and wider levels; and • economic development; and • maintenance of the cultural, economic, physical and social wellbeing of people and communities. <p>Note—definition from the Act.</p>
Environmental nuisance	<p>An unreasonable interference or likely interference with an environmental value caused by:</p> <ul style="list-style-type: none"> • noise, dust, odour, light; or • an unhealthy, offensive or unsightly condition because of contamination; or • another way prescribed by regulation. <p>Note—definition from the <i>Environmental Protection Act 1994</i>.</p>
Erosion prone area	<p>An area declared to be an erosion prone area under section 70(1) of the <i>Coastal Protection and Management Act 1995</i>.</p> <p>Note—definition from the <i>Coastal Protection and Management Act 1995</i>.</p>
Essential infrastructure	Relates to services including water supply, sewerage treatment, electricity, gas and telecommunications as well as hospitals, health care centres, police stations, heli-pad, emergency shelters and the

Column 1 Term	Column 2 Definition
	like, that are required to shelter or service people during or after natural hazard events.
Filling or excavation	Removal or importation of material to or from a lot that will change the ground level of the land.
Gross floor area	<p>The total floor area of all storeys of the building, including any mezzanines, (measured from the outside of the external walls and the centre of any common walls of the building), other than areas used for:</p> <ul style="list-style-type: none"> • building services • a ground floor public lobby; • a mall • parking, loading or manoeuvring of vehicles; or • unenclosed private balconies, whether roofed or not. <p>Note—definition from the Regulation.</p>
Ground level	The level of the natural ground or where the level of the natural ground has been changed, the level as lawfully changed.
Habitable room	<p>A room used for normal domestic activities, and:</p> <ul style="list-style-type: none"> • includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but • excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods. <p>Note—definition from the <i>Building Code of Australia</i>.</p>
Habitat	The place where an organism lives, a physical area, some specific part of the earth's surface, air, soil, water, or another organism. More than one animal may live in a particular habitat.
Habitat values	Those characteristics of an area that make it suitable as a habitat or refuge for indigenous plants and animals. These characteristics include the physical structure, nutrient and energy flows, condition and extent of habitat and the location of the area in relation to other habitats.
Hazardous material	<p>A substance with potential to cause harm to persons, property or the environment because of 1 or more of the following—</p> <ul style="list-style-type: none"> • the chemical properties of the substance; • the physical properties of the substance;

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> the biological properties of the substance. <p>Without limiting the first paragraph, all dangerous goods, combustible liquids and chemicals are hazardous materials.</p> <p>Note—definition from the <i>Dangerous Goods Safety Management Act 2001</i>.</p>
Heritage place	A place, area, land, landscape, building or work which is of cultural heritage significance.
Household	An individual or a group of two or more related or unrelated people who reside in the same dwelling unit, with the common intention to live together on a long term basis and who make common provision for food or other essentials for living. The term does not include individuals living in rooming accommodation as defined elsewhere.
Lot	<p>Lot means—</p> <ul style="list-style-type: none"> a lot under the <i>Land Title Act 1994</i>; or a separate, distinct parcel of land for which an interest is recorded in a register under the <i>Land Act 1994</i>; or common property for a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i>; or a lot or common property to which the <i>Building Units and Group Titles Act 1980</i> continues to apply; or a community or precinct thoroughfare under the <i>Mixed Use Development Act 1993</i>; or a primary or secondary thoroughfare under the <i>Integrated Resort Development Act 1987</i> or the <i>Sanctuary Cove Resort Act 1985</i>. <p>Note—definition from the Act.</p>
Matters of state environmental significance	<p>Matters of state environmental significance (MSES) means the following natural values and areas:</p> <ul style="list-style-type: none"> protected areas (including all classes of protected area except coordinated conservation areas) under the <i>Nature Conservation Act 1992</i> marine parks and land within a ‘marine national park’, ‘conservation park’, ‘scientific research’, ‘preservation’ or ‘buffer’ zone under the <i>Marine Parks Act 2004</i> areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008 threatened wildlife under the Nature Conservation Act 1992 and special least concern animal under the Nature Conservation (Wildlife) Regulation 2006 regulated vegetation under the <i>Vegetation Management Act 1999</i> that is:

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> – Category B areas on the regulated vegetation management map, that are ‘endangered’ or ‘of concern’ regional ecosystems – Category C areas on the regulated vegetation management map that are ‘endangered’ or ‘of concern’ regional ecosystems – Category R areas on the regulated vegetation management map – areas of essential habitat on the essential habitat map for wildlife prescribed as ‘endangered wildlife’ or ‘vulnerable wildlife’ under the Nature Conservation Act 1992 – regional ecosystems that intersect with watercourses identified on the vegetation management watercourse map – regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map • high preservation areas of wild river areas under the <i>Wild Rivers Act 2005</i> • wetlands in a wetland protection area or wetlands of high ecological significance shown on the Map of Referable Wetlands under the Environmental Protection Regulation 2008 • wetlands and watercourses in high ecological value waters as defined in the Environmental Protection (Water) Policy 2009, schedule 2 • legally secured offset areas.
Minor building work	An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five per cent of the gross floor area of the existing building(s) or 50 square metres, whichever is the lesser.
Minor electricity infrastructure	<p>All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.)</p> <p>This includes:</p> <ul style="list-style-type: none"> • augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase; • augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure

Column 1 Term	Column 2 Definition
	does not increase, and where they are located on an existing substation lot.
Overland flow path	Where a piped drainage system exists, the path where flood waters exceeding the capacity of the underground drainage system would flow. Where no piped drainage system or other form of defined waterway exists, the path taken by surface run-off from higher parts of the catchment. This does not include a waterway or wetland.
Place	A site, area, building or other work, group of buildings or other works together with associated contents and surrounds.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Precinct	An area identified for specific value or benchmarks within a local plan or zone.
Premises	Means: <ul style="list-style-type: none"> • a building or other structure; or • land, whether or not a building or other structure is situated on the land. Note—definition from the Act.
Preservation	Maintaining the fabric of a place in its existing state and retarding deterioration.
Primary street frontage	Means: <ul style="list-style-type: none"> • where a lot is vacant, the frontage most commonly addressed by other buildings in the block as the front of the lot; or • where a lot is not vacant, the frontage to which the front of the existing building addresses the street.
Private open space	An outdoor space for the exclusive use of occupants of a building.
Public open space	Outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.
Rear lot	A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.
Removal	In relation to a place of cultural significance or streetscape value, relocation beyond or within a lot.

Column 1 Term	Column 2 Definition
Repair	In relation to a place of cultural significance, reconstruction or restoration.
Risk	A concept used to describe the likelihood of harmful consequences arising from the interaction of hazards, community and the environment.
Road	<p>An area of land, whether surveyed or unsurveyed:</p> <ul style="list-style-type: none"> • dedicated, notified or declared to be a road for public use; or • taken under an Act, for the purpose of a road for public use. <p>The term includes:</p> <ul style="list-style-type: none"> • a street, esplanade, reserve for esplanade, highway, pathway, thoroughfare, track or stock route; and • a bridge, causeway, culvert or other works in, on, over or under a road; and • any part of a road. <p>Note—definition from the <i>Land Act 1994</i>.</p>
Scale	In a streetscape context, the relative size of a building compared to adjacent buildings or the relative size of components of a building when compared with similar components on adjacent buildings.
Secondary dwelling	<p>A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p>A secondary dwelling may be constructed under a house, be attached to a house or be free standing.</p>
Sensitive land use	<p>Means a use that is a: caretakers accommodation, child care centre, community care centre, community residence, detention facility, dual occupancy, dwelling house, dwelling unit, educational establishment, health care services, hospital, hotel, multiple dwelling, non-resident workforce accommodation, relocatable home park, residential care facility, resort complex, retirement facility, rooming accommodation, rural workers accommodation, short-term accommodation, tourist park.</p> <p>Note—SPP (July 2014)</p>
Service catchment	<p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note—for example:</p> <ul style="list-style-type: none"> • stormwater network service catchments can be delineated to align with watershed boundaries

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> open space network service catchment can be determined using local government accessibility standards water network service catchment can be established as the area serviced by a particular reservoir.
Setback	For a building or structure other than a swimming pool, the shortest distance measured horizontally from the wall or balustrade of a building or structure to the vertical projection of the boundary of the lot.
Side and rear boundary clearance	For a building or structure on a lot, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot but does not include a road boundary clearance.
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
Site cover	<p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and is expressed as a percentage.</p> <p>The term does not include:</p> <ul style="list-style-type: none"> any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure; basement car parking areas located wholly below ground level; eaves and sun shading devices.
Storey	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <ol style="list-style-type: none"> a lift shaft, stairway or meter room a bathroom, shower room, laundry, water closet, or other sanitary compartment a combination of the above. <p>A mezzanine is a storey.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.</p> <p>A basement is not a storey.</p>
Stormwater	Rainfall which runs off roofs, roads and other surfaces and flows into gutters, streams and waterways where it eventually flows into the bays and ocean.

Column 1 Term	Column 2 Definition
Structure	Includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure. Note—definition from the <i>Building Act 1975</i> .
Temporary use	A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services. Note—provisions for temporary use timeframes for defined uses may be provided within section for Local government administrative matters. Editor's note—it is recommended that local government use the ability under section for Local government administrative matters to further refine this definition for use within the local government area for defined uses.
Urban purposes	For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Use	In relation to premises, includes any use incidental to and necessarily associated with the use of the premises. Note—definition from the Act.
Vegetation	Is a native tree or plant other than the following: <ul style="list-style-type: none"> • grass or non-woody herbage; • a plant within a grassland regional ecosystem prescribed under a regulation; • a mangrove. Note—definition from the <i>Vegetation Management Act 1999</i> .
Walkability	The extent to which a place or an area enables and encourages walking.
Water catchment	An area of land that drains water to a common point.
Waterway	Means any of the following: <ul style="list-style-type: none"> • a creek, river, stream or watercourse; • an inlet of the sea into which a creek, river, stream or watercourse flows; • a dam or weir. Note—definition from the <i>Land Title Act 1994</i> .
Wetland	An area shown as a wetland on 'Map of referable wetlands', a document approved by the chief executive (environment). Note—definition from the Regulation.

Schedule 2 Mapping

Editor's note-mapping for the LGIP is included within Schedule 3 of the planning scheme.

SC2.1 Map index

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

Table SC2.1.1 Map index

Map number	Map title	Gazettal date
Strategic plan maps		
SFM-001	Strategic Framework Map	1 August 2014
SFM-002	Strategic Framework Map	1 August 2014
Zone maps		
ZM-001	Zone Map	1 August 2014
ZM-002	Zone Map	1 August 2014
Overlay maps		
OM-001	Biodiversity LGA Refer to Matters of State Environmental Significance mapping from the Queensland Government SPP interactive mapping system (plan making) Note—the biodiversity layers in the SPP interactive mapping do not apply to the Township zone.	Not applicable
OM-002	Bushfire hazard LGA Refer to bushfire hazard area mapping from the Queensland Government SPP interactive mapping system (plan making)	Not applicable
OM-003-1	Coastal Protection Overlay	1 August 2014
OM-003-2	Coastal Protection Overlay	1 August 2014
OM-004-1	Flood Hazard Overlay	1 August 2014
OM-004-2	Flood Hazard Overlay	1 August 2014
OM-005	Wetlands Overlay LGA Refer to wetlands mapping from the Queensland Government SPP interactive mapping system (plan making)	Not applicable
OM-006	Infrastructure Overlay	1 August 2014

SC2.2 Strategic framework maps



SC2.3 Zone maps



SC2.4 Overlay maps



Schedule 3 Local government infrastructure plan mapping and supporting material

The table below lists all local government infrastructure plan maps applicable to the planning scheme area.

Table SC3.1 Map index

Map number	Map title	Gazettal date
Local Government Infrastructure Plan Maps		
LGIPM-001	Local government infrastructure plan area	1 August 2014
LGIPM-002	Plan for trunk infrastructure – Aurukun water supply network	1 August 2014
LGIPM-003	Plan for trunk infrastructure – Aurukun sewerage network	1 August 2014
LGIPM-004	Plan for trunk infrastructure – Aurukun road network	1 August 2014
LGIPM-005	Plan of existing recreational space and community facilities	1 August 2014
LGIPM-006	Plan of existing stormwater network	1 August 2014

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

Schedule 4 Notations required under the *Planning Act 2016*

There are no notations required under the *Planning Act 2016*.



Schedule 5 Planning scheme policies

SC5.1 Planning Scheme Policy 1

Consultation and owners consent in Aurukun

1. What is the policy about?

This policy outlines the arrangements for obtaining owners consent in Aurukun, and the need to consult with the registered native title body corporate (RNTBC), the traditional land owners, and the Aurukun Shire Council in certain circumstances.

This policy also provides Council with the opportunity to refer a development application to the RNTBC and traditional owners for advice and comment during the assessment process. In this manner, the policy provides the basis for consultation to allow traditional land owners to have a say in the appropriate use of their country.

The content of this policy applies to all development applications made under this planning scheme.

2. The planning scheme and native title – an explanatory note

The local government area of Aurukun Shire is unique in that the majority of its residents are indigenous, being of the Wik and Wik Way people. In 2012 a judgement was made by the Federal Court of Australia under the *Native Title Act 1993* that native title rights and interests apply to lands and waters of the western and inland areas of Cape York Peninsula. This native title determination applies to the whole of the Aurukun Shire local government area, with the Ngan Aak-Kunch Aboriginal Corporation (NAK) acting as the RNTBC for the Aurukun Shire, on behalf of the Wik and Wik Way people.

Currently, approximately 5km² of the local government area is subject to an Indigenous Land Use Agreement (ILUA) prepared under the *Native Title Act 1993* between the Wik and Wik Way people and the Aurukun Shire Council (Tribunal Reference No. QI2012/080

The ILUA generally comprises the land in and around the Aurukun township and portions of the eastern access road (Aurukun Access Road). The ILUA provides Council with responsibility to undertake defined 'future acts' in and around the township of Aurukun, and specifies the protocols and procedures for consulting with the RNTBC and Native Title claimants.

This planning scheme has been prepared under the *Planning Act 2016* to regulate development within the Aurukun Shire local government area. The planning scheme regulates the development of all land within the Aurukun Shire including land on which native title has been determined.

It is important to note that the planning scheme does not regulate native title. Nothing in this planning scheme is intended to diminish or extinguish native title. Nor does the planning scheme affect or alter any existing ILUA in place for Aurukun.

3. Provision of owners consent

Under SPA and the *Local Government Act 2009*, the Council is required to make decisions on development applications made under this planning scheme. This role applies to the whole local government area, irrespective of the underlying land tenure or native title rights and interests.

In order for a development application to be considered 'properly made' under SPA it must meet a set of mandatory information requirements, which requires the provision of land owners consent in certain circumstances. Additionally, on land which is subject to Native Title applicants must also address the requirements for consultation and negotiation under the *Native Title Act 1993*.

The local government area of Aurukun Shire is made up of separate parcels of Aboriginal Freehold and tenure under the *Aboriginal Land Act 1991* and State Reserve under the *Land Act 1994*.

All Aboriginal Freehold tenure within the Aurukun Shire has been transferred to either the Aurukun Shire Council or the NAK as the designated trustees with the responsibility to manage the land for the benefit of the community. As a result of this tenure arrangement, where owners consent is required to support a development application made under this planning scheme, the following rules will apply:

- (1) Where a development application relates to land *where Council is identified as the relevant trustee* – owners consent must be obtained from the Aurukun Shire Council.
- (2) Where development relates to land *where the NAK is identified as the relevant trustee* – owners consent must be obtained from the NAK.

The relevant trustee for individual land parcels within the Shire can be found by obtaining a Certificate of Title.

4. Consultation with the NAK and the traditional land owners

This planning scheme seeks to recognise and facilitate consultation with traditional land owners in making future land use decisions within Aurukun.

To ensure effective consultation is undertaken when development is proposed, the Council may choose to consult with the NAK to allow traditional land owners to have a say on whether the proposed use is appropriate, or will harm important features of their land and resources.

Where Council considers it relevant to seek the views of the NAK, consultation will be sought under the right to request 'additional third party advice'³ under Section 34 of Development Assessment Rules 2017. Council may choose to refer applications to the NAK that are:

- (1) Outside of the town boundary;
- (2) Located on land for which the NAK is identified as the relevant trustee; or
- (3) Located near to a special place or feature that is important to the community.

4.1 What the RNTBC and the traditional land owners may consider during consultation

Where advice is sought from the NAK, the NAK will act on behalf of the traditional land owners to ensure a proposed development considers traditional customs, cultural heritage, and the protection of country.

The NAK may consider the following information when providing advice or comments on a development application:

- (1) Any relevant documents and management plans
- (2) Any relevant operational and conservation plans
- (3) Special places or features that are important to the community
- (4) Protecting traditional customs and interests

³ A third party is anyone who is not Council.

(5) Any other information that is important to the protection of culture and country.

4.2 What Council may do with advice from the NAK and traditional land owners

The information provided by the NAK and the traditional land owners will help Council to determine whether to approve or refuse a proposed development, or what conditions may need to be included.



Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1 Abbreviations and acronyms

Abbreviation/ acronym	Description
DSS	desired standard of service
FNQROC	Far North Queensland Region of Councils
MCU	material change of use as defined in the Act
NAK	Ngan Aak-Kunch Aboriginal Corporation
PFTI	plans for trunk infrastructure
PIA	priority infrastructure area
LGIP	Local government infrastructure plan
RNTBC	registered native title body corporate
ROL	reconfiguring a lot as defined in the Act
the Act	<i>Planning Act 2016</i>
the Regulation	Planning Regulation 2017
the SP Act	<i>Sustainable Planning Act 2009 (repealed)</i>
the SP Regulation	Sustainable Planning Regulation 2009 (repealed)

Appendix 2 Table of amendments

Table AP2.1 Table of amendments

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