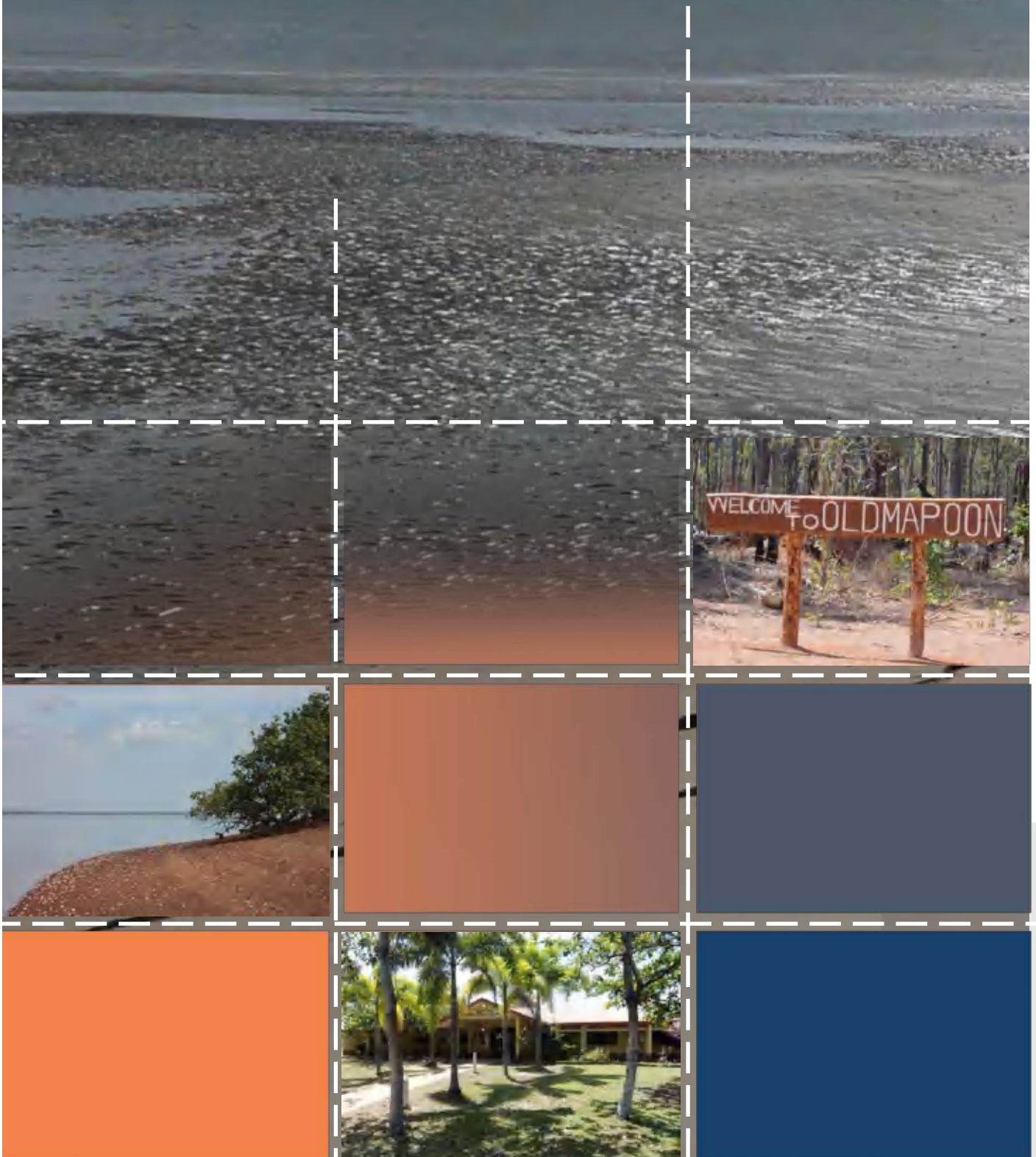


MAPOON ABORIGINAL SHIRE COUNCIL PLANNING SCHEME



February 2014



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Citation and commencement

This planning scheme may be cited as Mapoon Aboriginal Shire Council Planning Scheme for the local government area. A notice was published in the Government Gazette No. 37 on 20 February 2015 for the Planning Scheme for the Mapoon Aboriginal Shire Council (MASC).

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

Amendments to the planning scheme are included at Appendix 2.

Community Statement - Our Story, Our People & Our Future

Mapoon community is situated on the traditional lands of the Tjungundji people.

A church mission commenced near Trathalarrakwana (unconfirmed spelling of a Tjungundji word meaning 'Barramundi story place') or Cullen Point on 28 November 1891. Mapoon Mission was established under the name Batavia River Mission by Moravian missionaries on behalf of the Presbyterian Church of Australia, with Queensland Government financial assistance, on land reserved by the Government under the Crown Lands Act of 1884. Within a few years the mission became known as Mapoon, a Tjungundji word meaning 'place where people fight on the sand-hills'. Mapoon is also known as Marpuna. As the influence of the mission widened in the surrounding lands, the reserve was extended south to the Mission River near Weipa.

Some of the traditional owner groups who eventually came to live at Mapoon included the Mpakwithi, Taepithiggi, Thaynhakwith, Warrangku, Wimarangga and Yupungathi people.

During the period 1954 to 1961 the Presbyterian Church and the Queensland Governments resolved to close Mapoon and evacuate the people to Weipa or other stations, or to '*assimilate those ready for exemption [from the Protection Act] into the Australian way of life elsewhere*'. The residents of the community were not consulted about the decision but merely told that the closure had been decided. The population of Mapoon in 1954 at the time was 285.

In 1963, the Queensland Government enacted the 'forced' relocation of the remaining Mapoon residents that had defied the instruction to leave the community moving many of these people to areas situated north of Mapoon. These areas become known as 'New' Mapoon which is now located within the North Peninsula Area Regional Council.

After the 1964 closure, former residents led by traditional people continued to lobby for the re-opening of their community. In 1974 the first of several families returned to the Mapoon area and ten years later the Marpuna Community Aboriginal Corporation was established. The Marpuna Corporation gradually built up the community at Rugapayn (Red Beach) to a stage where people were able to resettle permanently and government recognition followed.

On 26 April 1989 a Deed of Grant of Land in Trust (DOGIT) for 'Aboriginal Reserve Purposes' under the Land Act (Qld.) and covering 1,839 square kilometres, was handed over to the Mapoon people by the Queensland Government. The Mapoon Aboriginal Shire Council (MASC) Council is the trustee for the township area and the Old Mapoon Aboriginal Corporation is the Trustee for the non-town area. MASC is the local government authority for the DOGIT.

The Mapoon lands continue to be administered by trustees appointed by the Queensland Government. The trustees work in conjunction with the Mapoon Aboriginal Shire Council with respect to land administration matters in the Local Government Area.

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

A strong atmosphere of self-sufficiency and community control dominates the social character of Mapoon and its people. This is related to the scale of initiative and determination shown by our people to return to Mapoon and the community's history of overcoming adversity without much external support. Prior to 1996 most of the housing and infrastructure was owner built and represents what the community have been able to achieve within their limited financial resources.

The existing settlement area is spread across a 12 km arc stretching from Cullen Point which is close to the original site of the old mission to Thoongu, one of the original mission gardens. The topography of Mapoon provides a style of living to the residents that is unique to Cape York communities as the separation of houses and vegetated buffers allows for significant privacy and protection of amenity.

However, it is recognised that the physical and planning constraints to the on-going development of a vibrant and successful community must be considered in the future with landuse constraints such as flooding and the effect of coastal hazards being of greatest concern. Notwithstanding, the community identifies with the Red Beach locality as the administrative centre of Mapoon Local Government Area and the future development of this area to accommodate community facilities and employment which will generate an increasing need for accommodation services and improved infrastructure.



Figure 1 Entrance to Mapoon

Mapoon people form a diverse community with a mixture of traditional and historical associations to Mapoon. Corresponding with this is an equally diverse range of aspirations to development as evidenced by the remaining owner built dwellings and settlement pattern. The community places significant importance on the development and establishment of homeownership initiatives that will continue to grow and facilitate a well managed and prosperous community within Red Beach.

The Mapoon Aboriginal Shire Council will remain the dominate employer, however there is a strong desire to also seek and promote 'new' and 'innovative' opportunities for employment of the communities residents though environmental, resource and tourism initiatives.

In the medium to long term, Mapoon is expected to face a number of challenges to accommodating and catering for growth however, the community are determined to ensure that that through proper planning and a collaborative approach to landuse between the People, Council and the State Government that Mapoon is capable of achieving these goals.

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

Strategic vision

A Planning Scheme for Mapoon will facilitate and promote the following:

- Co-ordinated and logical growth that caters for the communities aspirations;
- Consideration and support for 'innovative' and 'new' opportunities for employment;
- Recognition of the cultural heritage and environmental values of the land; and
- Efficient use of available urban land to promote and support 'home-ownership'

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

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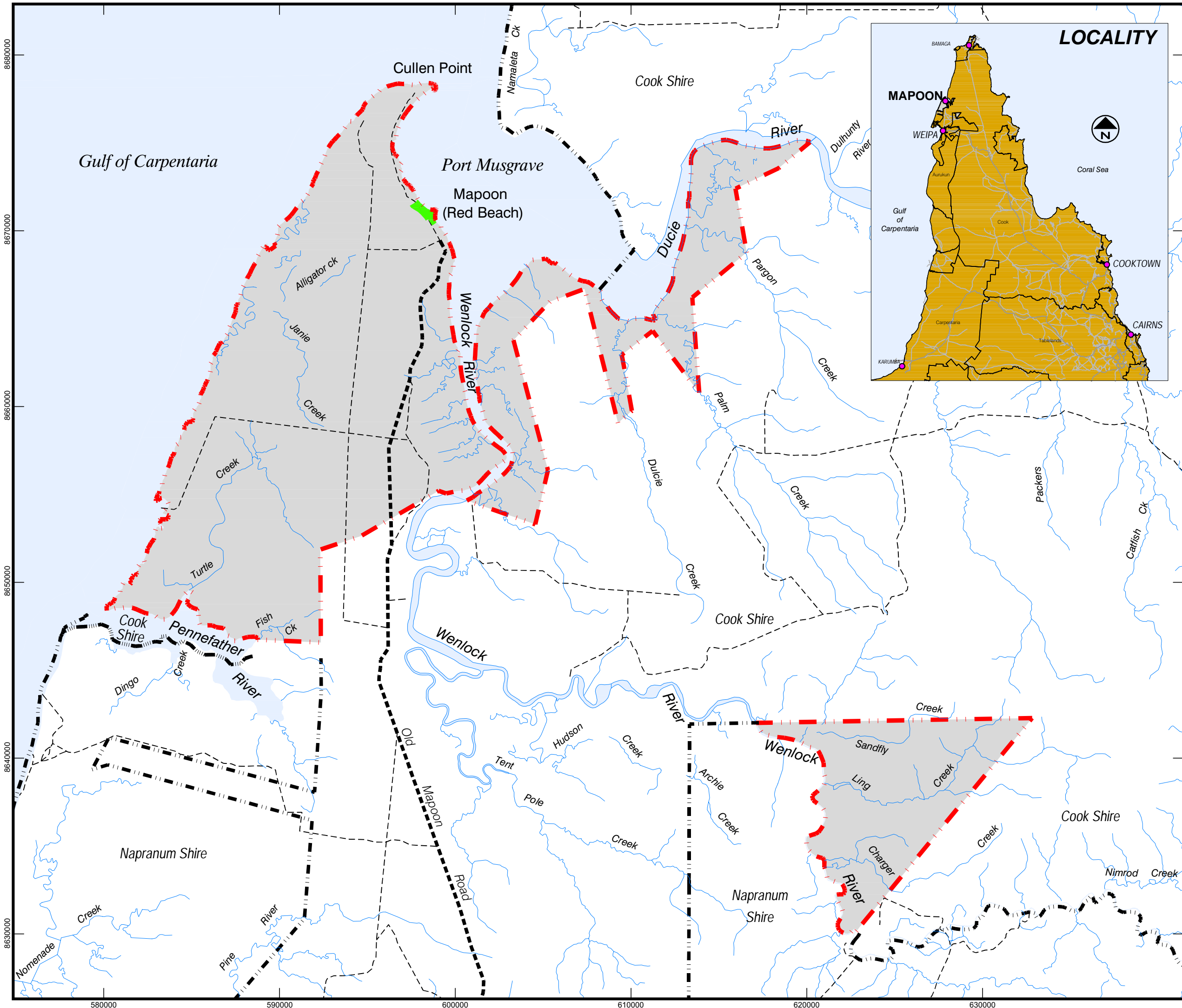
About the Planning Scheme Part 1


Part 1 About the Planning Scheme

1.1 Introduction


- (1) The Mapoon Aboriginal Shire Council Planning Scheme has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the Planning Act 2016 (the Act) by the Minister's rules under section 293 of the Act on <insert date the alignment amendment was adopted>.
- (3) In seeking to achieve this purpose, the planning scheme sets out Mapoon Aboriginal Shire Council intention for the future development in the planning scheme area, over the next 20 years.
- (4) The planning scheme seeks to advance state and regional policies through more detailed 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 Local Government area of Mapoon Aboriginal Shire Council including all premises, roads, internal waterways and interrelates with the surrounding local government areas as illustrated in **Map MASC 001 - Local Government Area Map**.

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










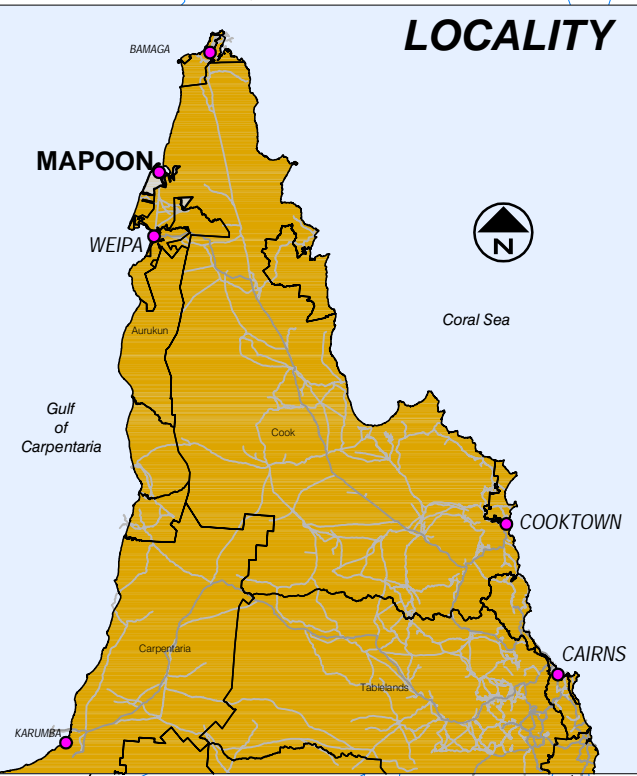
Mapoon Planning Scheme
Local Government Area
Map



Legend

-  Mapoon Aboriginal Shire Council (LGA)
-  Adjoining Local Government Area
-  Mapoon (Red Beach)
-  Watercourses
-  Roads

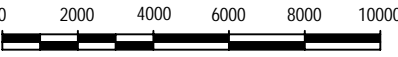
LOCALITY



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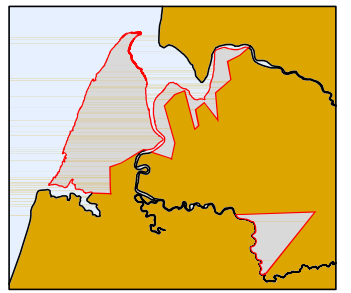
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Sheet Index



MASC - 001

1.2 Planning Scheme Components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme
 - (b) state planning provisions
 - (c) the strategic framework
 - (d) the local government infrastructure plan
 - (e) tables of assessment
 - (f) the following zones:
 - (i) Township Zone;
 1. Red Beach Precinct;
 2. High Rise Precinct; and
 3. Airport Land and Industry Precinct;
 - (ii) Emerging Communities Zone; and
 - (iii) Environmental Management & Conservation Zone
 1. Recreational Historical Precinct
 2. Water Infrastructure Precinct
 - (g) the following overlays:
 - (i) Natural Hazards (Flooding);
 - (ii) Natural Hazards (Bushfire);
 - (iii) Natural Hazards (Coastal Protection);
 - (iv) Environmentally Significant Areas;
 - (v) Wenlock River Basin Area;
 - (h) the following development codes:
 - (i) Reconfiguring a lot (subdivision) code
 - (ii) Operational works code
 - (i) schedules and appendices.
- (2) The following planning scheme policies support the planning scheme:
 - (a) Mapoon Urban Area Masterplan – Planning Scheme Policy
 - (b) Mapoon Community Consultation – Planning Scheme Policy

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - (a) the *Planning Act 2016* (the Act)
 - (b) the Planning Regulation 2017 (the Regulation), 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.

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

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

Note—This is an example of a note.

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

Footnote¹—See example at bottom of page.

1.3.3 Punctuation

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

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

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

¹ Footnote—this is an example of a footnote

- (c) if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land
- (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

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

1.4 Categories of development

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

- (a) accepted development

Editor's note—A development 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 8 of the Regulation also prescribes 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 prescribe assessable development

- (c) prohibited development.

Editor's note—A development application may not be made for prohibited development. Schedule 10, part4 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

1.5 Hierarchy of assessment benchmarks

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

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

1.6 Building work regulated under the planning scheme

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

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

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

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

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

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

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

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

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

1.7 Local government administrative matters

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

State Planning Provisions Part 2

Part 2 State Planning Provisions

2.1 State Planning Policy

The Minister has identified that a state planning policy is integrated 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 policies not relevant to Mapoon Aboriginal 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 Region Plan

The Minister has identified that the planning scheme does not appropriately advance the Cape York Regional Plan as it applies in the Mapoon Aboriginal Shire Council Planning Scheme area at the time of adoption.

Editors note—Mapoon Aboriginal Shire Council Planning Scheme was prepared before the adoption of the Cape York Regional Plan.

2.3 Regulated requirements

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

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

Strategic Framework Part 3

Part 3 Strategic Framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the Strategic Framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent;
 - (b) there are six (6) themes that collectively represent the policy intent of the scheme:
 - (i) Pattern of Urban Development;
 - (ii) Natural Environment;
 - (iii) Community Identity and Diversity;
 - (iv) Resources and Landscape;
 - (v) Economic Development
 - (vi) Infrastructure & Services
 - (c) the strategic outcome(s) proposed for development in the planning scheme area for each theme;
 - (d) the element(s) that refine and further describe the strategic outcome(s);
 - (e) the specific outcomes sought for each or a number of elements; and
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework is read in its entirety as the policy direction for the planning scheme.



Figure 2 Mapoon Community Art

3.2 Strategic Intent

This Planning Scheme for Mapoon Aboriginal Shire will support the communities' vision to make Mapoon a thriving, prosperous and healthy place that recognises the natural value of our region and caters for the expected growth in population during the life of the Planning Scheme. As a people, community and Council we are proud of the unique character and values displayed by our Mapoon region and continue to celebrate our successes both past, present and future.

The plan will encourage participation of the entire community in landuse decisions and encourage development that is respectful of the local environment and strengthens the connections between the land and the traditional culture of our residents.

The Planning Scheme will provide future opportunities for economic development and encourage employment and promote Mapoon as a place to live, work and play while maintaining the ability for the Council to seek input from traditional owners and residents in landuse decisions.

3.3 Theme 1: Pattern of Urban Development

3.3.1 Strategic outcomes

The Mapoon Township Area shown on **Strategic Framework Maps (SFM)** is identified as adequate and identifies areas to live, work and play that are suitable to accommodate the needs of the town's residents.

Editor's Note – The Mapoon Township Area includes areas where housing and other Council infrastructure has been provided over Mapoon's recent history from Red Beach extending out to Cullen Point. Some of these areas are constrained by physical or environmental factors which are identified in the Planning Scheme and later zoned appropriately.

3.3.2 Element – Sustainable Urban Form

The Mapoon Township Area provides the essential land and services to accommodate the community's current and future development needs and supports the expansion of the urban form. The 'Red Beach' Precinct is promoted as the focal point for living, employment and services and remains highly accessible.

3.3.2.1 Specific outcomes

- (1) 'Red Beach' identified on **Strategic Framework Maps (SFM)** remains the primary focus for business, employment, recreation and community services and includes a diverse mix of land uses that can be co-located to meet the needs of the people;
- (2) Businesses and/or non-residential activities that negatively affect or have the potential to negatively affect residential amenity are located away from residential areas, where possible;
- (3) Land within 'Red Beach' is identified as the preferred area for residential expansion due to its proximity to existing services and infrastructure, the ability to manage natural hazards and the anticipated suitability to cater for future development.

Please refer to **Strategic Framework Map (SFM)**;

- (4) Land extending south from Red Beach known as 'High Rise' is intended for future residential development and should be maintained for this purpose.
- (5) A mix of housing types, designs and sizes is provided to allow for the accommodation of different demographic including the location of an ageing populations in appropriate places and to meet changing needs of the community;
- (6) The township supports in-fill development capable of consolidating the existing urban form, as the need arises;
- (7) 'New Development' (including leases) on land that is not within the township is not generally supported. Council may however consider the renewal of leases outside of these areas on a case by case basis;
- (8) The logical extension into High Rise to meet with the needs of the community is encouraged to ensure co-ordinated land use and efficient infrastructure usage and delivery;



Figure 3 Red Beach where people live

- (9) 'Existing' residential activities along the coast extending from Red Beach to Cullen Point continue to function. However, this land is low-lying and affected by potential flooding and coastal processes. Any 'new' development must suitably address the potential constraints affecting this land (i.e. Natural Hazards - Coastal Protection);
- (10) Any future development within the foreshore at Red Beach must consider the impacts of Natural Hazards - Coastal Protection;
- (11) Design outcomes are responsive to the climate and development should consider impacts resulting from climate change and natural hazards (e.g. flooding, bushfires, landslide, storm surge, cyclones etc);
- (12) Development that includes residential activities are designed to be highly flexible taking into account changing household structure;
- (13) Public access to the coastline/foreshore must be maintained to residents and visitors alike within 'Red Beach'. These areas are intended to include places for recreation and support community and cultural identity and association with the coast;
- (14) Existing development outside 'Red Beach', particularly areas extending out to Cullen Point should maintain and protect the privacy of residents though maintaining vegetated buffers. Any new developments that are deemed appropriate should be encouraged to maintain vegetated buffers to minimise the potential for conflicts between land uses.
- (15) Development that provides good access to sustainable and safe ways to transport essential goods and promotes sustainable transport options such as walking, cycling and passenger transport should be encouraged.

3.3.2.2 Land use strategies

- (1) Investigate foreshore improvement works within 'Red Beach' including the identification of public cycleway and pedestrian pathways to promote additional public access and community usage of this important area;
- (2) Investigate the efficient expansion of urban form and suitability for future development into areas outside the township identified as being within High Rise (as required);
- (3) Identify possible locations for aged care, focussed on the Red Beach, as the need for residential accommodation to cater for aging within the community arises.

3.4 Theme 2: Natural Environment

3.4.1 Strategic Outcome

Mapoon's natural assets including connection to the coast and the coastal river environment such as Cullen Point, Janie Creek and the regions extensive wetland systems are valuable to the community.

It is important that development maintains, protects and enhances these places through sustainable management policies and landuse decisions for the advancement of the township.

The community's connection to the land and the importance of traditional activities of Tjungudgi, Mpakwithi, Taepithiggi, Thaynahakwith, Warrangku, Wimarangga and Yupungathi are acknowledged and respected.

3.4.2 Element – Coastal Resources

Natural features of the coast and the coastal river environment within the Mapoon Shire are sustainably managed and protected while continuing to encourage and promote opportunities for development that can ensure these assets are appreciated now and into the future.

All development within these areas encourages better management and appreciation of such assets.



Figure 4 Beaches out to Cullen Point

3.4.2.1 Specific Outcomes

- (1) The Environmentally Significant Areas within the Mapoon Shire including areas of significant wetlands and tributaries within the greater catchment are largely conserved and protected from development that will unnecessarily compromise the achievement of the Strategic Outcome:

Low-scale tourism development may be facilitated where it is demonstrated that appropriate levels of infrastructure can be provided without detrimentally impacting upon the environmental values of the area;
- (2) Significant waterways and wetlands including the Wenlock River Basin Area (**Refer to Overlay Map OVL-003**) are managed and maintained for their importance for biodiversity conservation, tourism and recreational opportunities. In addition, the protection of groundwater through managing stormwater and wastewater via appropriate design, operation and construction must be considered;
- (3) The extent and condition of established vegetation outside of the Mapoon Township Area is largely retained. The loss of any vegetation resulting from development within the Mapoon Township Area is to be minimised by the appropriate design, where appropriate;
- (4) Areas containing endangered, vulnerable and rare species are maintained and, where possible, protected to facilitate greater connection with existing environmental corridors;
- (5) Environmentally significant areas are not developed or where this cannot be avoided, impacts are minimised to promote sustainable development.

3.4.2.2 Land use strategies

- (1) Complete a technical review of the environmental values and potential impacts of proposed development prior to undertaking any significant community works within the Red Beach Foreshore.



Figure 5 View west from Janie Creek



Figure 6 Wetland Areas extending out to Cullen Point

3.5 Theme 3: Community Identity and Diversity

3.5.1 Strategic Outcome

The community acknowledges the unique cultural identity of Mapoon formed through the recent and post-settlement history. This is reflected in the planning scheme and through the existing urban form that extends to the coast. Red Beach is intended to grow as the focal point of community and cultural identity for Mapoon people and become a resilient, safe and healthy township for future generations.

3.5.2 Element – A Healthy and Safe Community

Mapoon is designed to promote and encourage active community participation and healthy lifestyles.

3.5.2.1 Specific Outcomes

- (1) 'Red Beach' performs the important function as a hub for services and employment which promotes greater access for the community;
- (2) 'Red Beach' is a safe and inclusive place where residents and property owners interact with pedestrians by ensuring new buildings (both residential and non-residential) are designed to overlook the street and promote passive and active surveillance;
- (3) A network of public access linkages are provided through Red Beach to connect services, recreation spaces and promote physical activity by providing active transport infrastructure;
- (4) Street side activity and community interaction within Red Beach is achieved through the promotion of opportunities for local food and produce markets supporting local business;
- (5) Mapoon's community are active and healthy. This is achieved through promoting walking and cycling opportunities, easy access to bushland, the beach and foreshore and access to healthy eating outlets.

3.5.2.2 Land use Strategies

- (1) Investigate improvements to land available for Sports and Recreation and the delivery of increased/improved facilities to promote greater community participation.

3.5.3 Element – Community Engagement and Capacity Building

The community is engaged and encouraged to build capacity in administering land use decisions.

3.5.3.1 Specific Outcomes

- (1) Traditional Owners are recognised as 'key' stakeholders in all development proposals;
- (2) Community engagement processes through the use of public notice boards, public information sessions and the like with all community members are encouraged for all planning projects that include 'Impact Assessment';
- (3) Existing skills, relationships and networks are recognised in establishing ownership of land use decisions and outcomes.

3.5.4 Element – Arts and Culture

Cultural development and the arts are supported and encouraged within the local community.

3.5.4.1 Specific Outcomes

- (1) Red Beach and the Land and Sea Centre are promoted as the cultural hub of the community;
- (2) Programs which recognise and build upon existing artistic achievement in the community are established and promoted.



Figure 7 Mapoon Community Art



Figure 8 Monument to Mapoon Mission

3.5.5 Element – Traditional Knowledge and Cultural Heritage

Traditional knowledge and the history of Mapoon Mission are respected and utilised to identify, protect, manage and promote Mapoon people and their culturally significant areas and practices, where appropriate.

3.5.5.1 Specific Outcomes

- (1) Traditional knowledge of the area is acknowledged and reflected in land management decision making, location and the form of infrastructure and design of community spaces;
- (2) Traditional skills and cultural practices are used to promote the local area within and surrounding the community;
- (3) Cultural Heritage sites of both indigenous and non-indigenous elements of Mapoon history are respected and protected from development, where appropriate;
- (4) The original Mapoon Mission Village is protected and conserved to promote the Mapoon peoples' history and cultural identity.

3.6 Theme 4 – Resources and Landscape

3.6.1 Strategic Outcome

The scenic landscape of the Mapoon Township Area, which is characterised by the frontal dune systems and a defined beach at the mouth of the Wenlock River, is considered the focal point for urban development, recreation and cultural pursuits.

3.6.2 Element – Primary Production and Fisheries

Natural features including the Wenlock and Ducie River systems, wetlands and vegetation communities within and surrounding the Mapoon Township area are managed to ensure that these assets can be appreciated both now and into the future. Potential development opportunities within these areas promote and maintain the ability for improved management and appreciation of environmental and economic assets.

3.6.2.1 Specific Outcomes

- (1) Areas for low scale, low intensity horticulture, agriculture and grazing are promoted.
- (2) Land forms that are suitable for horticulture, agriculture and grazing are protected from unnecessary urban encroachment.
- (3) Estuarine, marine and freshwater habitats are managed to ensure healthy and plentiful fish stocks and water quality.

3.6.2.2 Land use Strategies

- (1) Investigate potential opportunities for horticulture, agriculture and grazing as the opportunities for these activities are pursued by Council and/or the community.

3.6.3 Element – Extractive Industries and Mineral Resources

Whilst some areas are protected from mining exploration, in other areas the opportunity for extractive industries and mineral resources provides development opportunities which are encouraged. These places should be sustainably managed to ensure availability of these resources for specified purposes now and in the future.

3.6.3.1 Specific Outcomes

- (1) Locally significant existing and future extractive resources are protected from encroachment by unnecessary urban development;
- (2) Extraction of any materials does not compromise the environmental values of the site and steps are taken to ensure that these sites are appropriately rehabilitated;
- (3) Future use of extractive and mineral resources acknowledges and is respectful towards the cultural heritage values held by traditional owners over the land.

3.6.3.2 Land use Strategies

- (1) Identify locally significant extractive resources and include in-management plans to ensure that these resources are suitably considered in all land use decisions.

3.6.4 Element – Managing Regional Landscape Values

Coastal landscapes within Mapoon are maintained and enhanced through sustainable development practices and comprehensive assessment that ensures that the impacts of development are suitably considered.

3.6.4.1 Specific Outcomes

- (1) In order to ensure appropriate land use decisions and conservation of vulnerable habitats in and surrounding Mapoon, development will not be supported unless there is an overriding need for essential community infrastructure or demonstrated economic benefit that justifies the proposed development on land within:
 - the Coastal Hazard Area; or
 - the Defined Flood Event (i.e. the highest known flood event to occur) or Q100 level where this has been identified, whichever is highest; or
 - an Environmentally Significant Area.

3.7 Theme 5 – Economic Development

3.7.1 Strategic Outcome

The Mapoon Township Area and its community provide a range of local business, industry and tourism activities that are innovative, environmentally sustainable and generate a diverse range of employment opportunities for community members to ensure economic resilience.

Improved local services and employment opportunities are provided with a focus on Red Beach to ensure economic resilience and sustainability.

3.7.2 Element – Economic Opportunity

The delivery of essential services along with eco-tourism opportunities, ancillary activities to the resource industry, arts and cultural development along with training are established and reinforce the strategic location of Mapoon as a potential tourist destination.

Mapoon is strategically located in relation to Weipa to take advantage of potential opportunities that are linked and ancillary to mining industry within the region such as eco-tourism and, recreational fishing.

3.7.2.1 Specific Outcomes

- (1) Areas identified as suitable for future community and commercial activities within Red Beach are protected from other incompatible development;
- (2) Low-key tourism such as recreational fishing and short-term accommodation is identified as a significant growth opportunity and new businesses take advantage of the natural assets in and surrounding Mapoon and its relative proximity to Weipa;
- (3) Development and promotion of the Arts and Cultural Centre (Land & Sea Centre) is encouraged as a focal point for tourism in the Shire;
- (4) Fisheries, horticultural activities and timber milling are explored, supported and promoted in a sustainable manner to provide diversity and resilience to the Mapoon economy;
- (5) Red Beach is promoted as the town centre and the focus of services, accommodation and employment;
- (6) Training, skills development and education are provided to ensure local employment is facilitated;
- (7) Development maintains or improves access to the Weipa Airport and the Peninsula Developmental Road;
- (8) Opportunities for industrial activities and employment which are considered unsuitable for the Red Beach precinct will be directed to the Airport Land and Industry precinct.

3.7.2.2 Land Use Strategies

- (1) Undertake local area planning of the Airport Land and Industry Precinct to support and encourage a range of industrial activities and employment. Works should focus on development guidelines to manage potential conflicts between land use and the environment, required essential infrastructure and maintaining the efficient operation and role of Mapoon airport.

3.8 Theme 6 – Infrastructure and Services

3.8.1 Strategic Outcome

Infrastructure is provided in a timely, efficient and cost effective manner that considers the environmental and social values of the community. A reliable all weather access to the Mapoon Township Area along Old Mapoon Road is provided to ensure connection to the wider region, particularly Weipa, for the provision of services.

Connection to other parts of the Cape York Peninsula should be promoted including future upgrading the Mapoon airport to accommodate improved services and economic opportunities for the Mapoon people

3.8.2 Element – Infrastructure Planning Co-ordination & Funding

- (1) New development is located to ensure that existing and future infrastructure (including telecommunications, electricity, roads, water, sewerage, pedestrian and cycle paths) can be efficiently utilised;
- (2) Alternative forms of infrastructure and energy production are considered to service development outside the Mapoon township, to meet the needs of the respective use;
- (3) Key sites identified in the **Strategic Framework Maps (SFM)** which are required for future infrastructure are protected. This includes water mains (delivery) and sub-artesian water (source) servicing the community;
- (4) Refuse transfer and storage areas are suitably located to ensure that no significant impacts are experienced in the community or the environment;
- (5) A reliable and safe all weather access road extending from the boundaries of the Shire to the Mapoon Township Area is maintained and protected to allow access between Mapoon and Weipa for employment, education and the transport of essential goods and services;
- (6) Transport infrastructure and services are managed and provided in a way that responds to community need and maximises value for money for the local community;
- (7) True and reliable infrastructure costs are considered when determining sites for new residential development.

3.8.2.1 Land use Strategies

Investigate, identify, protect and manage water infrastructure which provides a potable water supply for the Mapoon Township to allow for the expected demands of the community for current and future generations.



Figure 9 Water Bore in Red Beach



Figure 10 Local Road

Local Government Infrastructure Plan

Part 4



RPS

Part 4 Local Government Infrastructure Plan

4.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009 (repealed)*.
- (2) The purpose of the local government infrastructure plan is to:
 - (a) Integrate and coordinate land use planning and infrastructure planning
 - (b) Ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
- (3) The local government infrastructure plan:
 - (a) States in Section 4.2 (Planning Assumptions) the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of the local government infrastructure plan
 - (b) Identifies in Section 4.3 (Priority Infrastructure Area) the prioritised area to accommodate urban growth for 10 to 15 years.
 - (c) States in Section 4.4 (Desired Standards of Service) for each network of development infrastructure the desired standard of performance of infrastructure
 - (d) Identifies in Section 4.5 (Plans for Trunk Infrastructure) the existing and planned trunk infrastructure for the following networks:
 - (i) Water Supply
 - (ii) Waste Water
 - (iii) Stormwater
 - (iv) Transport
 - (v) Public Parks and land for Community Facilities

4.2 Planning Assumptions

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.



Figure 11 Cullen Point Road Crossing

4.2.1 Population and Housing Projections

Table 4.2.1.1 – Population and housing projections

Area	Dwelling type	Existing and projected population (persons)				Average occupancy rate (persons/dwelling)				Existing and projected dwellings			
		2011	2016	2021	2031	2011	2016	2021	2031	2011	2016	2021	2031
Inside PIA	Single dwelling	285	316	327	364	5.4	4.5	4.0	3.7	53	70	82	98
	Multiple dwelling	-	-	17	40	-	-	1.9	1.7	-	-	9	24
	Other*	-	-	-	-	-	-	-	-	-	-	-	-
	Total	285	316	344	404	5.4	4.5	3.6	3.45	53	70	91	122
Outside PIA	Single dwelling	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Multiple dwelling	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Other*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Total	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total planning scheme area	Single dwelling	285	316	327	364	5.4	4.5	4.0	3.7	53	70	82	98
	Multiple dwelling	-	-	17	40	-	-	1.9	1.7	-	-	9	24
	Other*	-	-	-	-	-	-	-	-	-	-	-	-
	Total	285	316	344	404	5.4	4.5	3.6	3.45	53	70	91	122

* For Mapoon Aboriginal Shire Council this Category refers to Caravan Parks, Retirement Villages.

Note – Information and data from Office of Economic and Statistical Research, Queensland Treasury (2011) – Medium Series

Given the lack of reliable census and employment data for the Mapoon Aboriginal Shire Council and the high proportion of transient and Community Development Employment Project (CDEP) employment, existing and projected non-residential floor space projections (2011 – 2031) and existing and projected employment projections (2011 – 2031) have not been undertaken as part of this Local Government Infrastructure Plan.

4.2.2 Demand Generation

Assumed infrastructure demand rates

- (1) The assumed scale of development identified in Table 4.2.2.1 has been converted to express the demand rates for each trunk infrastructure network in Table 4.2.2.2

Table 4.2.2.1 - Assumed scale of development (infrastructure demand rates for trunk infrastructure networks)

Planning Scheme Identification		Assumed Infrastructure Demand Rate					
Zone	Precinct	Water supply (EP/net dev ha) ²	Sewerage (EP/net dev ha)	Stormwater Quantity (Imp area/net dev ha) ³	Stormwater Quality (Imp area/net dev ha)	Transport (trips/net dev ha) ⁴	Public parks and land for community facilities (EP/net dev ha)
Township	Red Beach	11	11	30%	30%	80	1
Emerging Communities		Depending on activity and as agreed with Council					
Environmental Management and Conservation		N/A					

² Calculation assumes average density of 6.0 dwellings/hectare and EP of 1.75/dwelling (average daily consumption is 245L/p/d) and averaged for business use

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

⁴ Based on 4 persons per 1000sq.m, two trips per day given lack of car ownership in Mapoon LGA
Mapoon Aboriginal Shire Council planning scheme

Development and assumed demand generation

(1) Table 4.2.2.2 identifies the assumed demand generation rates for reconfiguring a lot, a material change of use of premises, or carrying out building work

Table 4.2.2.2 - Assumed demand generation rates

Planning scheme area identification and land use				Assumed demand generation rates				
				Water supply units of demand	Sewerage units of demand	Transport units of demand	Stormwater units of demand	Public parks and community land units of demand
Precinct	Zone	Planning scheme use type	Use intensity	EDU	EDU	Trips	Impervious area/ha	EDU
Residential	Township	Single Dwelling	1 dwelling house and lot	15	16	17	1	1
		Multiple Dwelling	1 bedroom	0.25	0.25	0.5	0.25	0.5
			2 bedroom	0.5	0.5	0.5	0.5	0.5
			3+ bedroom	0.75	0.75	0.8	0.75	0.5
		Retirement Facility	Per bedroom	0.2/bed	0.2/bed	0.25	0.2	0.25
		Aged Care						
		Community Residence						
		Shop/Office	100m ² /GFA	As agreed to by Council				
		Industry	100m ² /GFA					
Reconfiguring of a Lot	All	Lot	Approx 1,600m ²	1	1	1	1	1

⁵ 1 demand unit (expressed as EDU) for Water is equivalent to the demand of a single average lot (1,600m²) with a standard dwelling (3 bedrooms) where this equates to 1.75 EP's,

⁶ 1 demand unit (expressed as EDU) of wastewater is equivalent to the demand of a single average lot (1,600m²) with a standard dwelling (3 bedrooms) and is estimated to be 1.75 EP's

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

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 Priority Infrastructure Area identifies the area where Mapoon Aboriginal Shire Council gives priority to provide trunk infrastructure for urban development up to 2026.
- (3) The Priority Infrastructure Area is identified in Schedule 3 (**Map LGIP-01**).

4.4 Desired Standards of Service

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

Table 4.4.1 - Water Supply Network Desired Standard of Service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	Compliance with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual and compliance with the <i>'Water Supply (Safety and Reliability) Act 2008</i> and/or <i>'Water Act 2000'</i> .
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	Compliance with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual.
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	The Australian Drinking Water Guidelines developed by the National Health and Medical Research Council.
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	Approved System Leakage Management Plan <i>Water Act 2000</i>
Infrastructure design / planning standards	Design of the water supply network will comply with established codes and standards	Water Supply Code of Australia – Water Services Association of Australia – WSA 03-2002 The Australian Drinking Water Guidelines developed by the National Health and Medical Research Council Planning Guidelines for Water Supply and Sewerage – Department of Energy and Water Supply (DEWS)

Table 4.4.2 - Sewerage Network Desired Standard of Service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	Compliance with the relevant design guidelines and Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual.
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	National Water Quality Guidelines – national Water Quality Management Strategy Queensland Water Quality Guidelines 2006—Department of Environment and Resource Management Agency. 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.	Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection policies
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	Planning Guidelines for Water Supply and Sewerage – DEWS 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 Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual.

Table 4.4.3 - Stormwater Network Desired Standard of Service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	Queensland Urban Drainage Manual—Department of Environment and Resource Management Compliance with FNQROC Development Manual
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	National Water Quality Guidelines – National Water Quality Management Strategy Compliance with FNQROC Development Manual. Queensland Water Quality Guidelines 2009 (where local or regional guidelines do not exist)
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	<i>Environmental Protection [Water] Policy 2009</i> Compliance with the FNQROC Development Manual
Infrastructure design/planning standards	Design of the stormwater network will comply with established codes and standards.	Queensland Urban Drainage Manual, 2013—DEWS. Compliance with the relevant design guidelines in the specifications within the FNQROC Development Manual.

Table 4.4.4 - Transport Network Desired Standard 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.	Compliance with the relevant design guidelines in the specifications within the FNQROC Development Manual.
Cycleway and pathway design/planning standards	Cycle ways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives.	Compliance with the relevant design guidelines in the specifications within the FNQROC Development Manual.

4.4.1 Public Parks and Land for Community Facilities

4.4.1.1 Parks and open spaces in Mapoon Shire

The Mapoon community has unique requirements in terms of public parks, access to coastal, estuarine and wetland areas and land for community facilities. As such, the use of quantitative standards or benchmarks for parkland provisions have been avoided where possible as it is considered unlikely to satisfy community requirements.

The culture and lifestyle of Mapoon is defined by strong connections to land and sea, and the importance of maintaining this access to land and waterways goes beyond the 'traditional' provision of a set rate of parkland per head of population.

Given this cultural significance and the low intensity of planned development within the Shire, it is considered that by development ensuring maintenance of and in some cases providing further protection of the Shire's natural landscape beauty, flora and fauna, wetlands, creeks and the sea and ensuring that access to and views of country are maintained, that sufficient open space and parkland will be provided and maintained.

Where Council seeks to require land for parks and open space the following provisions are intended to apply.

Table 4.4.1.1 - Public parks and land for community facilities

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	No quantitative standards or provision rates specified.
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.	Informal Parks – maximum slope of 1:4 Sporting Parks – maximum slope of 1:200 Land for parks must be generally flat and useable – maximum of 30% of park constrained.
Facilities/embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	No quantitative standards or provision rates specified.
Infrastructure design / performance standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	No quantitative standards or provision rates specified.
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	No quantitative standards or provision rates specified.

4.5 Plans for Trunk Infrastructure

- (1) The plans for trunk infrastructure identify the existing and proposed trunk infrastructure networks intended to service the assumed development at the desired standard of service stated in the LGIP.
- (2) The plans for trunk infrastructure showing existing and future trunk infrastructure for each infrastructure network are located in Schedule 3 (**Maps LGIP-01 to LGIP-05**).

Table 4.5.1 defines the trunk infrastructure networks, systems and items identified in the Local Government Infrastructure Plan.

Table 4.5.1 -Trunk infrastructure networks, systems and items

Network	System	Items
Water	Bulk supply	Water sources (dams, groundwater bores, bulk supply mains) Raw water mains Water treatment plants (including recycled water treatment plants) Associated monitoring systems
	Distribution	Reservoirs Pump stations Distribution mains Associated monitoring systems
Sewerage	Sewerage Treatment and Reticulation	Currently Mapoon is not serviced by a reticulated network though the opportunity may exist beyond the life of this Planning Scheme to implement a network based on suitable land use.
Transport	Local government and state controlled roads	Arterial, sub-arterial and major collector roads including associated intersections, local road drainage, kerb and channel, swales, culverts, bridges, and pathways within the road reserve
	Off-road pathways	Cycleways and pedestrian pathways not within the road reserve, including associated culverts and bridges
Stormwater management	Quantity	Natural waterways Overland flow paths/channels (natural and constructed) Piped drainage (including pipes, culverts, manholes, inlets and outlets) Detention and retention facilities
	Quality	Stormwater Quality Infrastructure Devices (SQIDs) Gross Pollutant Traps (GPTs) Wetlands Riparian corridors Bio-retention facilities Bank stabilisation, erosion protection and revegetation
Public parks and land for community facilities	Public parks	Land, works and embellishments for local, district and local government-wide parks.
	Land for community facilities	Land and basic works associated with the clearing of land and connection to services only

4.5.1 Maps

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

Table 4.5.2– Local Government Infrastructure Plan Maps

Local government infrastructure plan maps	
Map LGIP – 001	Priority Infrastructure Area (PIA)
Map LGIP – 002	Water Supply Trunk Infrastructure
Map LGIP – 003	Transport Trunk Infrastructure
Map LGIP – 004	Stormwater Trunk Infrastructure
Map LGIP – 005	Public Parks and Community Facilities Trunk Infrastructure

4.6 Extrinsic Material

- (1) The documents identified in this section assist in the interpretation of the LGIP, and are extrinsic material under the *Statutory Instruments Act 1992*.

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

- Australian Bureau of Statistics – 2006 Census Quickstats: Mapoon (S) (Local Government Area). 2006 Census Quickstats available at www.censusdata.abs.gov.au
- Far North Queensland Regional Development Manual – Far North Queensland Regional Organisation of Councils. Available at http://www.fnqroc.qld.gov.au/drawings/manual_index.html
- National Indigenous Infrastructure Guide, First Edition (2010) – Commonwealth of Australia. Available at <http://www.icat.org.au/niig/>

4.7 Definitions

The following terms are definitions of the planning scheme.

Term	Definition
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.
Demand unit	Unit of demand that applies to each type of infrastructure to express the demand represented by different types of lots or uses.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Projection area/s	Area or areas within a local government area for which a local government carries out demand growth projections
Service catchment	<p>A service catchment is 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>For example: stormwater network service catchments can be delineated to align with watershed boundaries open space network service catchment can be determined using local government accessibility standards water network service catchments can be established as the area serviced by a particular reservoir.</p>
Ultimate development	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.

4.8 Abbreviations

[The following terms are to be included in the abbreviations section of the planning scheme.]

DSS	desired standard of service
LGIP	local government infrastructure plan
PFTI	plans for trunk infrastructure
PIA	priority infrastructure area
SPA	Sustainable Planning Act 2009 (repealed)

Tables of Assessment
Part 5

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 the table in section 5.8.1); or
 - (ii) the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies;
 - (c) any other applicable code(s) (shown in the 'assessment benchmarks' column).
- (4) any variation to the category of assessment (shown as an 'if' in the 'categories of development and assessment' column) that applies to the development.

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

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

5.3 Categories of development and assessment

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

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

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

Editor's note—Schedule 6 of the Regulation prescribes development 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 category of development or assessment and this will be shown in the 'categories of development and assessment' column of the tables in sections 5.4, 5.5, 5.6 and 5.7;
- (6) if an overlay applies, refer to section 5.8 Categories of development and assessment—Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and categories of assessment

- (1) A material change of use is assessable development requiring impact assessment:
 - (a) unless the table of assessment states otherwise
 - (b) if a use is not listed or defined
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is accepted 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;

Editor's 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;

Editor's 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 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.

Editor's Note—Defined Uses can also be clustered into Defined Activity Groups (e.g. Business Activities) refer to Schedule 1, SC1.2

Editor's Note—for development identified as accepted subject to requirements that does not comply with one or more of the applicable acceptable solutions, the development becomes code-assessable .

Table 5.4.1 – Township Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal Keeping	Code assessment	
	If located in High Rise	Township Zone Code
Business Activities	Code assessment	
	If located in Red Beach	Township Zone Code
Community Activities	Accepted	
	If the proposal involves: <ul style="list-style-type: none"> a 'Park'; and no vegetation clearing is required 	N/A
	Code assessment	
	If located in Red Beach	Township Zone Code
High Impact Industry	Code assessment	
	If located in Airport Land and Industry Precinct	Township Zone Code
Home Based Business	Code assessment	
	All circumstances	Township Zone Code
Hostel	Code assessment	
	If located in Red Beach	Township Zone Code
Industrial Activities	Code Assessment	
	If located in Airport Land and Industry Precinct; or If located in the Red Beach; where <ul style="list-style-type: none"> The gross floor area does not exceed 200m²; Not immediately adjoining permanent residential accommodation activities 	Township Zone Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major Electrical Infrastructure	Code Assessment	
	If located in Airport Land and Industry Precinct	Township Zone Code
Market	Accepted	
	If located in Red Beach; and <ul style="list-style-type: none"> located in a public area; operated no more than 1 day per week; does not involve any permanent structures or connection to Council's infrastructure 	N/A
	Code assessment	
	All other circumstances	Township Zone Code
Permanent Residential Accommodation Activities	Accepted subject to requirements	
	If: <ul style="list-style-type: none"> a 'Dwelling House'; or a 'Dwelling Unit' 	Township Zone Code
	Code assessment	
	All other circumstances	Township Zone Code
Short Term Accommodation	Code assessment	
	If located in Red Beach	Township Zone Code
Substation	Accepted	
	All	Nil
Telecommunications Facility	Code assessment	
	All	Township Zone Code
Utility Installation	Accepted	
	All	Nil
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 – Emerging Communities Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements or accepted development
Permanent Residential Accommodation Activities	Accepted subject to requirements	
	If: ▪ 'Dwelling House'	Emerging Communities Zone Code
	Code assessment	
	If: ▪ 'Non-residential workforce accommodation; or ▪ Relocatable Home Park	Emerging Communities Zone Code
Telecommunications Facility	Code assessment	
	All	Emerging Communities Zone Code
Utility Installation	Accepted	
	If provided by a public sector entity	Nil
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 5.4.3 – Environmental Management & Conservation Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal Husbandry	Accepted subject to requirements	
	All circumstances	Environmental Management & Conservation Zone Code
Animal Keeping	Code assessment	
	All circumstances	Environmental Management & Conservation Zone Code
Carpark	Accepted subject to requirements	
	If located in the Recreation/Historic Precinct	Environmental Management & Conservation Zone Code
Cemetery	Code assessment	
	All Circumstances	Environmental Management & Conservation Zone Code
Cropping	Accepted subject to requirements	
	All Circumstances	Environmental Management & Conservation Zone Code
Home Based Business	Code assessment	
	If: Located within an existing Dwelling House or Dwelling Unit	Environmental Management & Conservation Zone Code
Substation, Telecommunications Facility, Utility Installations	Code assessment	
	If provided by a public sector entity	Environmental Management & Conservation Zone Code
Market	Code assessment	
	If located in the Recreation/Historic Precinct	Environmental Management & Conservation Zone Code
Park	Accepted subject to requirements	
	All Circumstances	Environmental Management & Conservation Zone Code
Permanent Residential Accommodation Activities, being only: ▪ Caretakers Accommodation; ▪ Dwelling House	Code Assessment	
	If: ▪ located in the Recreation/Historic Precinct; or ▪ for a Dwelling House where replacing/improving an existing structure	Environmental Management & Conservation Zone Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
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	
	If each lot created is: (a) 1,000m ² or larger in the Red Beach Precinct; (b) 3,000m ² or larger in the High Rise Precinct; (c) 4,000m ² or larger in the Airport Land and Industry Precinct	Reconfiguring a Lot Code Township Zone Code
	Impact assessment	
	If each lot created is: (a) Less than 1,000m ² in the Red Beach Precinct; (b) Less than 3,000m ² in the High Rise Precinct; (c) Less than 4,000m ² in the Airport Land and Industry Precinct	The Planning Scheme
Emerging Communities Zone	Impact assessment	
	All Circumstances	The Planning Scheme
Environmental Management and Conservation Zone	Code assessment	
	If each lot created is 100ha or larger.	Reconfiguring a Lot Code Environmental Management and Conservation Zone Code
	Impact assessment	
	If each lot created is less than 100ha.	The Planning Scheme
Impact 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.		Reconfiguring a Lot Code and the ‘applicable’ Zone Code

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

The following table identifies the categories of development and assessment for Building Work regulated by the Planning Scheme

Table 5.6.1 – Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All	Code assessment	
	If located in the Water Infrastructure Precinct & Natural Hazards Overlay	Environmental Management and Conservation Zone Code; and Natural Hazards Overlay Code; and Environmentally Significant Areas Overlay Code
Accepted		
Development approval is not required for any other building work not listed in this table or any building work listed in this table and not meeting the description listed in the “categories of development and assessment column”.		

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

5.7 Categories of development and Assessment—Operational Work

The following table identifies the categories of development and assessment for operational work regulated by the Planning Scheme.

Table 5.7.1 – Operational work

All Zones	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Excavation & Filling	Code Assessment	
	Where: (a) Not associated with a Material Change of Use or Reconfiguring a Lot; and (b) Total Fill or excavation exceeds 50m ³ ; and (c) The clearing of any vegetation exceeds an area greater than 2,000m ² ; and (d) The excavation and filling works are located less than 30 metres away from an identified wetland or watercourse	Operational Works Code

All Zones	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Vegetation Clearing	Code Assessment	
	Unless: (a) Clearing is for Dwelling House or Dwelling Unit; and (b) Total clearing does not exceed 2,000m ² ; and (c) 30 metres away from an identified wetland or watercourse	Operational Works Code
Operational Work where associated with subdivision (reconfiguring a lot)	Code Assessment	
	All	Operational Works Code
Accepted		
Development approval is not required for any other operational work not listed in this table and any operational work listed in this table and not meeting the description listed in the “categories of development and assessment column”.		

Editor’s note—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
Natural Hazards Overlay and Environmentally Significant Areas Overlay		
Any Material Change of Use and Reconfiguring a Lot	Code Assessment	Applicable Zone Code; and Natural Hazard Overlay Code; and Environmentally Significant Areas Overlay Code
Any Building Works or Operational Works made assessable by the Planning Scheme	Code Assessment	Applicable Zone Code; and Natural Hazard Overlay Code; and Environmentally Significant Areas Overlay Code

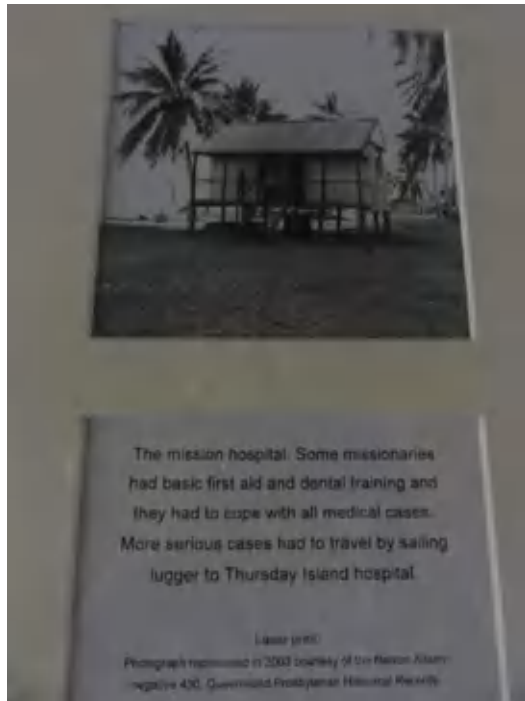


Figure 12 Mapoon Mission Hospital



Figure 13 Mapoon Historical Photo



Figure 14 Mapoon Historical Photo

Zones Part 6

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 applicable 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) Red Beach Precinct
 - (ii) High Rise Precinct
 - (iii) Airport Land & Industry Precinct
 - (b) Emerging Community Zone
 - (c) Environmental Management & Conservation Zone
 - (i) Recreation/Historic Precinct
 - (ii) Water Infrastructure Precinct

6.2 Zone Codes

6.2.1 Township Zone Code

6.2.1.1 Application of the Code

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

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

Editor's Note—The SPP interactive mapping for ALC Class A and Class B does not apply in the Township Zone.

6.2.1.2 Purpose of the Township Zone Code

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

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

Tourist facilities such as tourist attractions and short-term accommodation, in the area may be appropriate.

- (2) The local government purpose of the code is to encourage and accommodate the establishment of predominantly urban activities in a logical and cost efficient manner within the Township Zone to service the current Mapoon community and the expected demands for future development.

Township Zone provides opportunities for a range of land uses including business, residential (permanent and temporary) accommodation, service industries, recreational and community facilities along with associated network infrastructure.

Maintaining suitable access for residents, protecting the character and amenity of our urban area and provide a mixture of housing to encourage homeownership among existing and returning residents is central to managing how Mapoon evolves.

- (3) The Planning Scheme further divides the Township Zone into the following precincts:
 - (a) Red Beach
 - (b) High Rise
 - (c) Airport Land and Industry

6.2.1.3 Overall Outcomes of the Township Zone Code

- (1) The overall outcomes sought for the zone are as follows:
 - Suitable dwelling types for permanent and temporary accommodation will be provided to advance the community's aspiration for home ownership in a safe and reasonable manner;
 - Development that incorporates improved infrastructure for the benefit of Mapoon and directly supports the opportunities available to community advancement is supported.
 - New' development considers the logical, efficient and cost effective delivery of infrastructure including the provision of open space and community facilities.
 - Development acknowledges and respects the Mapoon community's connection with traditional cultural values and indigenous/non-indigenous history.
 - Key infrastructure sites identified in Map 002 – Township Zone Code Map and Map 003 – Township Zone Code Map are protected from incompatible development.

- The Township zone is safe and inclusive by ensuring that new buildings (both residential and non-residential) are designed to overlook the street and promote passive and active surveillance.
- Development is designed to consider the particular climatic conditions of Far North Queensland and the western Cape York for sustainable practices including maximising energy efficiency and water conservation;
- Opportunities for the establishment of small scale retail or 'home based business' will be supported throughout the Township Zone though the potential impacts on the amenity of adjoining premises must be avoided;
- Development will be located in highly accessible locations and is consistent in scale, height and bulk with that of surrounding developments;
- New development must consider the privacy of residents and maintain suitable separation buffers between development activities;
- Development within the Township Zone must consider and encourage mobility without dependence on vehicles including opportunities for both pedestrian/cyclist access between areas where people live, work and spend time socialising etc;

In Red Beach Precinct

- The Red Beach precinct is promoted as the town centre and includes retail, business, community services and employment opportunities. It is the intention that Red Beach Precinct will be promoted as a centralised hub for the community in terms of the way that people live, work, socialise and spend leisure time;
- Development provides for a range of business and industrial activities where the potential for external impacts resulting from activities can be managed to maintain the viability of Red Beach as the centralised hub for the community. Development is designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise amenity impacts on any adjacent residential activities;
- A variety of residential dwelling choices are provided within the Red Beach Precinct including dwelling houses, dual occupancy multiple dwellings, special needs, aged care and short term accommodation for visitors;
- The coastline and foreshore maintains public access, provides places for recreation and supports community and cultural identity.

In High Rise Precinct

- High Rise Precinct is developed for predominantly dwelling houses in a way that encourages and maintains a high level of amenity for existing and future residents;
- Development within High Rise recognises and accepts those areas where existing residential development has been maintained and seeks to incorporate these sites into a sequenced and logical future development arrangement.

In Airport Land and Industry Precinct

- Development and activities important to the upgrade of Mapoon airport and not suitable for Red Beach Precinct are directed to the Airport Land and Industry Precinct. These development opportunities are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent land;
- Industrial uses are operated to within acceptable environmental standards that utilise best practice techniques which promote re-use and recycling of waste, reduces potential for contamination through stormwater pollution and minimise impacts upon sensitive land uses and environments;

- Non-industrial uses such as offices, short-term accommodation and retail uses are located only where they directly support and are ancillary to an industrial use on the same premises;
- Industrial activities that adjoin the airport are located in a way that maintains the operational efficiency of the airport and ensures the safety of planes. This may require managing operations to limit bright lights, emissions or attracting wildlife;
- Adverse impacts on natural features and processes, both on-site and from adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management of development;
- The long-term viability of Airport Land and Industry Precinct is protected by excluding development that could limit the on-going operation of existing activities or restrict the delivery of future employment opportunities or infrastructure.

6.2.1.4 Specific benchmarks for assessment

Table 6.2.1.4 – Benchmarks for development that is accepted subject to requirements or assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
<i>Built Form, Character and Amenity – Residential Uses</i>	
PO1 Development is appropriately sited to ensure safety, privacy and amenity of adjoining properties and public spaces.	AO1.1 Residential buildings and structures are setback: <ol style="list-style-type: none"> (1) At least 6m from road boundary or the same distance as dwellings next door; and (2) At least 5m from side boundary (where defined) where the building is up to 4.5m in height; (3) At least 10m from side boundary (where defined) where the building is between 4.5m and 7.5m in height; and (4) 10m from any adjoining dwelling. Note – Where there is no surveyed boundary, the side boundary is a line measured equally between two buildings. Note - A road boundary is typically 4m from the edge of any road pavement.
	AO1.2 Building height is not to exceed 8.5m above natural ground.
	AO1.3 A single dwelling house does not exceed a Gross Floor Area (GFA) of 300m ²
PO2 Sufficient areas of open space for residents are required to meet with expectations for relaxation and privacy.	AO2.1 In relation to Permanent Residential Accommodation Activities: <ol style="list-style-type: none"> (1) At least 50m² for a dwelling house; (2) At least 25m² for all other accommodation types; (3) Where a balcony is provided above ground then: <ol style="list-style-type: none"> (a) Minimum 5m²; and (b) At least 2.0 metres in length and width
PO3 Fencing is provided to all allotments separating dwellings and between differing land uses within the Township Zone	AO3.1 Fencing is provided along the side and rear boundaries of allotments and is no higher than 1.8 metres

Performance outcomes	Acceptable outcomes
PO4 Carparking and access to each residential use is provided from a constructed road and sufficient for expected demand	AO4.1 Residential uses provide a minimum of 1 car park on-site for each dwelling or dwelling unit.
PO5 Air-conditioning units and condensers are screened or located so that: (1) Not easily viewed from the street; (2) Noise of impacts on adjoining premises are minimised.	AO5.1 No Acceptable Outcome is identified
Built Form, Character and Amenity – Non-Residential Uses	
PO6 Development of Non-Residential Uses is appropriately designed and sited to ensure safety, privacy and amenity of adjoining properties and public spaces.	<p>AO6.1 Non-Residential buildings and structures are setback: (1) At least 6m from road boundary or the same distance as dwellings next door; and (2) At least 1.5m from side boundary (where defined) where the building is up to 4.5m in height; (3) At least 2m from side boundary (where defined) where the building is between 4.5m and 7.5m in height; and (4) At least 3m from side boundary (where defined) where buildings are great that 7.5m in height; or (5) 10m from any adjoining dwelling.</p> <p>Note – where there is no surveyed boundary, the side boundary is a line measured equally between two buildings. A road boundary is typically 4m from the edge of any road pavement.</p> <p>AO6.2 Building height is not to exceed 8.5m above natural ground</p> <p>AO6.3 Landscaped buffers are established within the front and side setbacks up to 2.0m in depth.</p> <p>AO6.4 The following maximum site coverage (%) maybe considered by Council to maintain the character and amenity of the township zone: (1) Red Beach Precinct – Max 70% of the Site Area (2) High Rise Precinct – Max 50% of the Site Area (3) Airport and Industry Precinct - Max 80% of the Site Area</p> <p>AO6.5 Driveway crossovers and accesses utilise shared driveways where possible</p>
PO7 Non-Residential Activities are located to promote walking and cycling and discourage unnecessary car trips	AO7.1 No Acceptable Outcome is identified

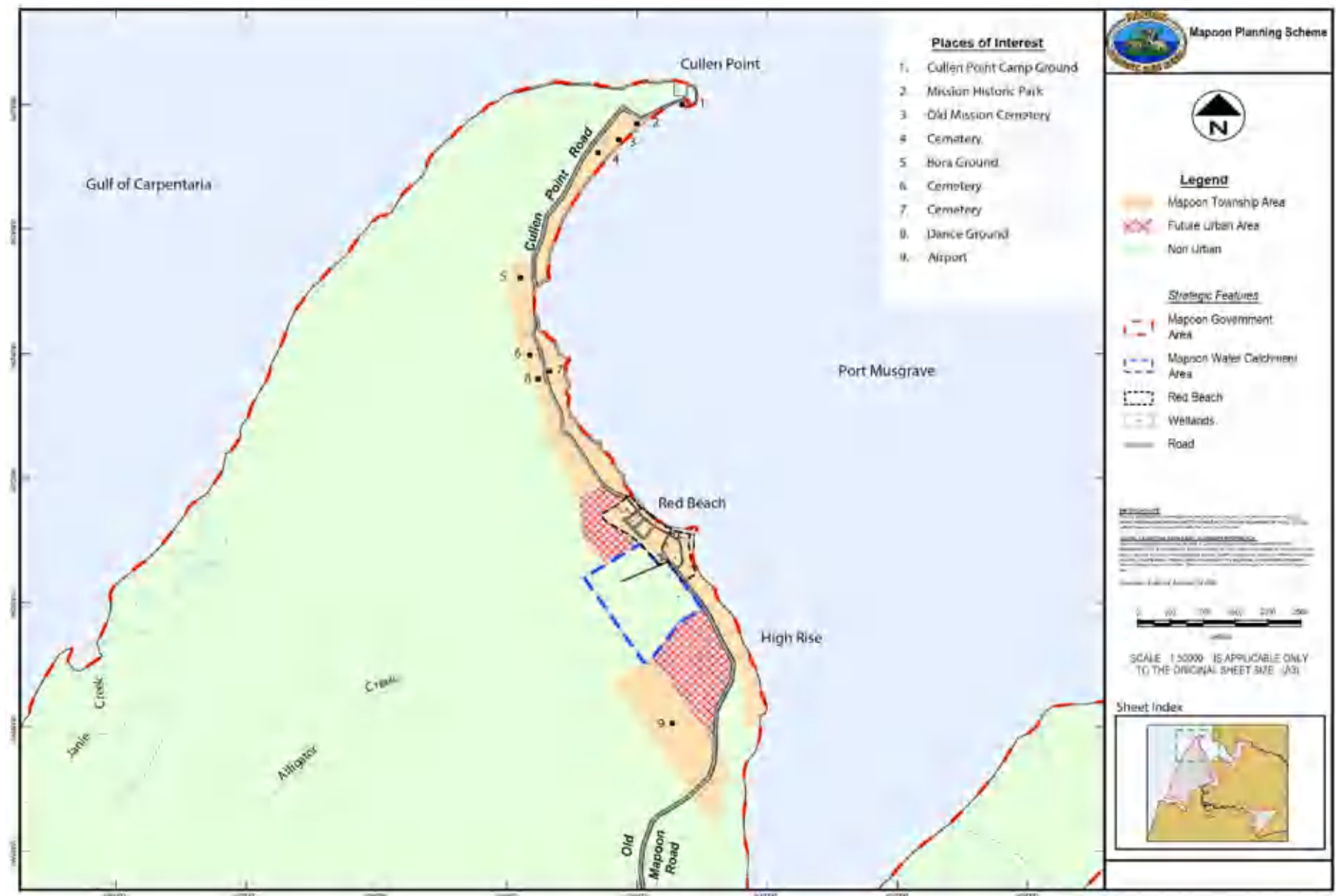
Performance outcomes	Acceptable outcomes
<p>PO8 Carparking and access to each non- residential use is provided on-site from a constructed road and is sufficient to deal with expected demand</p> <p>Editor's note—Off-street parking is capable of being provided in relation to non-residential development only at Council's discretion</p>	<p>AO8.1 One carparking space per 100m² Gross Floor Area (GFA) is provided.</p>
<p>PO9 Development seeks to maintain and improve the streetscape of Mapoon through:</p> <ol style="list-style-type: none"> (1) On-site landscaping; (2) Maintaining tidy frontages and building areas. 	<p>AO9.1 On-site landscaping is provided at a Min of 10% of the Site Area</p> <p>AO9.2 Shade trees are provided within the road frontage</p> <p>AO9.3 Delivery, storage and waste refuge areas are located at the rear of premises or screened from the view of the street.</p>
<p>PO10 Where Non-Residential Activities involve Park or Community Recreational Activities they provide opportunities for community interaction, meet recreational needs and enhance amenity and useability;</p>	<p>AO10.1 Parks and recreational activities which provide active areas for children's recreation are co-located with other Community Recreational Facilities to promote casual surveillance of the area</p> <p>AO10.2 The following equipment is included in all active spaces:</p> <ol style="list-style-type: none"> (a) art features and play equipment; (b) seating; (c) shelters and sun protection; and (d) water taps/bubblers.
For home based businesses only	
<p>PO11 Home based businesses are ancillary to the primary purpose of a Dwelling House and, through their operation, do not detrimentally affect the amenity of the surrounding residential area through increase in traffic, noise or other disturbance.</p>	<p>AO11.1 Home based businesses:</p> <ol style="list-style-type: none"> (1) Are located within an existing dwelling or outbuilding; (2) The total floor area does not exceed 10% of total floor area of the existing dwelling; (3) Do not include any retail, display or hiring of goods, food preparation or industrial activities; (4) Does not generate vehicle deliveries; (5) Includes a sign of no greater than 1m² displayed upon the dwelling façade or fence; (6) Limited to one (1) additional employee; and (7) Do not require external building works.
<p>PO12 Hours of operation are reflective of the low-density residential environment</p>	<p>AO12.1 The use is conducted within the hours of:</p> <ol style="list-style-type: none"> (a) 7am to 6pm Monday to Friday; and (b) 8 am to 12pm weekends and public holidays

Performance outcomes	Acceptable outcomes
All development	
PO13 Buildings are designed and constructed to front the street and improve safety of residents and community through visual surveillance	AO13.1 No Acceptable Outcome is identified
PO14 Development is designed to consider the particular climatic conditions of Far north Queensland and the western Cape York for sustainable practices including maximising energy efficiency and water conservation.	AO14.1 No Acceptable Outcome is identified
PO15 Development provides pedestrian and cyclist access between sites and township areas where people live, work and spend time socialising.	AO15.1 No Acceptable Outcome is identified
PO16 The coastline and foreshore maintains public access, provides places for recreation and supports community and cultural identity.	AO16.1 No Acceptable Outcome is identified.
Cultural Heritage	
PO17 All development is located, designed and operated to ensure that any impact on land with known cultural heritage values is appropriately managed. Note – Non-indigenous heritage places are registered on Local Heritage Register. For indigenous cultural heritage places, please consult Traditional Owners	AO17.1 Development is not undertaken in an area where there is known cultural heritage values, including both physical artefacts and historical significance and built heritage. AO17.2 Where circumstances require that development cannot be relocated then all activities must be in accordance with an approved Cultural Heritage Management Plan endorsed by the responsible parties and Traditional Owners.
Infrastructure Standards	
PO18 All uses are serviced with appropriate levels and standards of infrastructure that is logical, efficient, cost effective and minimises the impacts on the environment.	AO18.1 Uses and other development are provided with – (1) Reticulated water; or (2) A minimum of 20,000 l water tank per dwelling; (3) Provision of on-site effluent system that complies with the appropriate guidelines in particular suitable on-site wastewater system to ensure wastewater - (a) Is treated and disposed of on-site subject to site, soil and locational constraints; (b) Reduces the potential for – i. Contaminating groundwater, surface water or wetland environments; ii. Risks to reticulated water supply or public health; (4) Stormwater management systems that – i. Utilise existing overland systems;

Performance outcomes	Acceptable outcomes
	<p>ii. Incorporate measures to reduce stormwater run- off quantity and improve stormwater quality;</p> <p>(5) Energy and telecommunications;</p> <p>(6) Stormwater and drainage systems;</p> <p>(7) refuse and recycling facilities;</p> <p>(8) Constructed vehicular access in accordance with fnqroc development manual;</p> <p>(9) Maximise the opportunities to provide or upgrade existing footpaths;</p> <p>(10) Where parking is required on site, it is located at the rear of non-residential buildings;</p> <p>(11) Parking rates for non-residential activities should be provided at 1 space per 100m² of GFA</p>
Where in Red Beach Precinct Only	
<p>PO19 Land is predominately used for the following types of uses:</p> <p>a) Residential development such as dwelling houses, dual occupancies, multiple dwellings, special needs accommodation, aged care accommodation and short term accommodation;</p> <p>b) Retail, business, community services and other employment uses;</p> <p>c) Industrial activities that manage amenity, environmental and safety impacts.</p>	<p>AO19.1 No Acceptable Outcome is identified.</p>
<p>PO20 Development of Non-Residential Uses is appropriately sited to ensure safety, privacy and amenity of adjoining properties and public spaces.</p>	<p>AO20.1 Non-Residential buildings and structures are setback:</p> <p>(1) 3m from the road boundary, or the same distance as the adjoining building; and</p> <p>(2) 2m from side boundaries where adjoining a non- residential use;</p> <p>Note – where there is no surveyed boundary, the side boundary is a line measured equally between two buildings. A road boundary (where not surveyed) is approximately 4m from the edge of any road pavement.</p>
Where in High Rise Precinct Only	
<p>PO21 Development is limited to dwelling houses.</p>	<p>AO21.1 No Acceptable outcome is identified.</p>
<p>PO22 Residential development is undertaken in way that improves causal surveillance and separation of dwellings</p>	<p>AO22.1 No Acceptable Outcome is identified</p>

Performance outcomes	Acceptable outcomes
Where in Airport Land and Industry Precinct Only	
Site layout, built form and amenity	
<p>PO23 Land is predominately used for the following types of uses: (1) Uses associated with the Mapoon Airport; and (2) High Impact Industry</p> <p>Business Activities ancillary to the uses and which support the primary function of the airport / industrial uses, such as offices and including caretaker residence uses must not limit the efficient use of the airport / industrial land.</p>	<p>AO23.1 No Acceptable Outcome is identified</p>
<p>PO24 All development must consider the operational efficiency and the safety of airport operations</p>	<p>AO24.1 Suitable development will ensure that design has considered and minimises the potential impacts resulting from: a) Lighting associated with activities on airport operations; b) Potential emissions resulting from activities that would impact of airport operations; c) Potential for attractive wildlife that would impact of airport operations; or d) Any structure or buildings that would intrude into the operational environment of the Mapoon airport.</p>
<p>PO25 All development is appropriately sited to ensure that: (1) The function of the site is maximised and demand/supply impacts on adjoining sites are minimised; (2) Adequate manoeuvring areas commensurate with the use of vehicles are provided to maintain and enhance road safety and that of the community; (3) New access and improvements to the site resulting from development do not compromise the function of the road network from which the access is gained; (4) An effective mix of landscaping and fencing is established at a suitable scale, having regard to the nature and scale of the use, which screens outdoor working and storage areas. (5) The location of lighting and other noise sensitive operations does not result in negative impacts on adjoining premises</p>	<p>AO25.1 Buildings and structures are setback a minimum of: (1) 10m from the road boundary, or the same distance as the adjoining building; (2) 5m from side boundary;</p> <p>Editor's note—where there is no surveyed boundary, the side boundary is a line measured equally between two buildings. A road boundary (where not surveyed) is approximately 4m from the edge of any road pavement.</p> <p>AO25.2 Landscaped buffers are established within the front and side setbacks up to 2.0m in depth and covers a minimum of 10% of total site area.</p> <p>AO25.3 Access to the site ensures the function of the road network from which the access is gained, is not compromised</p> <p>AO25.4 Site coverage does not exceed 80% of total site area, including all hardstand parking and manoeuvring areas.</p>

Performance outcomes	Acceptable outcomes
<p>PO26</p> <p>Adverse impacts on natural features and processes, both on-site and from adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management of development.</p>	<p>AO26.1</p> <p>No Acceptable Outcome is identified.</p>
For High Impact Industry only	
<p>PO27</p> <p>Development for High Impact Industry is sited to ensure that the potential impacts on the community and other sensitive areas are considered and managed</p>	<p>AO27.1</p> <p>A minimum separation distance of 200 metres is provided between proposed development and sensitive 'landuse' activities</p> <p>AO27.2</p> <p>Minimum separation of 500 metres must be provided to the Water Infrastructure Precinct unless additional technical reporting can be provided to demonstrate grounds for an alternative solution.</p>
<p>PO28</p> <p>Development must not result in sensitive land uses being exposed to industrial air, noise and odour emissions.</p>	<p>AO28.1</p> <p>The use is designed to ensure that:</p> <p>(1) Noise objectives meet the <i>Environmental Protection (Noise) Policy 2008</i>;</p> <p>(2) Air quality objectives meet the <i>Environmental Protection (Air) Policy 2008</i>.</p>
Key infrastructure sites	
<p>PO29</p> <p>Key infrastructure sites identified in Map 002 – Township Zone Code Map 1 and Map 003 – Township Zone Code Map 2 are protected from incompatible development.</p>	<p>AO29.1</p> <p>No Acceptable Outcome is identified.</p>



Map 002 - Township Zone Code Map 1



Map 003 - Township Zone Code Map 2

6.2.2 Emerging Communities Zone Code

6.2.2.1 Application of the Code

This code applies to assessing Material Change of Use, Reconfiguring of a Lot and Building Works where the Emerging Communities Zone code is shown as being applicable in the table of assessment:

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

Editors Note: The SPP interactive mapping for ALC Class A and Class B does not apply in the Emerging Communities Zone

6.2.2.2 Purpose for Emerging Communities Zone Code

- (1) The purpose of the Emerging Communities Zone Code is to:
 - (a) Identify land that is suitable for urban purposes and conserve land that maybe suitable for urban development in the future; and
 - (b) Manage the timely conversion of non-urban land to urban purposes;
 - (c) Prevent or discourage development that is likely to compromise appropriate longer term land uses.
- (2) The local government purpose of the code is to ensure that future expansion of urban activities within areas that display the necessary qualities adjacent to the Township Zone are managed and developed in an orderly manner, subject to the particular environmental, social, cultural or economic constraints identified, as the need for development in these areas arises.

6.2.2.3 Overall Outcomes for Emerging Communities Zone Code

- (1) The overall outcomes of the code are:
 - (a) The development of available land in the Emerging Communities Zone should only proceed where a community need is demonstrated for additional land release or where the continued development of land in the township zone is no longer appropriate;
 - (b) Interim/temporary development opportunities such as Non-residential workforce accommodation and Relocatable Home Park are supported on the land where they do not compromise the future development potential of these areas for urban purposes. Interim uses that are incompatible with the existed residential expansion of the Mapoon township area are discouraged;
 - (c) When community demand for expansion into this area has been demonstrated, a range of dwelling choices will be made available including dwelling houses and multiple dwellings;
 - (d) Development is responsive to environmental features and constraints such as topography, and vegetation;
 - (e) Future development will rely on detailed studies that take into account land based constraints such as flooding, the provision of basic services and delivery of efficient and co-ordinated infrastructure to support future populations as well as environmental values and significant cultural heritage aspects of the land are identified and protected, where appropriate.

6.2.2.4 Specific benchmarks for assessment

Table 6.2.2.4 – Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
<i>Built Form, Character and Amenity</i>	
<p>PO1</p> <p>Development is appropriately sited to ensure safety, privacy and amenity of adjoining properties and public spaces.</p>	<p>AO1.1</p> <p>All buildings and structures are setback:</p> <ul style="list-style-type: none"> (a) At least 6m from road boundary or the same distance as dwellings next door; and (b) At least 1.5m from side boundaries (where defined) where the building is up to 4.5m in height; (c) At least 2m from side boundaries (where defined) where the building is between 4.5m and 7.5m in height; and (d) At least 3m from side boundaries (where defined) where buildings are greater than 7.5m in height; or (e) 10m from any adjoining dwelling; <p>Note – where there is no surveyed boundary, the side boundary is a line measured equally between two buildings. A road boundary is typically 4m from the edge of any road pavement.</p>
<p>PO2</p> <p>The height of development does not result in adverse impacts on the amenity of the area or adjoining premises</p>	<p>AO2.1</p> <p>Building height is not to exceed 7.5m above natural ground.</p>
For Assessable Development Only	
All development	
<p>PO3</p> <p>The development occurs where a community need is demonstrated for additional land release or where the continued development of land in the township zone is no longer appropriate.</p>	<p>AO3.1</p> <p>No acceptable outcome provided</p>
<p>PO4</p> <p>Interim developments established within this zone are temporary and must consider:</p> <ul style="list-style-type: none"> 1) Natural Hazards such as flooding, bushfire and coastal protection; 2) Potential for impacts on the environmental values 	<p>AO4.1</p> <p>No acceptable outcome provided</p>

Performance outcomes	Acceptable outcomes
<p>PO5</p> <p>Development is located, designed and operated to ensure that any impact on land with known cultural heritage values is appropriately managed.</p> <p>Note – For Indigenous Cultural Heritage Places, please consult Traditional Owners</p>	<p>AO5.1</p> <p>Development is not undertaken in an area where there is known cultural heritage values, including both physical artefacts and historical significance and built heritage.</p> <p>AO5.2</p> <p>Where circumstances require that development cannot be relocated then all activities must be in accordance with an approved Cultural Heritage Management Plan endorsed by the responsible parties and Traditional Owners.</p>
<p>PO6</p> <p>Interim developments established within this zone are temporary only and do not limit the ability for the land to be released for urban development in the future.</p>	<p>AO6.1</p> <p>Any developments are suitably located to maintain adequate separation from any nearby buildings or structures.</p> <p>AO6.2</p> <p>Non-residential buildings and structures are</p>
<p>PO7</p> <p>The future expansion of development on this land is based upon:</p> <ul style="list-style-type: none"> (1) The provision of infrastructure; and (2) Consideration of physical and environmental constraints; (3) The establish need for expansion of the urban area 	<p>AO7.1</p> <p>Detailed investigations into the supply/demand of required infrastructure including reticulated water, waste water disposal, stormwater are provided.</p>
<p>PO8</p> <p>All uses are serviced with appropriate levels and standards of infrastructure that are cost effective and minimises the impacts on the environment.</p>	<p>AO8.1</p> <p>Uses and other development are provided with –</p> <ul style="list-style-type: none"> (1) Reticulated water; or (2) A minimum of 20,000 l water tank per dwelling; (3) Provision of on-site effluent system that complies with the appropriate guidelines in particular suitable on-site wastewater system to ensure wastewater - <ul style="list-style-type: none"> a. Is treated and disposed of on-site subject to site, soil and locational constraints; b. Reduces the potential for – <ul style="list-style-type: none"> i. Contaminating groundwater, surface water or wetland environments; ii. Risks to reticulated water supply or public health; (4) Stormwater management systems that – <ul style="list-style-type: none"> i. Utilise existing overland systems; ii. Incorporate measures to reduce stormwater run- off quantity and improve stormwater quality; (5) Energy and telecommunications; (6) Stormwater and drainage systems; (7) refuse and recycling facilities.

6.2.3 Environmental Management & Conservation Zone Code

6.2.3.1 Application of the Code

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

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

6.2.3.2 Purpose for Environmental Management & Conservation Zone Code

- (1) The purpose of the Environmental Management & 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:
 - (a) ensure that all areas contained within the zone are primarily protected from inappropriate development, to ensure that the ecological and important cultural values of these areas (for example the Mapoon Mission) are maintained in perpetuity
 - (b) Where development occurs, any such development recognises and addresses the physical and environmental constraints of the land.
- (3) The Planning Scheme further divides the Environmental Management and Conservation Zone into the following:
 - (a) Recreation & Historic Precinct
 - (b) Water Infrastructure Precinct

6.2.3.3 Overall Outcomes for Environmental Management & Conservation Zone Code

- (1) The overall outcomes sought for the zone are as follows:
 - (a) Areas identified as having significant environmental values for biological diversity, water catchment, beach protection or coastal management are conserved and protected from the negative impacts of development;
 - (b) The scenic amenity of land in the Environmental Management and Conservation Zone is not diminished by development;
 - (c) Activities undertaken by recognised traditional owners in accordance with traditional owner custom and practise maybe considered;
 - (d) Animal Husbandry can occur anywhere within the zone where the activities maintain the integrity of the Water Infrastructure Precinct;
 - (e) Low intensity development based on the appreciation of the significant values of the area maybe facilitated where a demonstrated community need exists and is consistent with the management intent for the area;
 - (f) Opportunities for economic development relating to mineral resources or extractive industries within the zone maybe established where the environmental, cultural and community values are able to be addressed;
 - (g) Locally significant existing and future extractive resources are protected from encroachment by urban development;

- (h) Nature based tourism, outdoor recreation and community activities are considered suitable where a demonstrated community need exists and the use does not detrimentally affect the environmental values of the area;

In Recreation and Historic Precinct (in addition to above):

- (i) Development is respectful and does not damage the important historical and/or cultural values of land within this precinct;
- (j) Land within this precinct is not used for permanent residential activities and camping is managed to ensure that the density of guest does not result in any vegetative environmental impacts;
- (k) The boat ramp is maintained to ensure that access is available to residents and visitors throughout the year;
- (l) Opportunities for recreation is facilitated where a demonstrated community need exists and does not affect the environmental values of the land;
- (m) A network of walking tracks for use by the community will be established;
- (n) Visual impacts of development are minimised;

In Water Infrastructure Precinct (in addition to above):

- (o) No development is undertaken within this precinct that could compromise the potable water source that services Mapoon community;

6.2.3.4 Specific benchmarks for assessment

Table 6.2.3.4 – Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
All development	
PO1 Areas identified as having significant environmental values for biological diversity, water catchment, beach protection or coastal management are conserved and protected from the negative impacts of development.	AO1.1 No Acceptable Outcome is identified.
PO2 New development on land that is not within the township is generally not supported.	AO2.1 No Acceptable Outcome is identified.
PO3 Locally significant existing and future extractive resources are protected from encroachment by urban development.	AO3.1 No Acceptable Outcome is identified.

Performance outcomes	Acceptable outcomes
<i>Built Form, Character and Amenity</i>	
<p>PO4</p> <p>Development is appropriately sited to ensure safety, privacy and amenity of adjoining properties and public spaces.</p>	<p>AO4.1</p> <p>Any buildings and structures are:</p> <p>(a) setback a minimum of 50 metres from any existing residential dwelling;</p> <p>(b) individual buildings do not exceed 140m².</p> <p>AO4.2</p> <p>Building height does not exceed a maximum of 8.5 metres above natural ground to maintain the environmental characteristics of the land.</p> <p>AO4.3</p> <p>Building materials are lightweight including the use of timber and tin material that blend in to the surrounds and minimise reflection and glare.</p> <p>AO4.4</p> <p>Buildings seek to employ alternatives to slab on ground techniques to ensure that fauna movement beneath structures can be facilitated.</p> <p>AO4.5</p> <p>No fences or structures that compromise fauna movements are established.</p> <p>AO4.6</p> <p>Buildings and structures are setback a minimum of 25 metres from the edge of any waterway or watercourse.</p> <p>AO4.7</p> <p>No lots are created and/or no development occurs on land with a slope of 15% or greater, except where a new lot is formalising a tenure over established development.</p>
<p>PO5</p> <p>Development is located, designed and operated to retain vegetation communities, habitats and fauna corridors, coastal processes and riparian areas</p>	<p>AO5.1</p> <p>The largest possible extent of native vegetation is retained.</p>
<p>PO6</p> <p>Development provides sufficient on-site or on street carparking for people who live, work or visit the site.</p>	<p>AO6.1</p> <p>Minimum of:</p> <p>(a) 1 car park per dwelling house or caretakers accommodation; or</p> <p>(b) 1 car park per 100m² of GFA for all other activities.</p>
<p>PO7</p> <p>The development maintains the natural character and amenity of the land by:</p> <ol style="list-style-type: none"> 1) Providing landscaped buffers; 2) Ensuring that storage, maintenance and operational areas are screened from the street 	<p>AO7.1</p> <p>Minimum of:</p> <p>(a) 20 metres landscaped buffer between buildings;</p> <p>(b) Storages areas are screened by a 1.8 metre high fence and setback from the frontage by 30 metres.</p>

Performance outcomes	Acceptable outcomes
Home Based Business Only	
<p>PO8</p> <p>Home based businesses are ancillary to the primary purpose of a Dwelling House and, through their operation, do not detrimentally affect the amenity of the surrounding residential area through increase in traffic, noise or other disturbance.</p>	<p>AO8.1</p> <p>Home based businesses:</p> <ul style="list-style-type: none"> (a) Are located within an existing dwelling or outbuilding; (b) The total floor area does not exceed 10% of total floor area of the existing dwelling; (c) Do not include any retail, display or hiring of goods, food preparation or industrial activities; (d) Does not generate vehicle deliveries; (e) Includes a sign of no greater than 1m² displayed upon the dwelling façade or fence; (f) Limited to one (1) additional employee; and (g) Do not require external building works.
<p>PO9</p> <p>Hours of operation are reflective of the low-density residential environment</p>	<p>AO9.1</p> <p>The use is conducted within the hours of:</p> <ul style="list-style-type: none"> (a) 7am to 6pm Monday to Friday; and (b) 8am to 12pm weekends and public holidays
Extractive resources	
<p>PO10</p> <p>Locally significant existing and future extractive resources are protected from encroachment by urban development.</p>	<p>AO10.1</p> <p>No Acceptable Outcome is identified.</p>
Cultural heritage	
<p>PO11</p> <p>Development is located, designed and operated to ensure that any impact on land with known cultural heritage values is appropriately managed.</p> <p>Note –For indigenous cultural heritage places, please consult Traditional Owners</p>	<p>AO11.1</p> <p>Development is not undertaken in an area where there is known cultural heritage values, including both physical artefacts and historical significance.</p> <p>AO11.2</p> <p>Where circumstances require that development cannot be relocated then all activities must be in accordance with an approved Cultural Heritage Management Plan endorsed by the responsible parties and Traditional Owners.</p>
Infrastructure and servicing	
<p>PO12</p> <p>All uses are serviced with appropriate levels and standards of infrastructure that is cost effective and minimises the impacts on the environment.</p>	<p>AO12.1</p> <p>Development is provided with the following infrastructure:</p> <ul style="list-style-type: none"> (1) Reticulated water; or (2) A minimum of 20,000L I water tank per dwelling;

Performance outcomes	Acceptable outcomes
	<p>(3) Provision of on-site effluent system that complies with the appropriate guidelines in particular suitable on-site wastewater system to ensure wastewater -</p> <p>(a) Is treated and disposed of on-site subject to site, soil and locational constraints;</p> <p>(b) Reduces the potential for –</p> <p>i. Contaminating groundwater, surface water or wetland environments;</p> <p>ii. Risks to reticulated water supply or public health;</p> <p>(4) Stormwater management systems that –</p> <p>i. Utilise existing overland systems;</p> <p>ii. Incorporate measures to reduce stormwater run- off quantity and improve stormwater quality;</p> <p>(5) Energy and telecommunications;</p> <p>(6) Stormwater and drainage systems;</p> <p>(7) refuse and recycling facilities;</p> <p>(8) Energy and telecommunications</p>
Where in the Recreation/Historic Precinct	
<p>PO13 Development:</p> <p>(a) is respectful and does not damage the important historical and/or cultural values of land within this precinct;</p> <p>(b) is not for permanent residential activities;</p> <p>(c) where for camping, is managed to ensure that the density of guest does not result in any vegetative environmental impacts;</p> <p>(d) is able to minimise visual impacts.</p>	<p>AO13.1 No Acceptable Outcome is identified.</p>
<p>PO14 The boat ramp is maintained to ensure that access is available to residents and visitors throughout the year;</p>	<p>AO14.1 No Acceptable Outcome is identified.</p>
For Tourist park only	
<p>PO15 Development is appropriately sited to ensure safety, privacy and amenity of adjoining properties and public spaces.</p>	<p>AO15.1 All non-residential buildings and structures are setback:</p> <p>(a) 3m from the road boundary, or the same distance as the adjoining building; or</p> <p>(b) 2.0m from side boundary where adjoining a residential use.</p> <p>Note – where there is no surveyed boundary, the side boundary is a line measured equally between two buildings. A road boundary is typically 4m from the edge of any road pavement.</p> <p>AO15.2 Building height is not to exceed 8.5m above natural ground.</p>

Performance outcomes	Acceptable outcomes
	<p>AO15.3 Landscaped buffers are established within the front and side setbacks up to 2.0m in depth.</p> <p>AO15.4 Driveway crossovers and accesses utilise shared driveways where possible;</p>
Built Form, Character and Amenity – Non-Residential Uses	
<p>PO16 Development is appropriately sited to ensure safety, privacy and amenity of adjoining properties and public spaces.</p>	<p>AO16.1 All non-residential buildings and structures are setback: (a) 3m from the road boundary, or the same distance as the adjoining building; or (b) 2.0m from side boundaries where adjoining a residential use.</p> <p>Note – where there is no surveyed boundary, the side boundary is a line measured equally between two buildings. A road boundary is typically 4m from the edge of any road pavement.</p> <p>AO16.2 Building height is not to exceed 8.5m above natural ground.</p> <p>AO16.3 Landscaped buffers are established within the front and side setbacks up to 2.0m in depth.</p> <p>AO16.4 Driveway crossovers and accesses utilise shared driveways where possible.</p>
<p>PO17 Non-Residential uses are located to promote walking and cycling and discourage unnecessary car trips.</p>	<p>AO17.1 No Acceptable Outcome is identified.</p>
<p>PO18 Where Non-Residential Activities involve Park or Community Recreational Activities they provide opportunities for community interaction, meet recreational needs and enhance amenity and useability;</p>	<p>AO18.1 Parks and recreational activities which provide active areas for children's recreation are co-located with other Community Recreational Facilities to promote casual surveillance of the area.</p> <p>AO18.2 The following equipment is included in all active spaces: (a) Art features and play equipment; (b) Seating; (c) Shelters and sun protection; and (d) Water taps/bubblers.</p>
Where in the Water Infrastructure Precinct	
<p>PO19 Development and other land use activities will not impact on the capacity, supply & quality of potable water servicing the Mapoon Township Area</p>	<p>AO19.1 No Acceptable Outcome is identified</p>

Overlays Part 7

Part 7 Overlays

7.1 Preliminary

- (1) Overlays identify areas within the planning scheme that reflect distinct themes that may include all or one of the following:
 - (a) sensitive to the effects of development;
 - (b) constrain land or development;
 - (c) subject to valuable resources; and
 - (d) present opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment and/or no additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one of the following:
 - (a) a map for an overlay;
 - (b) a code for an overlay.
- (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 Hazards (Flooding) overlay
 - (b) Natural Hazards (Bushfire) overlay
 - (c) Natural Hazards (Coastal Protection) overlay
 - (d) Environmentally Significant Area overlay
 - (e) Wenlock River Basin Area overlay

Editor's note—The Natural hazards overlay code includes provisions for flooding, landslide, bushfire and coastal protection. The Environmentally significant area overlay code includes provisions for environmentally significant areas and the Wenlock River basin area overlay.

7.2 Overlay codes

7.2.1 Natural Hazards Overlay Code

7.2.1.1 Application of the Code

- (1) This code is applicable to all development identified by the categories of development and assessment table in the planning scheme and involving land wholly or partially within:
 - (a) Natural Hazards (Flooding) overlay;
 - (b) Natural Hazards (Bushfire) overlay, except where included in the Exclusion Area; and
 - (c) Natural Hazards (Coastal Protection) overlay.

as identified within the overlay maps included in Schedule 2.

Editor's note: There is not any overlay mapping indicating areas vulnerable to landslide, however the code still applies for land with slopes exceeding 15%.

- (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 The Purpose of the Code

- (1) The purpose of the code is to protect the safety of people within the Mapoon Local Government Area and manage development outcomes to ensure that natural hazards, particularly related to flooding, bushfire and coastal hazards are identified and the risk to life, property and infrastructure is minimised in considering land use decisions.
- (2) The purpose of the code will be achieved through the following overall outcomes:

7.2.1.2.1 General

- (a) Our community can safely evacuate during times of disaster;
- (b) New development avoids the release of hazardous materials as a result of a natural hazard event.

7.2.1.2.2 Natural Hazards (Flooding)

- (a) People and property are not put at extra risk from flooding events and the potential damage to property and infrastructure resulting from development adversely impacting flooding is minimised;
- (b) Development within the flood hazard overlay area is supported by the appropriate technical assessment that demonstrates that the development is capable of achieving the purpose of the code;
- (c) The establishment of 'new' housing in areas susceptible to flooding is not supported unless sufficient evidence can be provided to address localised flooding concerns and no alternative arrangements exist that can accommodate a similar proposal;
- (d) No 'new' allotments are created on land that is susceptible to flooding unless sufficient consideration and investigations have been completed to mitigate the risks posed by the natural hazard.

7.2.1.2.3 Natural Hazards (Bushfire)

- (a) The establishment of 'new' housing in areas susceptible to bushfire is not supported unless sufficient evidence can be provided to address the bushfire hazard and no alternative arrangement exists that can accommodate a similar proposal;

- (b) No 'new' allotments are created on land that is susceptible to bushfire unless sufficient consideration and investigations have been completed to mitigate the risks pose by the natural hazard.

7.2.1.2.4 Natural Hazards (Landslide)

- (a) Land within the planning scheme area is generally flat, however consideration of risk for landslide or slope stability will be important in particular locations adjacent to watercourses etc and should be managed to ensure suitable development outcomes.

7.2.1.2.5 Natural Hazards (Coastal Protection)

- (a) Development in the 'high' storm tide inundation area is regulated to limit development thereby maintaining the natural function of the coast and reducing the potential for impacts on the community, infrastructure & property;
- (b) The establishment of 'new' housing in areas susceptible to coastal inundation is not supported unless sufficient evidence can be provided to address localised flooding concerns and no alternative arrangements exist that can accommodate a similar proposal; and
- (c) No 'new' allotments are created on land that is susceptible to flooding, coastal hazards or bushfire unless sufficient consideration and investigations have been completed to mitigate the risks pose by natural hazards.

Editors Note; In the case of Mapoon there are areas where the potential for significant risk from flooding and bushfire has been identified though there remains the opportunity for future development to be considered in areas susceptible to natural hazards where investigations and mitigation has been considered to sufficiently manage the risk, at the discretion of Council

7.2.1.3 Specific benchmarks for assessment

Table 7.2.1.3 – Benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes
Reconfiguring a lot OR material change of use OR operational works OR building work	
<i>Natural Hazards Generally</i>	
<p>PO1</p> <p>Development is located, designed and constructed to ensure that the potential impacts of flood, bushfire and landslide are minimised and can maintain the safety of people and property during an event;</p>	<p>AO1.1</p> <p>Development has suitable area and access above the Defined Flood Event (DFE) for the local area as shown on Overlay Map OVL-004 – Natural Hazards (flooding);</p> <p>AO1.2</p> <p>No lots or development are created or located on land with a slope of 15% or greater, except where a lot created is formalising tenure over established development.</p> <p>AO1.3</p> <p>The clearing of vegetation necessary for the construction of fencing is allowed to ensure the maintenance of sufficient firebreaks.</p> <p>The following is suitable:</p> <ul style="list-style-type: none"> Minimum cleared width of 20 metres.
<i>Natural Hazards (Flooding)</i>	
<p>PO2</p> <p>Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO2.1</p> <p>For material change of use and building work, new buildings are:</p> <ul style="list-style-type: none"> (a) located outside the overlay area; or (b) located on the highest part of the site to minimise entrance of floodwaters; or (c) elevated above the Defined Flood Event (DFE); and (d) provided with clear and direct pedestrian and vehicle evacuation routes off the site. <p>Note: If part of the site is outside the flood hazard overlay area, this is the preferred location for all buildings.</p> <p>AO2.2</p> <p>For reconfiguring a lot, new lots are:</p> <ul style="list-style-type: none"> (a) located outside the overlay area; or (b) where possible, located on the highest part of the site to minimise entrance of floodwaters and address the potential impacts of development subject to the Defined Flood Event (DFE). <p>Note: If part of the site is outside the flood hazard overlay area, this is the preferred location for all lots (excluding park or other relevant open space and recreation lots).</p> <p>AO2.3</p> <p>Road and/or pathway layout provides a safe and clear evacuation path by direct and simple routes to main carriageways.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO3</p> <p>Development is resilient to flood events by ensuring design and construction account for the potential risks of flooding.</p>	<p>AO3.1</p> <p>For material change of use and building work (residential uses), residential dwellings are not constructed as single- storey slab on ground.</p> <p>Note: The highset 'Queenslander'-style house is a resilient low-density housing solution in floodplain areas. Higher-density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</p>
	<p>AO3.2</p> <p>For material change of use and building work (non- residential uses), no acceptable outcome prescribed.</p> <p>Note: The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the flood hazard overlay area and must take account of the flood potential within the area.</p> <p>Note: Resilient building materials for use within the flood hazard overlay area should be determined in consultation with Council, in accordance with the relevant building assessment provisions.</p>
	<p>AO3.3</p> <p>Materials stored on-site:</p> <ul style="list-style-type: none"> (a) Are those that are readily able to be moved in a flood event; (b) Where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.
<p>PO4</p> <p>Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level, and does not increase the potential for flood damage either on site or on other properties.</p>	<p>AO4.1</p> <p>For material change of use, building work, reconfiguring a lot and operational works:</p> <p>Works in urban areas associated with the proposed development do not involve:</p> <ul style="list-style-type: none"> (a) Any physical alteration to a watercourse or floodway including vegetation clearing; or (b) A net increase in filling.
	<p>AO4.2</p> <p>Works in rural areas either:</p> <ul style="list-style-type: none"> (a) Do not involve a net increase in filling greater than 50m³; or (b) Do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) Do 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; or (iv) Any reduction in flood warning times elsewhere on the floodplain.

Performance Outcomes	Acceptable Outcomes
PO5 Essential infrastructure ⁸ is able to function effectively during and immediately after flood events.	AO5 No Acceptable Outcome is identified
PO6 There is no increase in the number of people living or working on a site affected by indicative flooding extent.	AO6.1 The location of 'new' buildings is outside the Flood Hazard Overlay Area shown on Map OVL-004 in (Schedule 2)
	AO6.2 Land that is improved by an existing dwelling is not redeveloped without ensuring that habitable rooms are located at least 300mm above the maximum known flood level or Defined Flood Event (DFE) in the area
	AO6.3 Redevelopment of an existing building provides for flow through of floodwaters
	AO6.4 Buildings and structures are appropriate setback from established vegetation by a minimum of 20m.
PO7 Development does not increase or exacerbate the potential flooding impacts within the site or on adjoining land.	AO7.1 Development does not result in: (1) Loss of flood storage capacity; (2) Significant changes to existing drainage pathways; (3) Downstream effects including the velocity or extent of flooding impacts

⁸ Essential infrastructure relates to services including water supply, sewerage treatment, electricity, gas, and telecommunications as well as hospitals/health centres, police stations, heli-pad, emergency shelters and the like, that are required to shelter or service people during or after natural hazard events.

Performance Outcomes	Acceptable Outcomes
Natural Hazards (Bushfire)	
<p>PO8</p> <p>Development minimises the potential adverse impacts of bushfire on the safety of people, property and the environment by mitigating risk through:</p> <ul style="list-style-type: none"> (a) Lot design; and (b) Including firebreaks that provide adequate access for firefighting or other emergency vehicles. (c) Providing adequate road access for firefighting/other emergency vehicles and safe evacuation. 	<p>AO8.1</p> <p>Roads are designed and constructed in accordance with the FNQROC Development Manual.</p> <p>AO8.2</p> <p>Roads are designed to:</p> <ul style="list-style-type: none"> (a) Follow the natural contours of the land and contain stormwater flows; (b) Have a maximum gradient of 12.5%; and (c) Exclude cul-de-sacs where possible. <p>AO8.3</p> <p>Buildings and structures on lots greater than 2,500m²:</p> <ul style="list-style-type: none"> (a) Are sited in locations of lowest hazard within the lot; and (b) Are sited so that elements of the development least susceptible for fire are sited closest to the bushfire hazard; and (c) Provide for a fire trail that: <ul style="list-style-type: none"> (i) Separates the development from the hazardous vegetation; (ii) Is a minimum of 10m in width, has a minimum formed width of 4m (as shall any gate across the trail) and with a minimum of 6m clear of standing flammable vegetation, and minimum of 4m vertical clearance above the trail; with (iii) Passing bays (20m long x 3m extra trail width) or turning facilities every 200m; with (iv) Adequate drainage and erosion control devices, and a cross fall of no greater than 10 degrees; with (v) Access points to the trail at each end with clear marking provided to indicate the existence and direction of the trail route; and (vi) Must have suitable arrangements to ensure maintenance in perpetuity such as within an access easement that is granted in favour of the local government or Queensland Rural Fire Service.
<p>PO9</p> <p>Development does not</p> <ul style="list-style-type: none"> (a) Result in a high concentration of people living or congregating in a bushfire hazard area, or (b) Involve the manufacture or storage of hazardous materials in bulk. 	<p>AO9.1</p> <p>Sensitive land uses* and development involving the manufacture or storage of hazardous material in bulk are not located in a medium, high or very high bushfire hazard area.</p> <p><small>*Sensitive land uses include educational establishment, retirement facility, tourist park, child-care centre, community care centre, tourist attraction, hostel and residential care facility.</small></p>

Performance Outcomes	Acceptable Outcomes
<p>PO10</p> <p>Essential infrastructure and infrastructure designated under Schedule 5 of the Planning Regulation 2017 are able to function effectively during and immediately after bushfire events.</p> <p>Editors Note: for the purpose of this planning scheme, "Infrastructure" is as stated in Schedule 5 of the Planning Regulation 2017.</p>	<p>AO10.1</p> <p>Essential infrastructure and infrastructure are not located in a medium, high or very high bushfire hazard area.</p>
<p>PO11</p> <p>Development maintains the safety of people and property by providing an adequate and accessible water supply for firefighting purposes.</p>	<p>AO11.1</p> <p>For the development requiring a MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <ul style="list-style-type: none"> (i) Fire brigade tank fittings; and (ii) If the buildings are in a high or medium bushfire hazard area, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.
<p>PO12</p> <p>Development does not materially intensify the use of bushfire hazard areas.</p>	<p>AO12.1</p> <p>Development does not result in a high concentration of people living or working in an area at risk from bushfire (e.g. residential development, tourist facilities, industrial or commercial uses) or involve institutional uses where evacuating people might be particularly difficult (e.g. child care or aged care).</p>
Natural Hazards (Coastal Protection)	
<p>PO13</p> <p>Development is one or more of the following:</p> <ul style="list-style-type: none"> (a) Coastal dependent development; (b) Temporary, readily relocatable or able to be abandoned; (c) Essential community infrastructure that cannot be feasibly located elsewhere; (d) Re-development that does not increase the risk to people and property from exposure to adverse coastal hazard impacts 	<p>AO13.1</p> <p>No acceptable outcome identified</p>

Performance Outcomes	Acceptable Outcomes
<p>PO14</p> <p>Development must be designed to protect and minimise any adverse impacts at the interface between the coastal hazard area and Mapoon Township Area.</p> <p>Suitable development must be able to demonstrate:</p> <ul style="list-style-type: none"> (a) It is not feasible to locate the development outside the coastal hazard area; (b) Structures/buildings are located as far landward as practicable. 	<p>AO14.1</p> <p>Development maintains the following:</p> <ul style="list-style-type: none"> (1) Public access is maintained along the foreshore and adjacent to tidal areas; (2) Coastal vegetation is largely retained within the coastal dune system unless a demonstrable requirement is shown to exist to support the clearing/removal. (3) Portable, temporary and non-permanent structures such as picnic tables, shelters, camping facilities are considered appropriate.
<p>PO15</p> <p>Where development is temporary, readily relocatable, or able to be abandoned it must be able to demonstrate:</p> <ul style="list-style-type: none"> (a) It is not feasible to locate the development outside of the erosion prone area; and (b) Built structures are located as far landward as practicable; and (c) Habitable buildings are located landward of an applicable coastal building line; or where there is not coastal building line, landward of the alignment of adjacent habitable buildings. 	<p>AO15.1</p> <p>Development that is temporary, readily relocatable or able to be abandoned includes, but is not limited to, the following:</p> <ul style="list-style-type: none"> (a) Picnic tables, barbecues, coastal trails and bikeways that are considered to be expendable when threatened by erosion; or (b) Specially designed portable or demountable structures such as camp sites, equipment sheds, lookouts, shelter sheds, decks and pergolas that are unattached and non-permanent structures capable of being easily and quickly removed when threatened by coastal hazards.
<p>PO16</p> <p>Development in the coastal hazard area:</p> <ul style="list-style-type: none"> (a) Maintains vegetation on coastal landforms outside a maritime development area or port, where its removal or damage may destabilise the area and increase the potential for erosion; or interrupt natural sediment trapping processes or dune or land building processes; and (b) Maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design, construction and operating standards; and (c) Maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast; and (d) Does not increase risk of shoreline erosion for areas adjacent to the development footprint. 	<p>AO16.1</p> <p>The development is designed and located to retain vegetation on the site; and</p> <ul style="list-style-type: none"> (a) Not alter physical characteristics of dune systems including dune crest height and sand volume; and (b) Ensure activities associated with the operation of the development preserve the structure and condition of the vegetation communities and avoid wind and water runoff erosion; and (c) Not disrupt sediment transport processes and otherwise maintains these processes as close as possible to their natural state; and (d) Mitigate against any adverse effects on the net volume of sediment delivered to the coast or transported along the coast.

7.2.2 Environmentally Significant Areas Overlay Code

7.2.2.1 Application of the Code

- (1) This code is applicable to all development identified by the categories of development and assessment table in the planning scheme and involving land wholly or partially within:
 - (a) Environmentally Significant Areas overlay where identified as a Matter of State Environmental Significance (MSES);
 - (b) Wenlock River Basin Area overlay;as identified within the overlay maps included in **Schedule 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

7.2.2.2 The Purpose of the Code

- (1) The purpose of the code is to protect and enhance the significant environmental values that are found across the Mapoon Local Government Area and to ensure that land use activities are managed to minimise the potential for detrimental impacts through development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development in Environmentally Significant Areas will not be supported unless there is an overriding need for essential community infrastructure or demonstrated economic benefit that justifies the proposed development.
 - (b) The impacts of development on Environmentally Significant Areas are avoided and where considered a necessary component of development, any impacts are managed to conserve and protect ecological function;
 - (c) Maintaining a suitable separation of development from Environmentally Significant Areas is considered the best option in limiting potential impacts between development and the natural environment;
 - (d) Promoting connection between areas of significant vegetation through the use of environmental corridors to support movement of wildlife is encouraged;
 - (e) Areas containing endangered, vulnerable and rare species are maintained and, where possible, protected to facilitate greater connection with existing environmental corridors;
 - (f) Where development occurs, the impacts on ecological processes are minimised through utilising best practice management techniques;
 - (g) Significant waterways and wetlands including the Wenlock River Basin Area are managed and maintained for their importance to biodiversity conservation, tourism and recreation;

7.2.2.3 Specific benchmarks for assessment

Table 7.2.2.3 – Benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes
<i>Environmentally Significant Areas Generally</i>	
<p>PO1</p> <p>Development in Environmentally Significant Areas will not be supported unless there is an overriding need for essential community infrastructure or demonstrated economic benefit that justifies the proposed development.</p>	<p>AO1.1</p> <p>No Acceptable Outcome is identified.</p>
<p>PO2</p> <p>Development is located, designed and operated to avoid impacts upon environmentally significant areas including significant vegetation communities and areas of important wetlands.</p>	<p>AO2.1</p> <p>Development avoids areas containing significant environmental values as shown in Overlay Maps OVL-001 & OVL-002 Environmentally Significant Areas.</p> <p>AO2.2</p> <p>Where circumstances require that development cannot avoid areas containing significant environmental values then the impact of development on the land is minimised and where appropriate offset measures are demonstrated.</p> <p>AO2.3</p> <p>The clearing of vegetation necessary for the construction of fencing is allowed and to ensure the maintenance of sufficient firebreaks.</p> <p>The following is suitable:</p> <ul style="list-style-type: none"> Minimum cleared width of 20 metres.
<p>PO3</p> <p>Development does not result in adverse impacts on water quality entering or an existing wetland identified in the Environmentally Significant Area overlay.</p>	<p>AO3.1</p> <p>No Acceptable Outcome is identified.</p>
<p>PO4</p> <p>Development is located, designed and operated to avoid impacts upon environmentally sensitive areas including vegetation, wetlands and coastal areas.</p>	<p>AO4.1</p> <p>Development is located to avoid areas containing Environmentally Significant Areas shown on overlay Map OVL-001 & OVL-002 – Environmentally Significant Areas.</p>
<p>PO5</p> <p>Areas containing endangered, vulnerable and rare species are maintained and, where possible, protected to facilitate greater connection with existing environmental corridors.</p>	<p>AO5.1</p> <p>No Acceptable Outcome is identified.</p>
<p>PO6</p> <p>Development ensures that the natural resources (land, plants, animals, minerals, ecological processes and habitats) are sustainably managed that that development impacts are minimised.</p>	<p>AO6.1</p> <p>No Acceptable Outcome is identified.</p>

Wenlock River Basin Area Overlay	
<i>All Development</i>	
<p>AO7</p> <p>Development maintains and preserves the natural values of land within the Wenlock River Basin Area through managing the extent and intensity of any potential development impacts.</p>	<p>AO7.1</p> <p>No Acceptable Outcome is identified.</p>

Development Codes Part 8

Part 8 Development codes

8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (3) Use codes and other development codes are specific to each local government area. (4)
 - There are no use codes for the planning scheme.
- (5) The following are the other development codes for the planning scheme:
 - (a) Reconfiguring a Lot Code;
 - (b) Operational Works 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 (Subdivision) Code

8.2.1.1 Application

This code applies to assessing reconfiguring a lot where the code is referenced within the categories of development and assessment tables in Section 5.5 of the Planning Scheme

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

8.2.1.2 Purpose

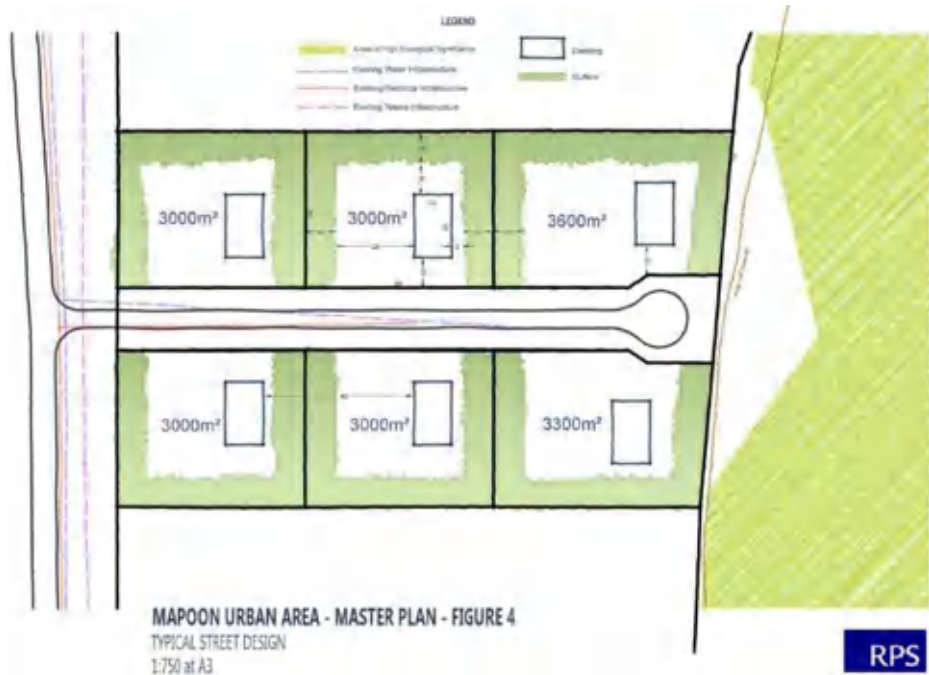
- (1) The purpose of the reconfiguring a lot code is to:
 - (a) provide for good subdivision design that is capable of maintaining the distinct character of the particular zone and features of the land on which development is proposed;
 - (b) manage development of land to appropriately recognise and manage the physical and natural constraints that affect the creation of lots such as flooding, coastal protection, bushfire and provision of infrastructure;
 - (c) protect areas of cultural heritage significance from inappropriate development;
 - (d) ensure that subdivision accommodates future development opportunities (for infill) particularly in the Red Beach Precinct and consolidation of serviceable land in a logical and sequential manner, where required;
 - (e) make sure that new lots have suitable access to town services;
 - (f) make sure that development does not result in unnecessary and unreasonable impacts on the environmental values identified throughout the shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the layout, size and dimensions of the lots are best suited to the intended use of the land and in such a way that the development maintains character and amenity of the Mapoon Township Area and natural environment;
 - (b) development helps create interesting, pleasant, safe and attractive living environments that are consistent with the character of the zone and/or the precinct in which it is proposed;
 - (c) the design and layout of allotments is responsive to the environment and natural features including the topography, vegetation, overland drainage, slopes and biodiversity values;
 - (d) no new allotments will be created on land that is physically constrained by Flooding or Coastal Protection unless an overriding community benefit exists and is demonstrated;
 - (e) for subdivision of land located in the Township zone;
 - (i) development appropriately reflects the 'key' design principles and masterplan provisions contained in the Mapoon Urban Area Masterplan Planning Scheme Policy (Policy No.1)

8.2.1.3 Specific benchmarks for assessment

Table 8.2.1.3 – Benchmarks for assessable development

Performance Outcome	Acceptable Outcome
Site suitability and locational requirements	
PO1 Reconfiguring a Lot does not occur outside of the Township Zone (Refer to Schedule 2 – Mapping)	AO1.1 No Acceptable Outcome is identified
PO2 Development helps create interesting, pleasant, safe and attractive living environments that are consistent with the character of the zone and/or the precinct in which it is proposed.	AO2.1 No Acceptable Outcome is identified
PO3 Lots are positioned, designed and constructed to ensure that physical constraints and the potential impacts of flood, bushfire, coastal hazards and landslide are minimised. Suitable development will result in lots that can maintain the safety of people and property during an event;	AO3.1 Lots have suitable area and access above the identified flood level of 7.8metres AHD as shown on Overlay Map OVL-004 - Natural Hazards (Flood); AO3.2 Lots have sufficient area to incorporate a fire break (generally 1.5 times the height of adjoining vegetation) or a minimum of 10 metres between existing vegetation and development; AO3.3 No lots are created on land and that is considered to be in a 'high' storm tide inundation area shown on Overlay Map OVL-005a to OVL-005c – Natural Hazards (Coastal Protection).
PO4 Each lot has separate access and frontage to a constructed road.	AO4.1 No Acceptable Outcome is identified
Cultural Heritage	
PO5 Development is positioned, designed and operated to ensure that any impacts on land with known cultural values can be appropriately managed in collaboration with Traditional Owners	AO5.1 Development is not undertaken on land with known cultural values (including both historical significant and physical artefacts) unless created for cultural protection.
Environmental and Physical Values	
PO6 Development is not undertaken on contaminated land.	AO6.1 For Residential Development only: <ul style="list-style-type: none"> No previous history of industrial activities (including land fill) have occurred on subject site.
PO7 Development is positioned, designed and operated to avoid impacts upon environmentally sensitive areas including vegetation, wetlands and coastal areas.	AO7.1 Development responds appropriately to sensitive environmental features of the site or locality, by: <ol style="list-style-type: none"> (1) avoiding steep slopes to minimise landscape disturbance and vegetation loss; (2) avoiding penetrating or fragmenting remnant vegetation or wetland areas; (3) avoiding drainage features, particularly in the location of access places and access streets; (4) providing for safe wildlife movement where habitat corridors are interrupted.

Performance Outcome	Acceptable Outcome
<p>PO8</p> <p>Development is undertaken where it can demonstrate that access and connection to the necessary infrastructure/services can be provided efficiently to Council's network.</p>	<p>AO8.1</p> <p>Each new lot is designed and created having regard to the works required to service each development to the standards contained in Local Government Infrastructure Plan (Part 4) including the following:</p> <ul style="list-style-type: none"> connection to Council's reticulated water supply system; use of an effluent disposal system that can demonstrate consistency with the appropriate statutory requirements for the demands proposed by development; connection to telecommunications and electricity networks
Lot design and amenity	
Where lot is created to accommodate an existing development:	
<p>PO9</p> <p>Each lot contains sufficient area and is located so that:</p> <ul style="list-style-type: none"> adequate private open space is provided for the existing dwelling; appropriate setbacks between adjacent dwellings, boundary or structures are achieved; adequate fire breaks are established between dwelling and any existing vegetation; suitable land for vehicle access to a road is provided; the lot does not contain footpath area or other public thoroughfare; access to publicly owned infrastructure is uninhibited; buffers to natural features are maintained to areas such as wetlands, waterways and drainage lines. 	<p>AO9.1</p> <p>Allotment boundaries are established:</p> <ol style="list-style-type: none"> at least 20m from each edge of a constructed dwelling where the site adjoins bushland; an area with a dimension of at least 4m is available at the road frontage to enable vehicle parking on site; so that it does not contain existing infrastructure such as electricity lines/poles, reticulated sewer and water mains etc. so that no drainage line, waterway or wetland is included within the allotment boundary.
Where involving the creation of a vacant lot:	
<p>PO10</p> <p>Each lot has sufficient dimensions and area to accommodate:</p> <ul style="list-style-type: none"> Intended future use with adequate setbacks; Inclusion of vegetated buffers (min 20 metres in width) to maintain a high level of amenity between dwellings; Private open space around residential dwellings; Vehicle or parking area; and Access to town infrastructure and services 	<p>AO10.1</p> <p>Allotment Sizes comply with the minimum areas set out below:</p> <p><u>RedBeachPrecinct</u></p> <ul style="list-style-type: none"> Minimum = 1,000m² <p><u>HighRisePrecinct</u></p> <ul style="list-style-type: none"> Minimum = 3,000m² <p><u>AirportLandandIndustryPrecinct</u></p> <ul style="list-style-type: none"> Minimum = 4,000m² <p><u>AllOtherAreas</u></p> <ul style="list-style-type: none"> At the discretion of Council

Performance Outcome	Acceptable Outcome
<p>EXAMPLE:</p> <p>The arrangement below reflects the preferred development design of allotments within the High Rise (Mapoon Urban Area Masterplan)</p>	
	
<p>PO11</p> <p>Each lot can be adequately and safely accessed by vehicles.</p>	<p>AO11.1</p> <p>Each lot has a frontage and practicable access to a constructed public road via direct road frontage, or access strip (for a rear lot) or an access easement;</p> <p>AO11.2</p> <p>Where an access strip is required:</p> <ol style="list-style-type: none"> (1) no more than two access strips are located adjacent to each other; and (2) are at least 5m in width; and (3) do not exceed 50m in length
<p>Where involving the creation of more than 10 lots</p>	
<p>PO12</p> <p>A mixture of lot sizes is provided to accommodate variety of housing types and styles.</p>	<p>AO12.1</p> <p>No Acceptable Outcome is identified</p>
<p>PO13</p> <p>Land must be dedicated for sufficient open space to:</p> <ul style="list-style-type: none"> ▪ Meet the needs of the future residents and provide opportunity for active living for the community; ▪ Link with existing public space and create a network for the urban area 	<p>AO13.1</p> <p>No Acceptable Outcome is identified</p>

Performance Outcome	Acceptable Outcome
<i>Within the Township Zone</i>	
<p>PO14</p> <p>Where within the Township Zone, development appropriately reflects the 'key' design principles and masterplan provisions contained in the Mapoon Urban Area Masterplan Planning Scheme Policy (Policy No.1).</p>	<p>AO14.1</p> <p>No Acceptable Outcome is identified.</p>



Figure 15 Existing residential allotment within Red Beach

8.2.2 Operational Works Code

8.2.2.1 Application

This code applies where identified as assessment benchmarks in the categories of development and assessment tables in Section 5.7 of the Planning Scheme

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

8.2.2.2 Purpose

- (1) The purpose of the operational works code is to:
 - (a) Ensure that development is provided with adequate infrastructure and services;
 - (b) Manage the impact of development on the environmental values identified throughout the shire
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Infrastructure and works meets the needs of development;
 - (b) Infrastructure and works protect community amenity and safety;
 - (b) Infrastructure and works are provided in a logical and efficient manner consistent with the expected demands of the community; and
 - (c) Design and construction of infrastructure networks and works meet the appropriate standards and are undertaken in a way that acknowledges and protects cultural heritage and manages against environmental harm

8.2.2.3 Specific benchmarks for assessment

Table 8.2.2.3 – Benchmarks for accepted subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes
<i>Design and Construction of Infrastructure</i>	
PO1 Infrastructure and works are provided in a logical and efficient manner consistent with the expected demands of the community.	AO1.1 No Acceptable Outcome is identified.
PO2 Premises are provided with adequate water supply to cater for the expected demands of development.	AO2.1 Premises in the Township Zone are connected to the reticulated water supply system generally in accordance with the requirements of the <i>FNQROC Development Manual</i> .
	AO2.2 Premises outside the Priority Infrastructure Area (PIA) include suitable on-site water to meet with the Queensland Development Code provisions.
PO3 Premises are provided with adequate waste water disposal (on-site sewerage) to cater for the expected demands of development.	AO3.1 No Acceptable Outcome is identified.
PO4 Premises are provided with adequate reticulated electricity supply.	AO4.1 Premises are connected to the reticulated electricity supply network in accordance with Ergon requirements.
PO5 Premises are provided with adequate telecommunication services.	AO5.1 Premises are connected to the telecommunications network in accordance with Telstra requirements
PO6 New roads within the Township zone are built to a suitable standard and include provision for Council's network infrastructure. Rural roads outside the Township zone are to be designed for all weather travel maintaining accessibility between the community and areas outside of the shire.	AO6.1 Roads and infrastructure are designed and constructed generally in accordance with the requirements of the <i>FNQROC Development Manual</i>
	AO6.2 Maintenance of rural roads should be undertaken at regular intervals of no more than 12 months to maintain a reasonable level of accessibility
PO7 On-site erosion and sediment control measures are implemented to minimise onsite erosion and release of sediment and sediment laden stormwater (e.g. Urban Stormwater – Queensland Best Practice Environmental Management Guidelines (draft))	AO7.1 No Acceptable Outcome is identified
PO8 Filling and excavation works are designed and completed in a way that does not cause environmental harm	AO8.1 No Acceptable Outcome is identified

Performance Outcomes	Acceptable Outcomes
<p>PO9</p> <p>Development manages the potential for environmental harm associated with the disturbance of Potential or Actual Acid Sulfate Soils on:</p> <p>a) Environmental Values (Water Quality etc);</p> <p>b) Property and Infrastructure.</p>	<p>AO9.1</p> <p>Disturbance of soils at or below 5 metres AHD is limited to 100m³ of excavation and 500m³ of fill, the latter having an average depth of 0.5 metres or more.</p> <p>AO9.2</p> <p>Works at or below 5 metres AHD that involve greater than 100m³ of excavation or 500m³ of fill, the latter having an average depth of 0.5 metres or more will require:</p> <ul style="list-style-type: none"> Completion of the necessary investigations to determine the likelihood of encountering PASS or ASS within the development area: and Completion and implementation of an Acid Sulphate Soils Management Plan to provide alternatives or measures for adoption to manage the potential development impacts
Tree Clearing	
<p>PO10</p> <p>Clearing of vegetation and “scrub” within the Township zone is undertaken but maintains vegetated buffers between dwellings and other landuse activities</p> <p>Clearing of vegetation and “scrub” that is identified as being an Environmentally Significant Area is avoided outside of the Township Zone</p>	<p>AO10.1</p> <p>Clearing of vegetation in the Township zone seeks to maintain:</p> <ul style="list-style-type: none"> Vegetated buffers between boundaries and along watercourse/drainage line (minimum 20 metres); and <p>AO10.2</p> <p>Development that involves clearing outside the Township Zone within an area identified as an Environmentally Significant Area is limited to maximum 1,000m²</p>
Amenity	
<p>PO11</p> <p>All development is located, designed and operated in a manner that contributes to the amenity and landscape of the area.</p>	<p>AO11.1</p> <p>Minimise need for excavation and fill by utilising natural topographical features for drainage where possible and limiting removal of vegetation.</p>
<p>PO12</p> <p>Filling and/or excavation must not result an adverse impact affecting adjoining premises or community infrastructure</p>	<p>AO12.1</p> <p>No Acceptable Outcome is identified</p>
<p>PO13</p> <p>Filling and excavation does not cause ponding on the premises or adjoining land</p>	<p>AO13.1</p> <p>No Acceptable Outcome is identified</p>
Cultural Heritage	
<p>PO14</p> <p>Development is located, designed and operated to ensure that any impacts on land with known cultural values can be appropriately managed in collaboration with Traditional Owners</p>	<p>AO14.1</p> <p>Development is not undertaken on land with known cultural values (including both historical significant and physical artefacts) unless created for cultural protection.</p>

Definitions Schedule 1

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

Table SC1.1.1 – Index of use definitions

Agricultural Supplies Store	Health Care Services	Outdoor Sport & Recreation
Air Services	Home Based Business	Park
Animal Husbandry	Hospital	Place of Worship
Animal Keeping	Hostel	Relocatable Home Park
Bulk Landscape Supplies	Hotel	Renewable Energy Facility
Car Park	Indoor Sport & Recreation	Residential Care Facility
Caretakers Accommodations	Intensive Animal Husbandry	Retirement Facility
Cemetery	Intensive Horticulture	Roadside Stall
Child Care Centre	Landing	Rural Industry
Club	Low Impact Industry	Sales Office
Community Care Centre	Food & Drink Outlet	Service Industry
Community Residence	Hardware and Trade Supplies	Service Station
Community Use	Hospital	Shop
Cropping	Indoor Sport & Recreation	Shopping Centre
Dual Occupancy	Landing	Short Term Accommodation
Dwelling House	Low Impact Industry	Showroom
Dwelling Unit	Major Electricity infrastructure	Substation
Educational Establishment	Marine Industry	Telecommunications Facility
Emergency Services	Market	Tourist Park
Environmental Facility	Medium Impact Industry	Transport Depot
Extractive Industry	Multiple Dwelling	Utility Installation
Food & Drink Outlet	Nature Based Tourism	Veterinary Services
Function Facility	Non-resident workforce	Warehouse
Garden Centre	Noxious and Hazardous Industry	Wholesale Nursery
Hardware and Trade Supplies	Office	
High Impact Industry	Outdoor Sales	

Table SC1.1.2 – Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
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	<p>Premises used for the following:</p> <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 or goods on or from and aircraft; ▪ Any ancillary activities directly servicing the needs of passengers and visitors to the use; ▪ Associated training and educational facilities; and ▪ Aviation facilities. 	Airport, airstrip, helipad; public or private airfield	
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 and piggeries
Animal Keeping	<p>Premises used for boarding, breeding or training of animals.</p> <p>The use may include ancillary temporary 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
Bulk Landscaping 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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Car Park	Premises use for parking vehicles where the parking is not ancillary to another use	Parking Station	
Caretakers Accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises		Dwelling House
Cemetery	Premises use for the interment of bodies or ashes after death	Burial Ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, Funeral Parlour
Child Care Centre	Premises use for minding or care, but not residence, of children	Creche, early childcare centre, kindergarten, after school care	Educational establishment, home based child care
Club	<p>Premises used by persons associated for social, literary, political, sporting, athletic, or other similar purpose for social interaction or entertainment</p> <p>The use may include the ancillary preparation and service of food and drink</p>	Club house, guide and scout club, 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 maybe 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
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 maybe unrelated	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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Cropping	<p>Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil.</p> <p>The use includes harvesting and storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.</p>	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing and vineyard	Permanent plantations, intensive horticulture, rural industry
Dual Occupancy	<p>Premises containing two dwellings, each for a separate household, and consisting of</p> <ul style="list-style-type: none"> a single lot, where neither dwelling is a secondary dwelling or two lots sharing common property where one dwelling is located on each lot 	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply.	Dwelling House, Multiple Dwelling
Dwelling House	<p>A residential use of premises for one household which contains a single dwelling.</p> <p>The use includes domestic out-buildings and works normally associated with a dwelling and may</p>		Caretakers 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	Caretakers accommodation, dwelling house
Educational Establishment	Premises used for training and instruction designed to impart knowledge and develop skills	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 persons property and the environment	State emergency service facility; ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management and support facility	Community use, hospital, residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
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 & Drink Outlet	<p>Premises used for the preparation and sale of food and drink to the public for consumption on or off the site.</p> <p>The use may include the ancillary sale of liquor for consumption on-site.</p>	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
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
Garden Centre	<p>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.</p> <p>The use may include an ancillary food and drink outlet.</p>	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.		
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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
High 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"> ▪ 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 fire, explosion or toxic release; ▪ Generates high traffic flows in the context of the locality or the road network; ▪ Generates a significant demand on the local network infrastructure; ▪ The use may involve night time and outdoor activities; ▪ Onsite controls are required for emissions and dangerous good risk. 	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, noxious and hazardous industry</p>
Home Based Business	<p>A dwelling used for a business activity where subordinate to the residential use.</p>	<p>Bed and breakfast, farm stay, home office, home based childcare</p>	<p>Hobby, office, shop, warehouse transport</p>
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>		<p>Health care services, residential care facility</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Hostel	<p>Premises used for the accommodation of more than one household 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; ▪ does not occupy a self-contained unit; ▪ shares communal rooms, or communal facilities outside of the resident's room, with one or more of the other residents. <p>It may include:</p> <ul style="list-style-type: none"> ▪ rooms not in the same premises; or ▪ provision of a food or other service; or ▪ on site management or staff and associated accommodation. 	Boarding house, monastery, rooming accommodation, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
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>	Bar, pub, tavern	Nightclub
Indoor Sport or 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, theatre
Intensive Animal Industry	<p>Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.</p> <p>The use includes the ancillary storage and packing of feed and produce.</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Intensive Horticulture	<p>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); ▪ offsite impacts from storage of dangerous goods are negligible; ▪ the use is primarily undertaken indoors. 	<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, noxious and hazardous industry
Major Electrical 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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Marine Industry	<p>Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure.</p> <p>The use may include the provision of fuel and disposal of waste.</p>	Boat building, boat storage, dry dock	Marina
Market	<p>Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	Flea market, farmers market, car boot sales	Shop, Roadside Stall
Medium Impact Industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, 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; generates high traffic flows in the context of the locality or the road network; generates an elevated demand on the local infrastructure network; potential for offsite impacts in the event of fire, explosion or toxic release; 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>Spray painting and surface coating, transport depot, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, noxious and hazardous industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Multiple Dwelling	Premises which contains three or more dwellings where the use is primarily residential.	Apartments, flats, units, townhouses	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based Tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem, and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> ▪ maintain a nature based focus or product; ▪ promote environmental awareness, education and conservation; ▪ carry out sustainable practices. 	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
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.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Noxious and Hazardous 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"> potential for extreme 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 fire, explosion or toxic release; onsite controls are required for emissions and dangerous goods risks; the use generally involves night time and outdoor activities; the use may involve the storage and handling of large volumes of dangerous goods; requires significant separation from non-industrial uses. 	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Low impact industry, medium impact industry, high impact industry, service industry
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> <ul style="list-style-type: none"> Business or professional advice; Service of goods that are not physically on the premises; Office based administrative functions of an organisation. 	Bank, Real Estate Agent	Home Based Business, Shop, Outdoor Sales

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
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 & Recreation	<p>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.</p> <p>The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval, pony club	Major sport, recreation and entertainment facility, motor sport, park
Park	<p>Premises used by the public generally for free recreation and enjoyment, and may be used for community events.</p> <p>Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>	Urban Common	Tourist Attraction, Outdoor Sport & Recreation
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 and educational activities.</p>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Relocatable Home Park	<p>Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.</p> <p>The use may include a manager's residence and office, food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.</p>		Tourist Park
Renewable Energy Facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
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
Retirement Facility	<p>A residential use of premises for an integrated community and specifically built and designed for older people.</p> <p>The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.</p> <p>The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.</p>	Retirement Facility	Residential Care Facility
Roadside Stall	Premises used for the roadside display and sale of goods in rural areas.		Market

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Rural Industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where the processing and packaging is ancillary to a rural use on or adjacent to the site.</p>	Packing Shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Sales Office	<p>The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize. The use may include a caravan or relocatable dwelling or structure.</p>	Display Dwelling	Bank, Office
Service Industry	<p>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.</p>	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, noxious and hazardous industry
Service Station	<p>Premises used for the sale of fuel including petrol, liquid petroleum, automotive distillate and alternative fuels.</p> <p>The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.</p>		
Shop	<p>Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.</p>	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket	Adult shop, food and drink outlet, showroom, market
Shopping Centre	<p>Premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.</p>		

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
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	Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires: a large area for handling, display or storage; direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.	Bulky Good Sales	Food and Drink Outlet, Shop, Outdoor Sales
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 ▪ 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. 	Substations, Switching Yards	Major electricity infrastructure, minor electricity infrastructure
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.	Telecommunications Tower	Aviation facility, "low-impact telecommunications facility" as defined under the Telecommunications Act 1997

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Tourist Park	<p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</p>	Camping Ground, Caravan Park	Relocatable home park, tourist attraction, short-term accommodation
Transport Depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard	Home based business, warehouse, low impact industry, service industry
Utility Installation	<p>Premises used to provide the public with the following services:</p> <ul style="list-style-type: none"> supply of water, hydraulic power, electricity or gas; ▪ sewerage, drainage or stormwater services; ▪ transport services including road, rail or water; ▪ waste management facilities ▪ network infrastructure. <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>	Sewerage treatment plant, mail depot, pumping station	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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Warehouse	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to the storage.</p> <p>The use does not include retail sales from the premises.</p>	Self-storage Sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale Nursery	<p>Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.</p> <p>The use may include sale of gardening materials where these are ancillary to the primary use.</p>		Bulk Landscape Supplies, Garden Centre

SC1.2 Defined activity groups

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

Table SC1.2.1 – Index of defined activity groups

Permanent Residential Accommodation Activities	Business Activities	Community Recreational Activities
Industrial Activities		

Table SC1.2.2 – Defined activity groups

Column 1 Activity group	Column 2 Uses
Business Activities	Car Park Food and Drink Outlet Function Facility Garden Centre Hardware and Trade Supplies Health care Services Office Outdoor Sales Sales Office Service Industry Shop Shopping Centre Showroom Warehouse Veterinary Facilities
Community Activities	Childcare Centre Club Community Care Centre Community Use Educational Establishment Emergency Services Hospital Indoor Sport and Recreation Landing Outdoor Sport and Recreation Park Place of worship
Industrial Activities	Agricultural Supplies Store Bulk Landscaping Supplies Low Impact Industry Marine Industry Medium Impact Industry Service Station Transport Depot
Permanent Residential Accommodation Activities	Caretakers Accommodation Community Residence Dual Occupancy Dwelling House Dwelling Unit Multiple Dwelling Non-residential workforce accommodation Relocatable Home Park Residential Care Facility Retirement Village

SC1.3 Administrative definitions

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

Table SC1.3.1 – Index of administrative definitions

<ul style="list-style-type: none"> ▪ Adjoining premises ▪ Access ▪ Access strip ▪ Accessway ▪ Acid sulfate soils (ASS) ▪ Active and public transport supportive use ▪ Active transport ▪ Adverse flooding ▪ Advertising device ▪ Affordable housing ▪ Alternative provision ▪ Annual exceedance probability (AEP) ▪ Articulation ▪ Assessment benchmarks ▪ Australian height datum (AHD) ▪ Average recurrence interval (ARI) ▪ Average width ▪ Aviation facilities ▪ Background noise level ▪ Balance port land ▪ Base date ▪ Basement ▪ Biodiversity ▪ Boundary clearance ▪ Buffer ▪ Building ▪ Building format plan of survey ▪ Building frontage ▪ Building height ▪ Building height for aviation purposes ▪ Burra Charter ▪ Bushfire risk ▪ Commercial waste ▪ Community Management Statement ▪ Community Titles Scheme ▪ Connectivity 	<ul style="list-style-type: none"> ▪ Development ▪ Development envelope area ▪ Domestic addition ▪ Domestic outbuilding ▪ Domestic pet ▪ Domestic waste ▪ Dwelling ▪ Ecological sustainability ▪ Electricity easement ▪ Environmental management plan ▪ Environmental nuisance ▪ Environmentally relevant activity ▪ Erosion prone area ▪ Filling or excavation ▪ Floor space ratio ▪ Form ▪ Gross floor area ▪ Gross leasable area ▪ Ground level ▪ Habitable room ▪ Habitat ▪ Habitat link ▪ Habitat values ▪ Hazardous material ▪ Heritage place ▪ Highest astronomical tide ▪ Household ▪ Infill development ▪ Irregular lot ▪ Legibility ▪ Lot ▪ Mass ▪ Mean high water spring tide ▪ Mezzanine ▪ Minor building work ▪ Minor Electrical Infrastructure ▪ Movement Network ▪ Nature-based Recreation ▪ Non-resident workers 	<ul style="list-style-type: none"> ▪ Plot ratio ▪ Premises ▪ Preservation ▪ Primary street frontage ▪ Private open space ▪ Projection area(s) ▪ Public open space ▪ Public transport ▪ Rear lot ▪ Recyclable waste ▪ Removable structure ▪ Repair ▪ Restoration ▪ Removal ▪ Rhythm ▪ Riparian vegetation ▪ Risk ▪ Risk assessment ▪ Road ▪ Road hierarchy ▪ Scale ▪ Secondary dwelling ▪ Sensitive land use ▪ Setback ▪ Side and rear boundary clearance ▪ Site ▪ Site cover ▪ Standard format plan of survey ▪ State-controlled road ▪ Storey ▪ Stormwater ▪ Streetscape ▪ Structure ▪ Temporary use ▪ Transit oriented development ▪ Ultimate Development ▪ Use ▪ Vegetation ▪ Vegetation Management
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<ul style="list-style-type: none"> ▪ Corner Lot ▪ Crime Prevention Through Environmental Design (CPTED) ▪ Dedicated Road ▪ Demand Unit ▪ Demolition Work ▪ Development Footprint ▪ Design Speed ▪ Design Vehicle 	<ul style="list-style-type: none"> ▪ Outermost Projection ▪ Out-of-centre ▪ Outdoor Lighting ▪ Overland Flow Path ▪ Permeability ▪ Permeable Surface ▪ Pick Up / Set Down Areas ▪ Place ▪ Planning Assumptions 	<ul style="list-style-type: none"> Offset ▪ Verge ▪ Volumetric Format Plan of Survey ▪ Workability ▪ Walking Catchment ▪ Water Catchment ▪ Waterway ▪ Wetland
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Table SC1.3.2 – Administrative definitions

Column 1 Term	Column 2 Definition
Adjoining premises	Premises that share all or part of a measurable common boundary.
Access	The entry of persons and vehicles onto a lot, either existing or proposed, from a road which abuts the frontage of that lot.
Access strip	That part of a site which is used for providing access to a road.
Accessway	A vehicle driveway used to access premises.
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
Active and Public Transport Supportive Use	A use that, by its nature, encourages travel by active and public transport over private motor vehicles, or attracts users that commonly travel by active or public transport.
Active Transport	Non-motorised travel such as walking and cycling.
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.
Alternative Provision	For the purpose of building works, provisions that are: <ul style="list-style-type: none"> ▪ identified or stated in a planning scheme; ▪ alternative to the provisions of the Queensland Development Code, MP 1.1 and 1.2; ▪ qualitative statements or quantifiable standards.

Column 1 Term	Column 2 Definition
Annual Exceedance probability (AEP)	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. The AEP of a flood event gives no indication of when a flood of that size will occur next.
Articulation	Designing a building, or the façade of a building, with clearly distinguishable parts.
Assessment Benchmarks	Those parts of the assessment provisions, comprising codes or otherwise, that establish the outcomes sought for self-assessable, assessable development and development requiring code assessment, including overall outcomes, performance outcomes and acceptable outcomes.
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>
Background Noise Level	For a specified time interval, in relation to an investigation of a noise, the A-weighted sound pressure level that is equalled or exceeded for 90 percent of that part of the interval in which the investigated noise is absent.
Balance Port Land	<p>Land the Treasurer declares to be balance port land under section 283J7 of the <i>Transport Infrastructure Act 1994</i>.</p> <p>Note—definition from the <i>Transport Infrastructure Act 1994</i>.</p>
Base Date	The date from which a local government has estimated its projected infrastructure demands and costs.

Column 1 Term	Column 2 Definition
Basement	A storey substantially below ground level where the floor level of the level above projects no more than one metre above ground level.
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> <p>As a general principle a buffer is not extended over a third party's property without their consent.</p>
Building	<p>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.</p> <p><i>Note—definition from the Act.</i></p>
Building Format Plan of Survey	<p>A building format plan of survey defines land using the structural elements of a building, including, for example, floors, walls and ceilings.</p> <p><i>Note—definition from the Land Title Act 1994.</i></p>
Building Frontage	The façade of a building that fronts the street or other public space.
Building Height	<p>If specified:</p> <ul style="list-style-type: none"> (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like (b) in storeys, the number of storeys above ground level or (c) in both metres and storeys, both (a) and (b) apply.
Building Height for Aviation Purposes	The maximum height of the building measured to the highest projection and includes items such as antennas, aerials, chimneys and flagpoles.

Column 1 Term	Column 2 Definition
Burra Charter	The charter that provides guidance for the conservation and management of places of cultural significance and is based on the knowledge and experience of Australian International Council on Monuments and Sites (ICOMOS) members.
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.
Commercial Waste	Waste, other than green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial premises. Note—as defined in the <i>Environmental Protection (Interim Waste) Regulation 1996</i> .
Community Management Statement	The identification of a community titles scheme. It is also a document that: <ul style="list-style-type: none"> ▪ identifies land; ▪ otherwise complies with the requirements of the Body Corporate and <i>Community Management Act 1997</i> for a community management statement. Note—as defined in the Body Corporate and Community Management Act 1997.
Community Titles Scheme	A single community management statement recorded by the registrar identifying land (the scheme land). Note—as defined in the Body Corporate and Community Management Act 1997.
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.
Corner Lot	A lot bounded by two or more roads where the roads intersect or join.
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.
Demand Unit	Unit of demand that applies to each type of infrastructure to express the demand represented by different types of lots or uses.

Column 1 Term	Column 2 Definition
Demolition Work	<p>Work to demolish or dismantle systematically a structure, or part of a structure, but does not include the systematic dismantling of:</p> <ul style="list-style-type: none"> ▪ a part of a structure for alteration, maintenance, remodelling or repair; or ▪ formwork, falsework, scaffold or other construction designed or used to provide support, access or containment during construction work. <p>Note—as defined in the Workplace Health and Safety Act 1995.</p>
Development Footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, setbacks, open space, all associated facilities, landscaping, preliminary stormwater drainage, all areas of disturbance, on-site parking, access and manoeuvring areas.
Design Speed	The speed selected as being appropriate for a street, for design purposes.
Design Vehicle	The vehicle which a given development is designed to accommodate in relation to on-site access and manoeuvrability.
Development	<p>Any of the following:</p> <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. <p>Note—definition from the Act. Each term in this definition is further defined in the Act.</p>
Development Envelope Area	<p>The area of a lot defined by metes and bounds within which all development including but not limited to a building, structure, private open space, accessway, car park, storage, on-site wastewater treatment and associated clearing of vegetation must be confined other than a boundary fence.</p> <p>The term does not include an accessway from a road to the development envelope area.</p>
Domestic Addition	<p>The addition to or extension of the dwelling for:</p> <ul style="list-style-type: none"> ▪ rooms <ul style="list-style-type: none"> - on premises with an existing dwelling house; - that do not create a secondary dwelling; or ▪ buildings or structures used for passive recreational purposes that <ul style="list-style-type: none"> - are roofed and unenclosed such as verandahs, decks, patios or the like; or - provide roof-top recreational areas.

Column 1 Term	Column 2 Definition
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.
Domestic Pet	<p>An animal which is kept on a premises for the private enjoyment of a person residing therein. The numbers of or conditions under which the animal is kept or the type of animal shall be in accordance with any relevant local law.</p> <p>The term includes the keeping of bees pursuant to the <i>Apiaries Act 1982</i>.</p>
Domestic Waste	<p>Waste, other than domestic clean-up waste, green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic premises.</p> <p>Note—as defined in the Environmental Protection (Interim Waste) Regulation 1996.</p>
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> <p>protection of ecological processes and natural systems at local, regional, State and wider levels;</p> <p>economic development;</p> <p>maintenance of the cultural, economic, physical and social wellbeing of people and communities.</p> <p><i>Note—definition from the Act.</i></p>
Electrical Easement	A right held by an electricity distribution entity over a lot or portion of a lot owned by another party. The right may include the ability to access, maintain, repair, rebuild and restrict development in the electricity easement.
Environmental Management Plan	<p>For development to which the EIS process applies, means a document prepared by the proponent that proposes conditions and mechanisms to manage the potential environmental impacts of the development.</p> <p><i>Note—definition from the Act.</i></p>

Column 1 Term	Column 2 Definition
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>
Environmentally Relevant Activity	<p>Is:</p> <ul style="list-style-type: none"> ▪ an agricultural ERA as defined under section 75 of the Environmental Protection Act 1994; or ▪ a mining activity as defined under section 147 of the Environmental Protection Act 1994; or ▪ a chapter 5A activity as defined under section 309A of the Environmental Protection Act 1994; or ▪ another activity prescribed under section 19 of the Environmental Protection Act 1994 as an Environmentally relevant activity. <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 Coastal Protection and Management Act 1995.</p> <p>Note—definition from the Coastal Protection and Management Act 1995.</p>
Filling of Excavation	<p>Removal or importation of material to, from or within a lot that will change the ground level of the land.</p>
Floor Space Ratio	<p>The ratio of floor area including basements, mezzanine and toilets to the area of the site.</p>
Form	<p>In a streetscape context, the two-dimensional shape, outline or silhouette of a building.</p>
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; or ▪ a ground floor public lobby; or ▪ a public mall in a shopping complex; or ▪ parking, loading or manoeuvring of vehicles; or ▪ balconies, whether roofed or not. <p>Note—definition from the Regulation.</p>
Gross Leasable Area	<p>The total floor area, inclusive of all internal walls and columns, capable of being occupied by separate tenants for their exclusive use, including basements, mezzanine and toilets.</p>
Ground Level	<p>The level of the natural ground or, where the level of the natural ground has been changed, the level as lawfully changed.</p>

Column 1 Term	Column 2 Definition
Habitable Room	<p>A room used for normal domestic activities, and:</p> <ul style="list-style-type: none"> includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods. <p>Note—definition from the Building Code of Australia.</p>
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 Link	The area that connects two or more areas of habitat and provides a relatively safe area for movement and refuge for indigenous animals.
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 Materials	<p>A substance with potential to cause harm to persons, property or the environment because of 1 or more of the following—</p> <ul style="list-style-type: none"> the chemical properties of the substance; the physical properties of the substance; the biological properties of the substance. <p>Without limiting the first paragraph, all dangerous goods, combustible liquids and chemicals are hazardous materials.</p> <p>Note—definition from the Dangerous Goods Safety Management Act 2001.</p>
Heritage Place	A place, area, land, landscape, building or work which is of cultural heritage significance.
Highest Astronomical Tide	<p>The highest tide level that can be predicted to occur under average meteorological conditions and any combination of astronomical conditions.</p> <p>This level will not be reached every year, and is less than extreme levels that can be caused by storm tides.</p>
Household	<p>An individual or a group of two or more related or unrelated people who reside in the same dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.</p> <p>The term does not include individuals living in rooming accommodation as defined elsewhere.</p>

Column 1 Term	Column 2 Definition
Infill Development	Development in existing developed areas usually involving the use of vacant land or the replacement or removal of existing uses to allow for new uses.
Irregular Lot	A lot that is not rectangular in shape. This term does not include an internal lot.
Legibility	The extent to which people who are unfamiliar with an area are able to find their way to or around a place.
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>
Mass	In a streetscape context, the three-dimensional shape or outline or bulk of a building.
Mean High Water Springs Tide	The long-term average of the heights of two successive high tides when the range of tide is greatest, at full moon and new moon.
Mezzanine	<p>An intermediate floor within a room.</p> <p>Note—definition from the Building Code of Australia.</p>
Minor Building Work	An alteration, addition or extension to an existing building(s) which results in an increase in 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 meters, whichever is the lesser.
Minor Electrical 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 does not increase, and where they are located on an existing substation lot.

Column 1 Term	Column 2 Definition
Movement Network	All road, rail, bus, pedestrian and cycle corridors together with passenger transport stations and interchanges that provide access to these corridors.
Nature Based Recreation	Means: <ul style="list-style-type: none"> ▪ activities that include appreciation of nature as the key motivational factor; ▪ substantial modification of the natural environment is not required; ▪ the natural environment is critical to the participation and satisfaction of the participants; ▪ activities that occur in, and are dependent upon settings which are perceived by those pursuing recreation as not being significantly altered by recent human activity; ▪ activities that occur in, and are dependent upon, settings which are not under the direct control of participants.
Non-resident Workers	Workers who reside in areas for extended periods when employed on projects directly associated with mining, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
Outermost Projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Out-of-Centre	A location that is clearly separate from a centre. Note—land that is zoned with the word “centre” in the title is a centre for the purposes of the planning scheme.
Outdoor Lighting	Any form of permanently installed lighting system whether internal or external which emits light that may have impacts beyond the site.
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.
Permeability	For the purposes of access, the extent to which people and vehicles, can access and move through a place or an area, or the ease with which connections through it can be made.
Permeable Surface	The treatment of a surface to allow rainwater to infiltrate to the soil, such as grass, gravel, landscaping or open paving.
Pick up / Set down Area	A parking space or spaces set aside for the picking up and setting down of vehicle passengers, preferably physically separate from any adjacent vehicle carriageway.

Column 1 Term	Column 2 Definition
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.
Plot Ratio	The ratio of gross floor area to the area of the site.
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. <p>Note—definition from the Act.</p>
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.
Projection Area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
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.
Public Transport	Services and facilities to transport passengers by modes such as buses, rail, ferries and light rail which are provided for public use.
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.
Recyclable Waste	Clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. Note—definition from the <i>Environmental Protection (Interim Waste) Regulation 1996</i> .
Removable Structure	A dwelling unit, building or structure including foundations, capable of being completely removed from a site.
Repair	In relation to a place of cultural significance, reconstruction or restoration.
Restoration	Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without, or with limited, introduction of new material.

Column 1 Term	Column 2 Definition
Removal	In relation to a place of cultural significance or streetscape value, relocation beyond or within a lot.
Rhythm	In a streetscape context, the overall pattern of buildings and building elements and the extent to which they are harmonious or discordant.
Riparian Vegetation	Vegetation that grows on, below or adjacent to waterways.
Risk	A concept used to describe the likelihood of harmful consequences arising from the interaction of hazards, community and the environment.
Risk Assessment	The process of identifying and documenting actual and perceived risks to human health or the environment, to allow further evaluation and appropriate responses. A risk matrix may be used in this process to allow the severity of the potential risk of an event occurring to be determined.
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; ▪ a bridge, causeway, culvert or other works in, on, over or under a road; ▪ any part of a road. <p>Note—definition from the <i>Land Act 1994</i>.</p>
Road Hierarchy	A system in which roads are ranked in terms of their function, type and capacity to support different types of vehicles and volumes of traffic.
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 maybe freestanding</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—definition from SPP (July 2014).</p>

Column 1 Term	Column 2 Definition
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.
Standard Format Plan of Survey	<p>Defines land using a horizontal plane and references to marks on the ground.</p> <p>Note—definition from the <i>Land Title Act 1994</i>.</p>
State Controlled Road	<p>A road or land, or part of a road or land, declared under section 24 [of the Transport Infrastructure Act 1994] to be a State-controlled road, and, for chapter 6, part 5, division 2, subdivision 2 [of the Transport Infrastructure Act 1994], see section 53 [of the Transport Infrastructure Act 1994].</p> <p>Note—definition from the <i>Transport Infrastructure Act 1994</i></p>
Storey	<p>A space within a building which 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:</p> <ul style="list-style-type: none"> ▪ a space that contains only: <ul style="list-style-type: none"> - a lift shaft, stairway or meter room; or - a bathroom, shower room laundry, water closet, or other sanitary compartment; or - accommodation intended for not more than three vehicles; or a combination of the above; ▪ a mezzanine. <p>Note—definition from the Building Code of Australia.</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
Streetscape	The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
Structure	Includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure. Note—definition from the Building Act 1975.
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.
Transit Orientated Development	Mixed use residential and employment areas, designed to maximise access to public transport through higher density development and pedestrian-friendly street environments.
Ultimate Development	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.
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> .
Vegetation Management Offset	An agreement to carry out works or activities to conserve, enhance, maintain, monitor or rehabilitate an area of vegetation. Note—definition from the <i>Vegetation Management Act 1999</i> .
Verge	That part of the street or road reserve between the carriageway and the boundary of the adjacent lot or other limit to the road reserve. The term may accommodate service provider utility infrastructure, footpaths, stormwater flows, street lighting poles and planting.
Volumetric Format Plan of Survey	Defines land using three dimensionally located points to identify the position, shape and dimensions of each bounding surface. Note—definition from the <i>Land Title Act 1994</i> .
Walkability	The extent to which a place or an area enables and encourages walking.

Column 1 Term	Column 2 Definition
Walking Catchment	<p>The area of land that is within walking distance, equivalent to the distance that can be covered in about 10 minutes comfortable walk time, of a particular location.</p> <p>Note—the walking catchment for a particular location can be defined according to local circumstances and shown in a planning scheme map (e.g. local plan, overlay).</p> <p>In relation to a boundary shown in a planning scheme map, walking catchment means the land within the relevant boundary in the planning scheme map. In relation to a particular location where a boundary has not been shown in a planning scheme map, walking catchment means the land within 800 metres distance along a walkable route from that particular location.</p>
Water Catchment	An area of land that drains water to a common point.
Waterway	<p>Means any of the following:</p> <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. <p>Note—definition from the <i>Land Title Act 1994</i>.</p>
Wetland	<p>An area shown as a wetland on “Map of referable wetlands”, a document approved by the chief executive (environment).</p> <p>Note—definition from the Regulation.</p>

Mapping Schedule 2

Schedule 2 Mapping

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

SC2.1 Map Index

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

Table SC2.1.1 – Map index

Map number	Map title	Gazettal date
Strategic Framework Maps		
Map SFM – 001	Strategic Framework – Sheet 1 of 3	<insert gazettal date>
Map SFM – 002	Strategic Framework – Sheet 2 of 3	<insert gazettal date>
Map SFM – 003	Strategic Framework – Sheet 3 of 3	<insert gazettal date>
Zone maps		
Map ZM – 001	Zone Plans – Sheet 1 of 5	<insert gazettal date>
Map ZM – 002	Zone Plans – Sheet 2 of 5	<insert gazettal date>
Map ZM – 003	Zone Plans – Sheet 3 of 5	<insert gazettal date>
Map ZM – 004	Zone Plans – Sheet 4 of 5	<insert gazettal date>
Map ZM – 005	Zone Plans – Sheet 5 of 5	<insert gazettal date>
Overlay maps		
Map OVL – 001	Environmentally Significant Area – Refer to areas identified as Matters of State Environmental Significance (MSES) in the biodiversity mapping from the Queensland Government SPP interactive mapping system (plan making)	<insert gazettal date>
Map OVL – 002	Environmentally Significant Area – Refer to areas identified as Matters of State Environmental Significance (MSES) in the biodiversity mapping from the Queensland Government SPP interactive mapping system (plan making)	<insert gazettal date>
Map OVL – 003	Wenlock River Basin Area	<insert gazettal date>
Map OVL – 004	Natural Hazards (Flooding)	<insert gazettal date>
Map OVL – 005	Natural Hazards (Bushfire)	<insert gazettal date>
Map OVL – 006	Natural Hazards (Bushfire)	<insert gazettal date>
Map OVL – 007a	Natural Hazards (Coastal Protection)	<insert gazettal date>
Map OVL – 007b	Natural Hazards (Coastal Protection)	<insert gazettal date>
Map OVL – 007c	Natural Hazards (Coastal Protection)	<insert gazettal date>

Strategic Framework Maps



Legend

- Mapoon Township Area
- Future Urban Area
- Non Urban

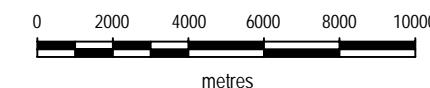
Strategic Features

- Mapoon Government Area
- Wetlands
- Road

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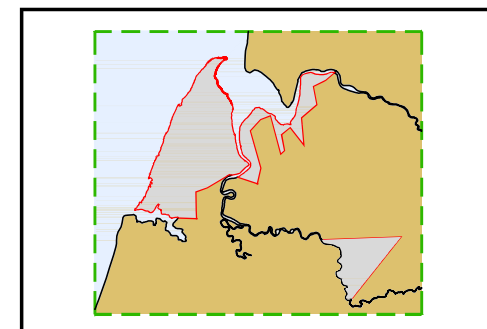
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Geocentric Datum of Australia (GDA94)



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Sheet Index



SFM - 001

Mapoon Township Area
Refer to SC 2.2.2

Gulf of Carpentaria

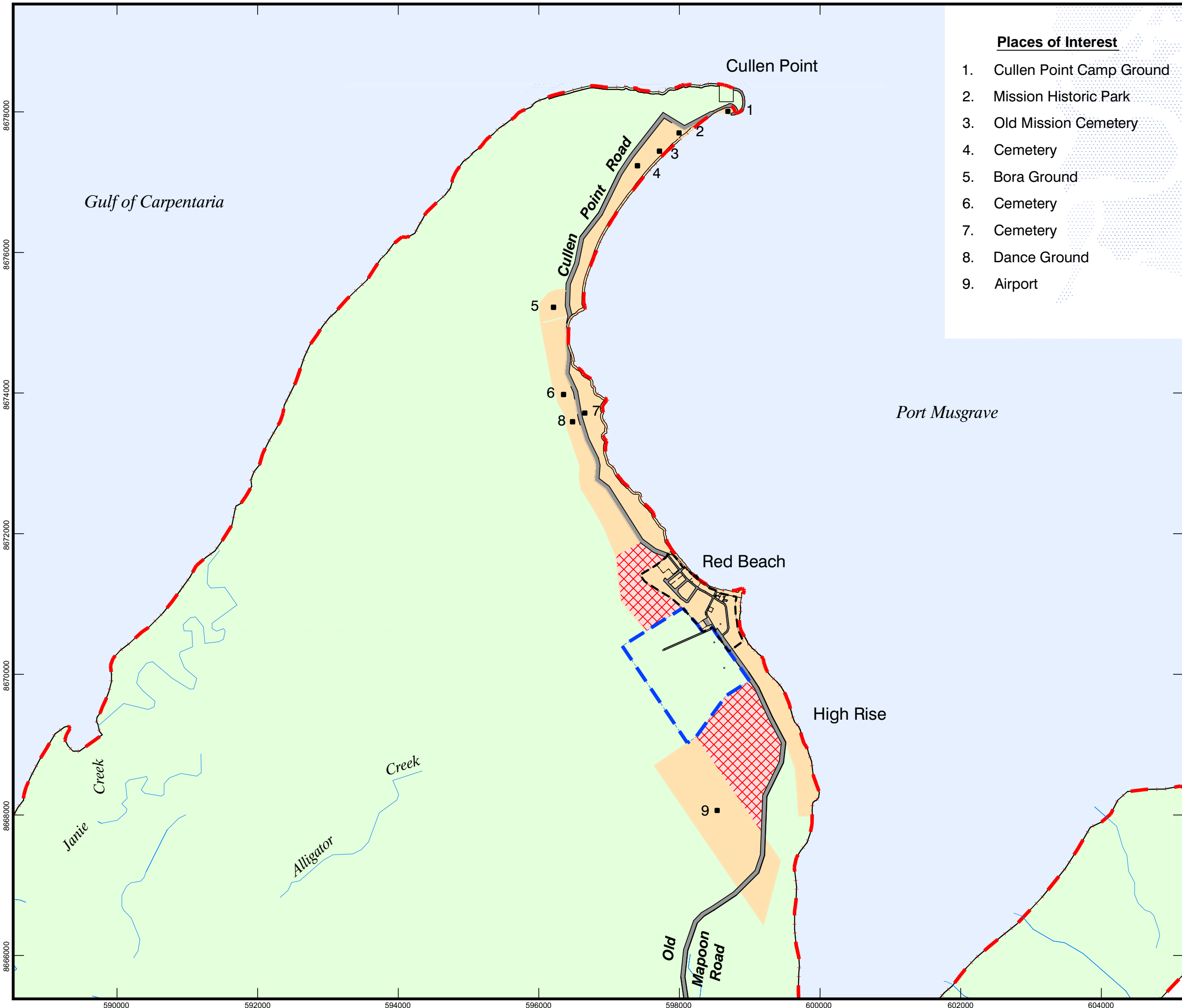
Cook Shire

Port
Musgrave


Cook Shire

Napranum Shire


Cook Shire






- Places of Interest**
1. Cullen Point Camp Ground
 2. Mission Historic Park
 3. Old Mission Cemetery
 4. Cemetery
 5. Bora Ground
 6. Cemetery
 7. Cemetery
 8. Dance Ground
 9. Airport








Mapoon Planning Scheme
Strategic Framework



Legend

-  Mapoon Township Area
-  Future Urban Area
-  Non Urban

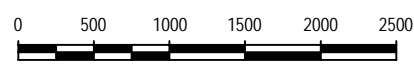
Strategic Features

-  Mapoon Government Area
-  Mapoon Water Catchment Area
-  Red Beach
-  Wetlands
-  Road

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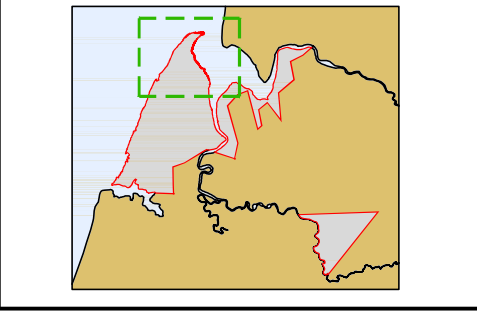
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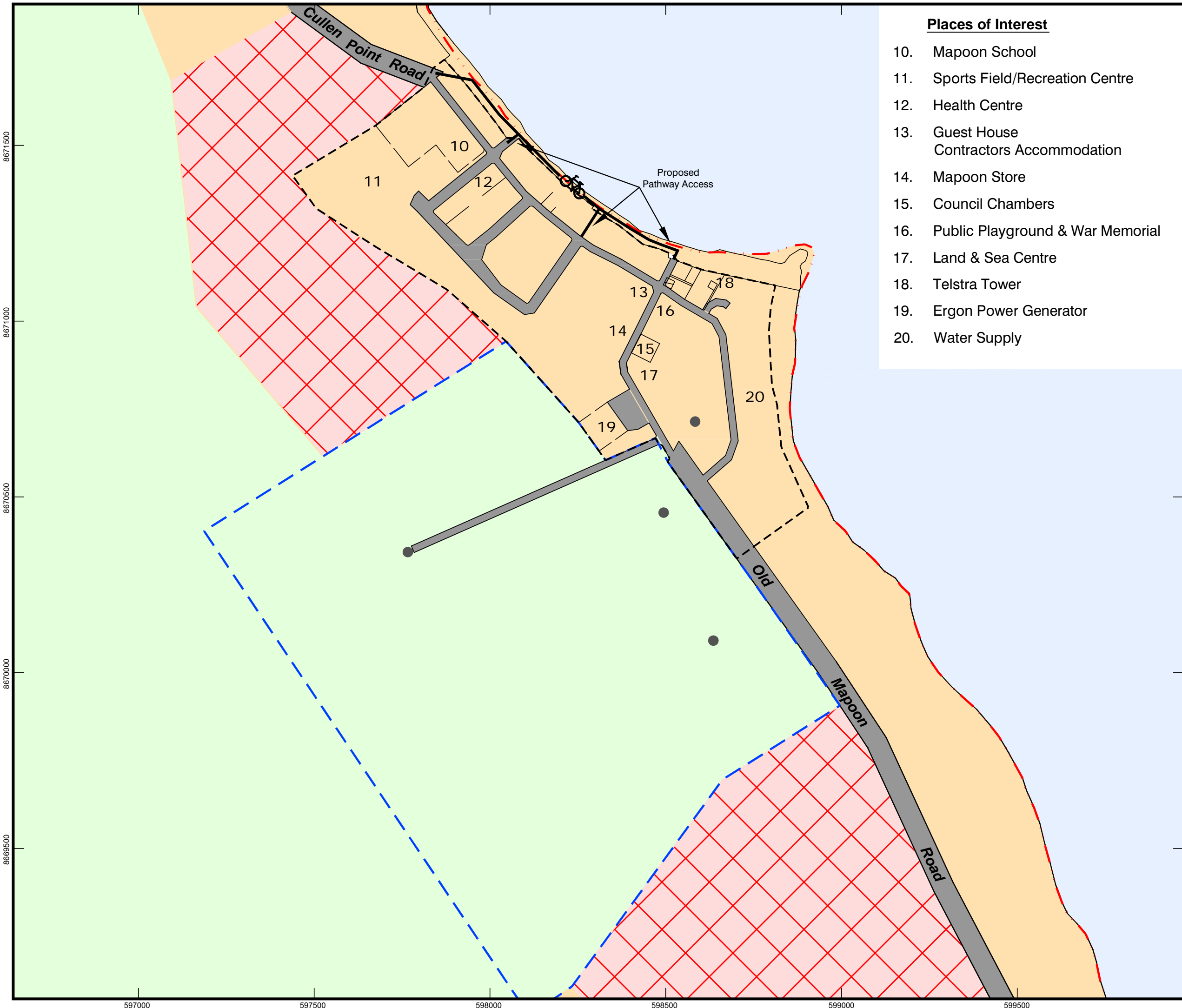
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SFM - 002



- Places of Interest**
- 10. Mapoon School
 - 11. Sports Field/Recreation Centre
 - 12. Health Centre
 - 13. Guest House
Contractors Accommodation
 - 14. Mapoon Store
 - 15. Council Chambers
 - 16. Public Playground & War Memorial
 - 17. Land & Sea Centre
 - 18. Telstra Tower
 - 19. Ergon Power Generator
 - 20. Water Supply



Mapoon Planning Scheme
Strategic Framework



N

Legend

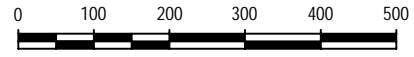
- Mapoon Township Area
- Future Urban Area
- Non Urban

Strategic Features

- Mapoon Government Area
- Mapoon Water Catchment Area
- Red Beach
- Wetlands
- Road
- Proposed Pedestrian/Cycleway
- Water Supply Bore Locations

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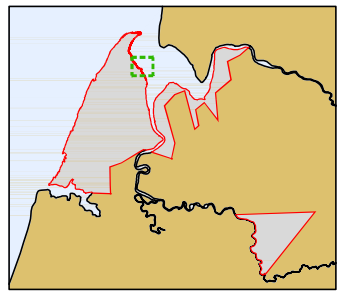
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Geocentric Datum of Australia (GDA94)



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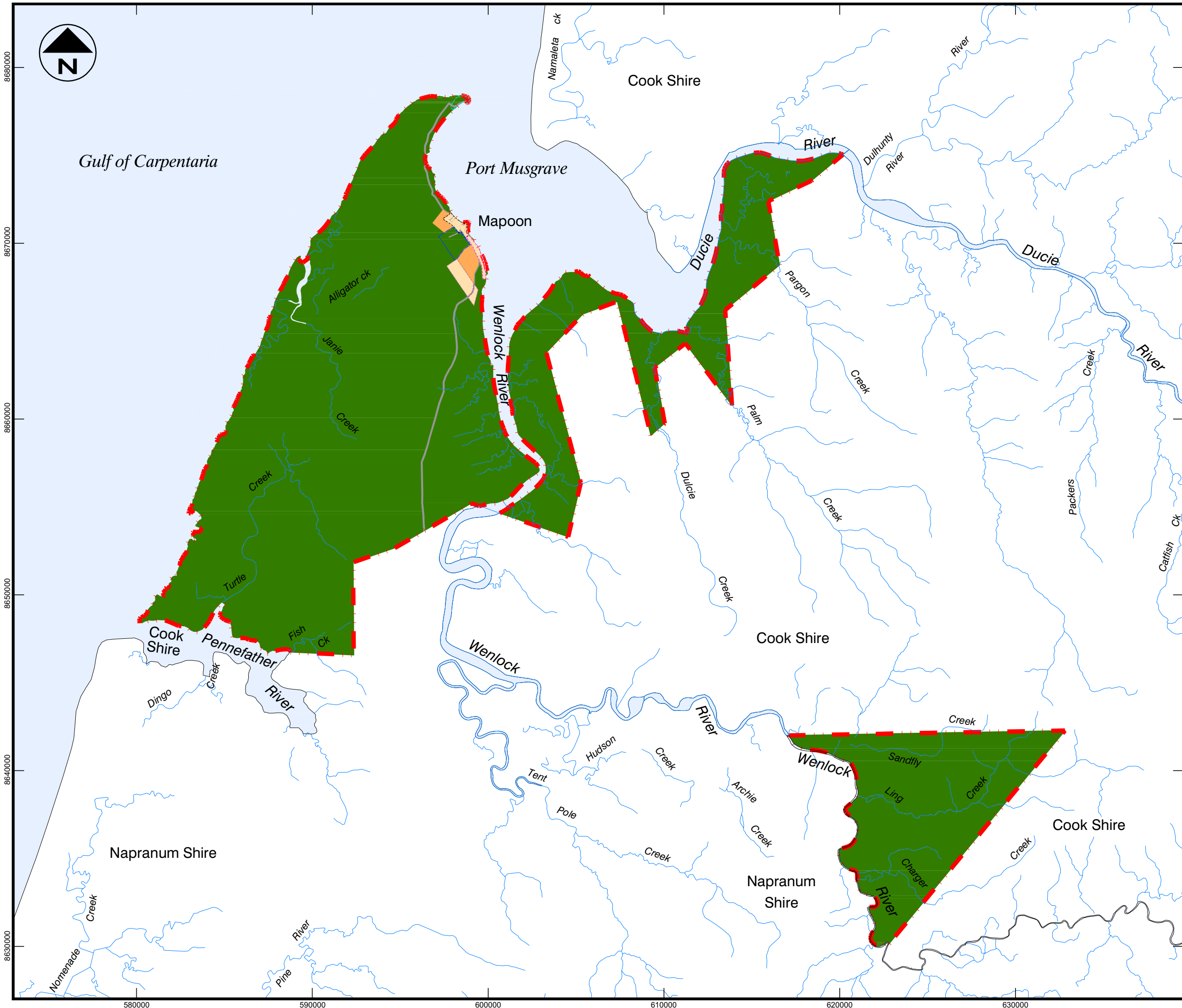
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Sheet Index



SFM - 003


Zone Maps







Mapoon Planning Scheme
Zoning Plan


Legend

 Mapoon Government Area


Zones


 Township


 Emerging Communities

 Environmental Management & Conservation


Precincts - (Township Zone)


 Red Beach

 High Rise

 Airport Land & Industry

Precincts - (Environmental Management & Conservation Zone)

 Recreation/Historic

 Water Infrastructure

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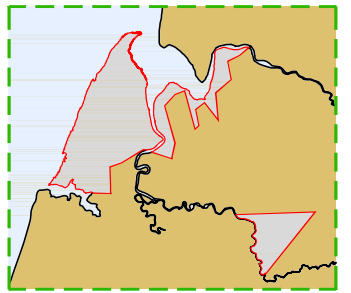
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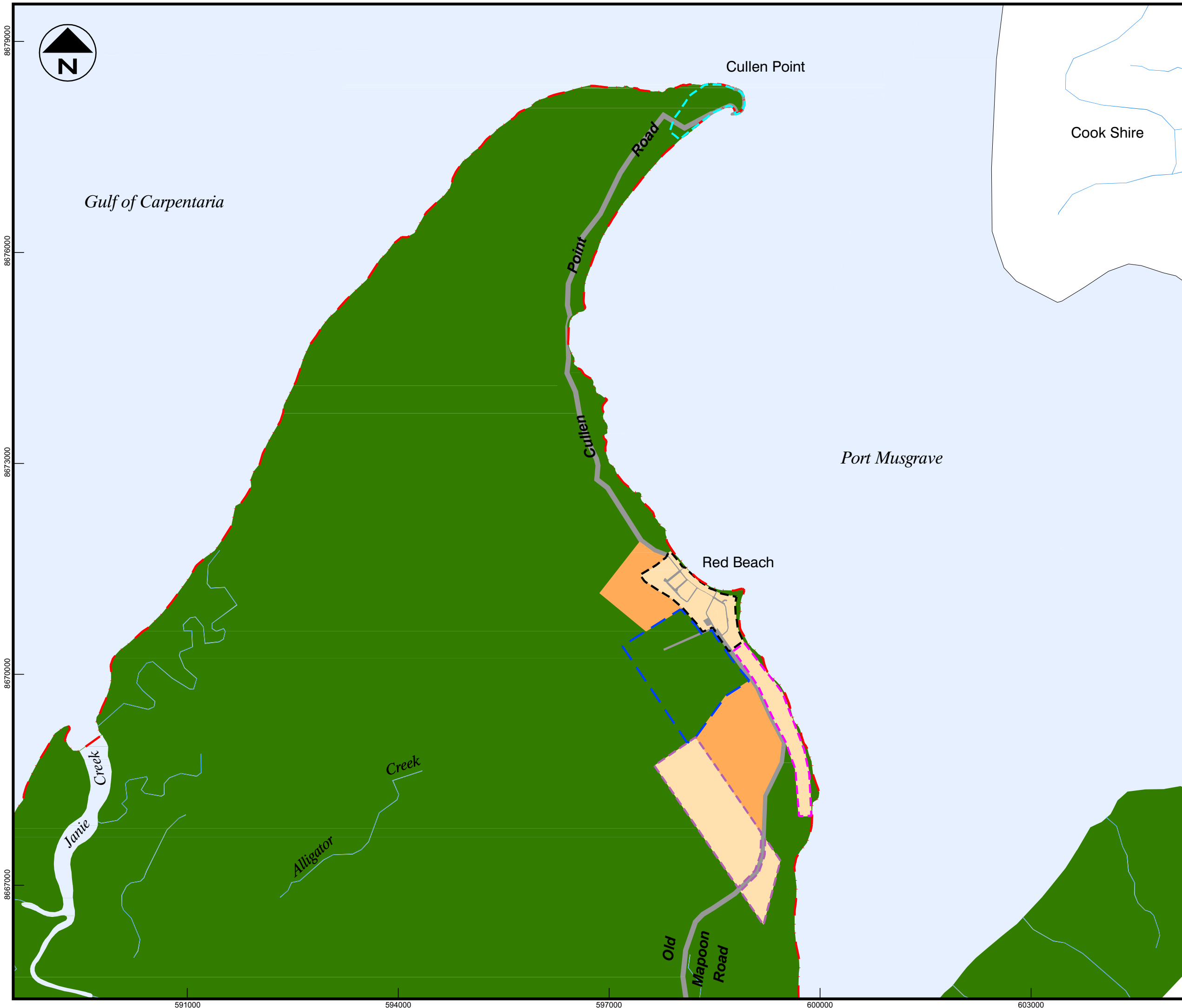
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Sheet Index




ZM - 001







Mapoon Planning Scheme
Zoning Plan


Legend

 Mapoon Government Area


Zones


 Township


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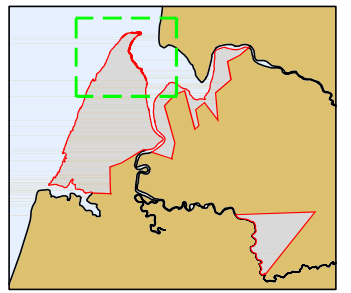
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ZM - 002



Gulf of Carpentaria

Cullen Point

Road

Point

Port Musgrave

Cullen



Mapoon Planning Scheme
Zoning Plan

Legend



Mapoon Government Area

Zones



Township



Emerging Communities



Environmental Management
& Conservation

Precincts - (Township Zone)



Red Beach



High Rise



Airport Land & Industry

Precincts - (Environmental
Management & Conservation
Zone)



Recreation/Historic



Water Infrastructure

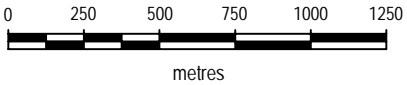
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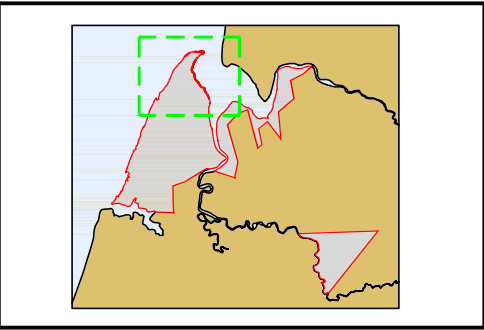
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Sheet Index




ZM - 003







Mapoon Planning Scheme
Zoning Plan


Legend

 Mapoon Government Area


Zones


 Township


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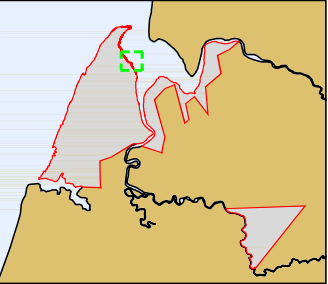
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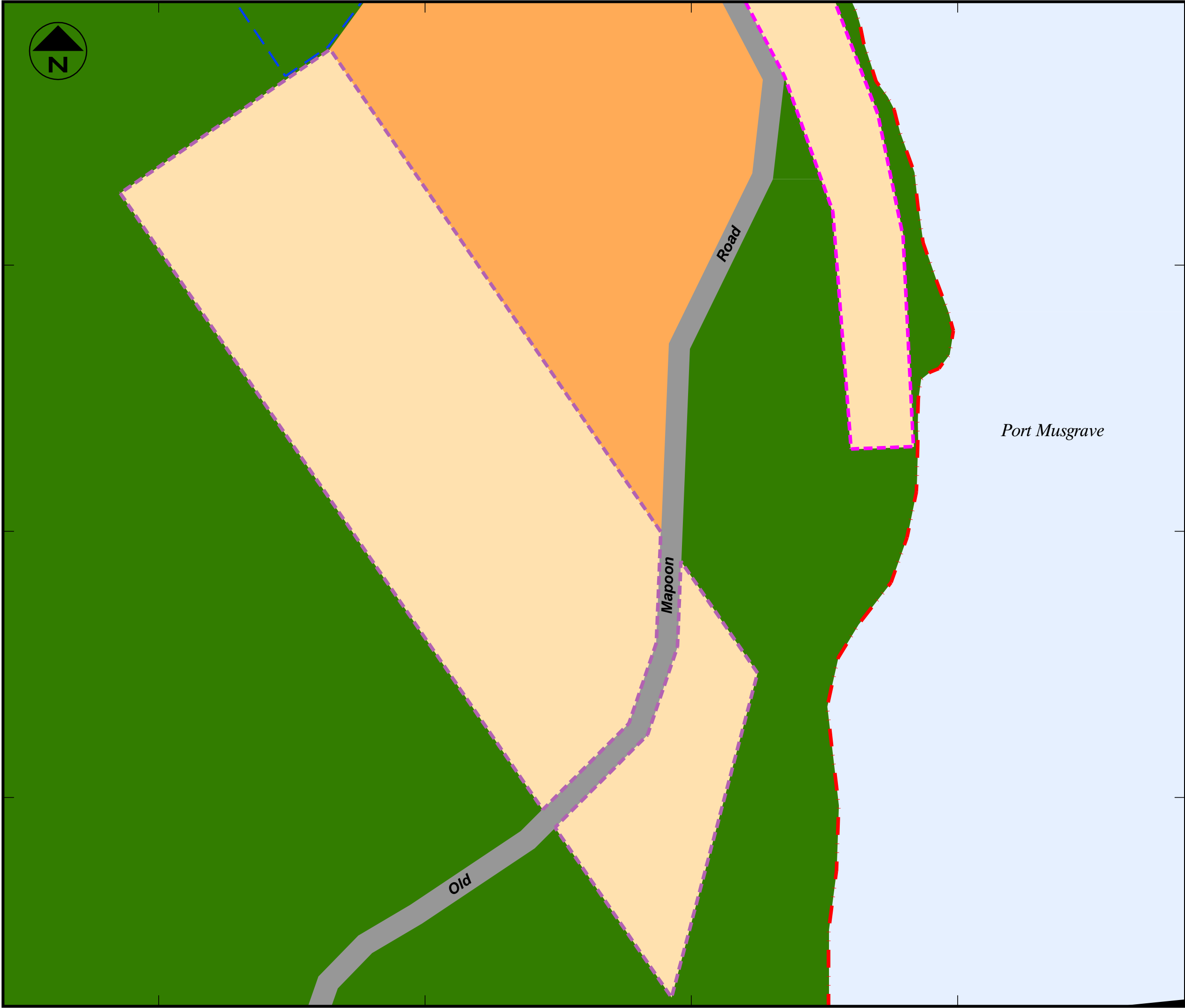
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Sheet Index




ZM - 004







Mapoon Planning Scheme
Zoning Plan


Legend

 Mapoon Government Area


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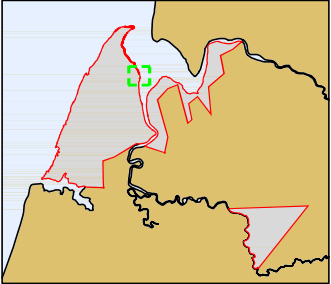
Geocentric Datum of Australia (GDA94)

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metres

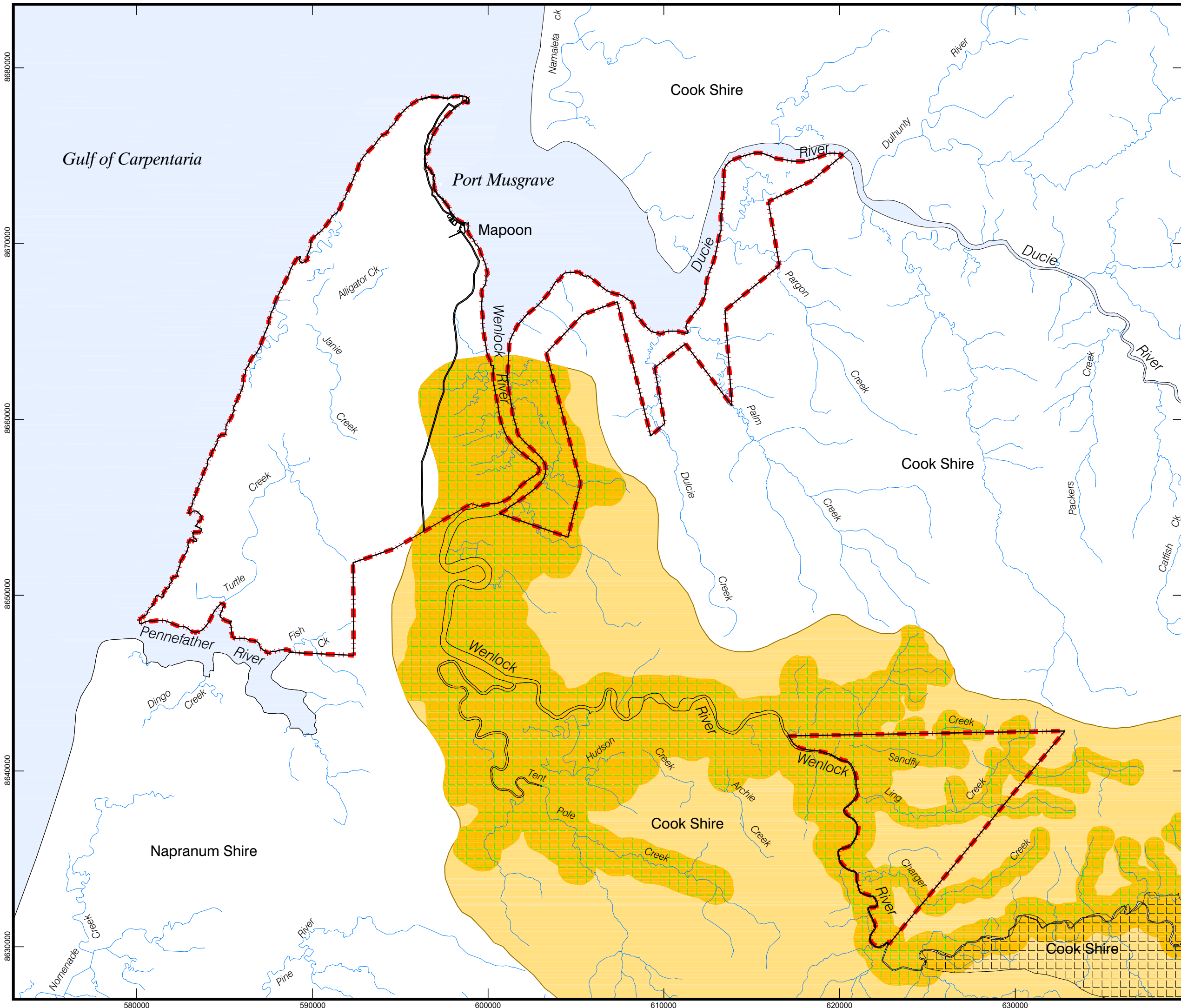
SCALE 1:10000 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE. (A3)


Sheet Index




ZM - 005

Overlay Maps












Mapoon Planning Scheme
Overlay Map - Wenlock River
Basin Area



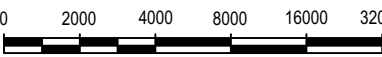
Legend

-  Mapoon Government Area
-  *Wenlock River Basin Area*
-  Boundary
-  Floodplain Management Area
-  High Preservation Area
-  Preservation Area
-  Subartesian Management Area

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DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION & WILD RIVER MAPPING.
Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2012). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

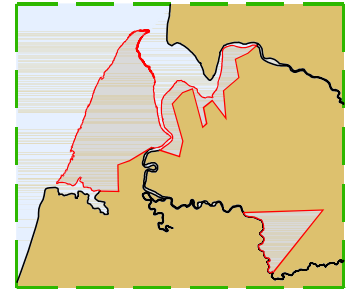
Geocentric Datum of Australia (GDA94)



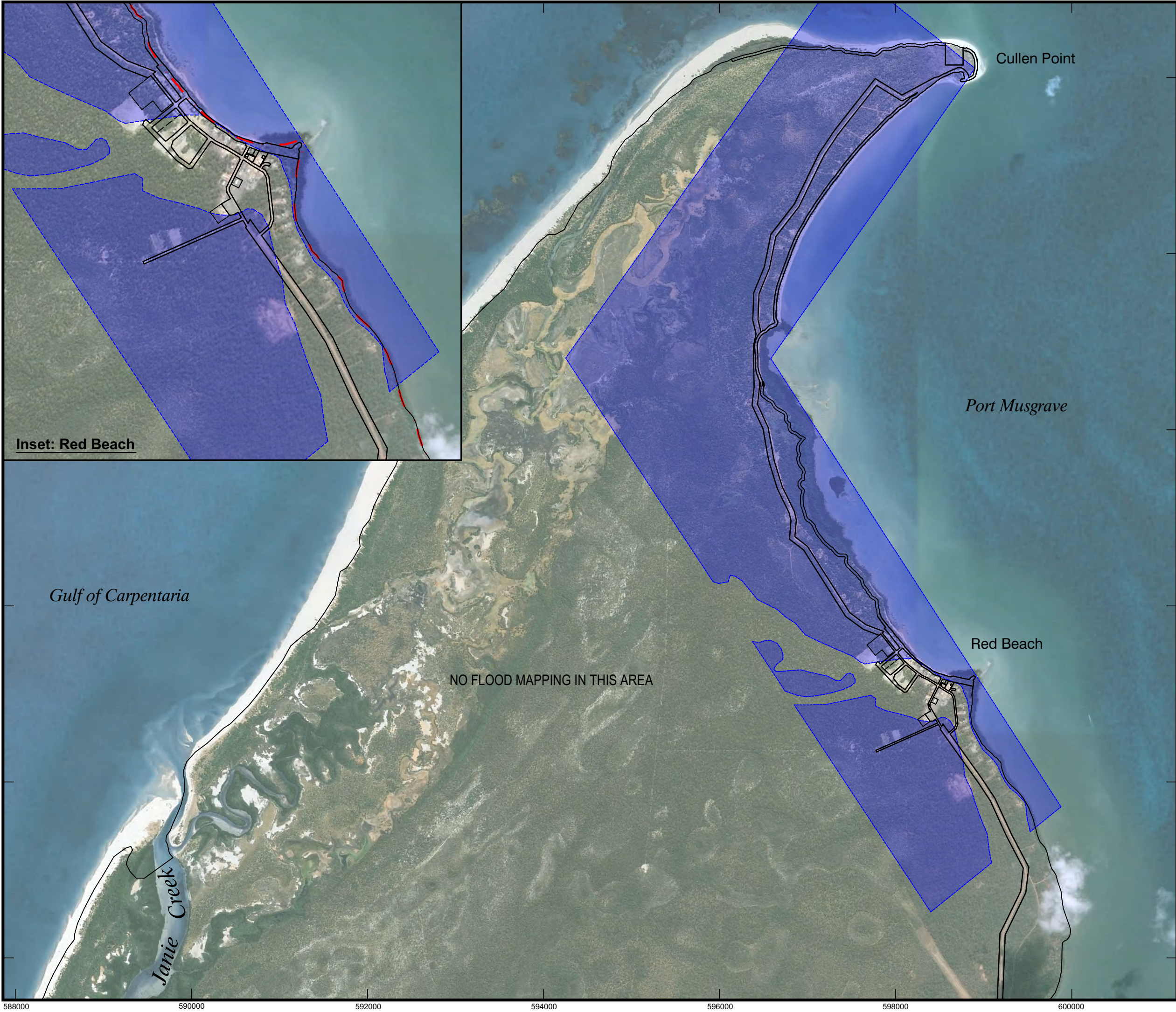
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metres


SCALE 1:200000 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE. (A3)

Sheet Index




OVL - 003







Mapoon Planning Scheme
Overlay Map - Natural
Hazards (Flooding)



Legend

 Mapoon Government Area

Flood Overlay Area

 1999 Recorded Flood Level
(7.38m AHD at Red Beach)

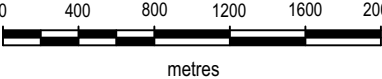
Note: More complex and detailed hydraulic analysis may refine this plan dealing with stream heights, flows and velocity information.

This information reflects the flood investigation Level 2 under the QLD policy.
(Planning for stronger, more resilient floodplains)

IMPORTANT NOTE
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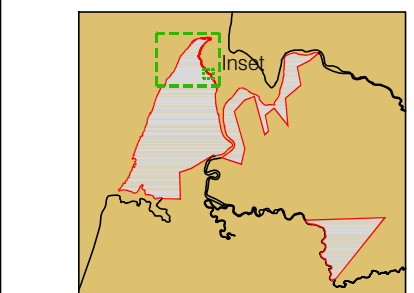
Geocentric Datum of Australia (GDA94)



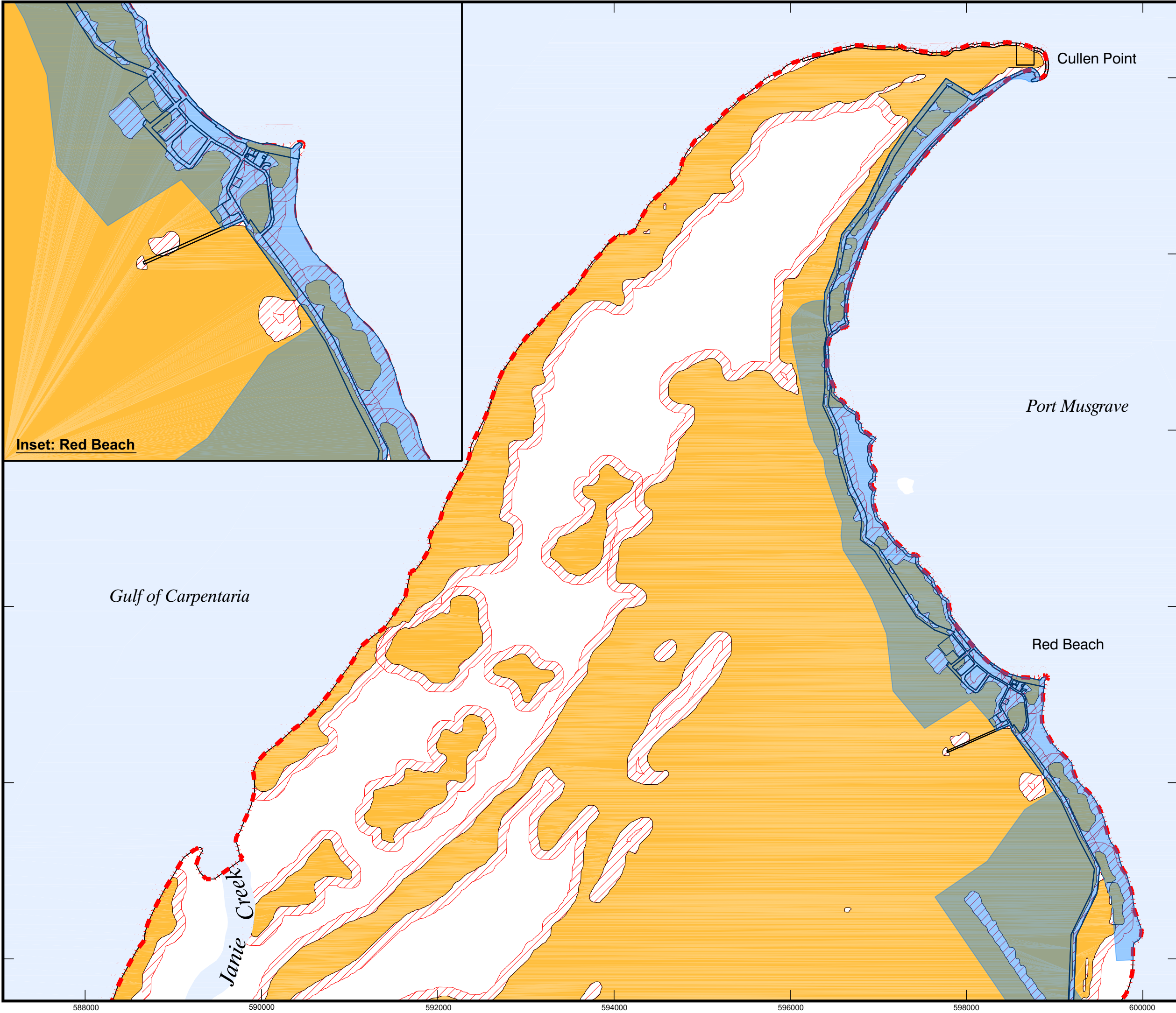
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metres

SCALE 1:40000 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A3)

Sheet Index








OVL - 004



**Mapoon Planning Scheme
Overlay Map - Natural
Hazards (Bushfire)**



Legend

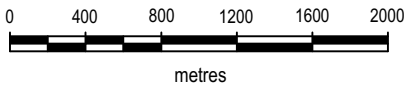
-  Mapoon Government Area
- Bushfire Hazard Area
-  High Potential Intensity
-  Medium Potential Intensity
-  Potential Bushfire Impact Buffer
-  Bushfire Hazard Exclusion Area*

*Based on a Bushfire Hazard Risk Assessment completed in respect of the Mapoon Township Area and Future Urban Area in the Strategic Framework, this area is excluded from the bushfire hazard risk area and associated bushfire hazard building code requirements are not applicable in this area

IMPORTANT NOTE
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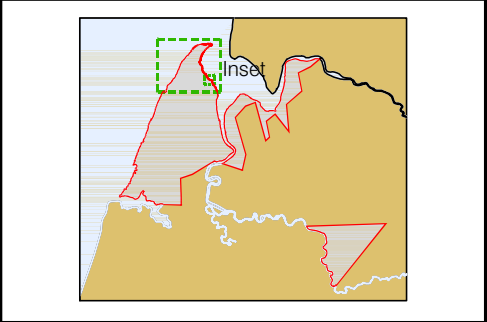
DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION.
Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) (2012). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

BUSHFIRE RISK ANALYSIS
Based on or contains data provided by the Queensland Fire and Rescue Service.
Geocentric Datum of Australia (GDA94)



SCALE 1:40000 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A3)

Sheet Index





Mapoon Planning Scheme Overlay Map - Natural Hazards (Bushfire)



Legend

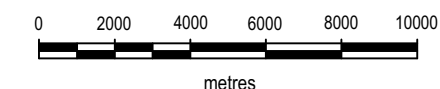
- Mapoon Government Area
- Bushfire Hazard Area
- High Potential Intensity
- Medium Potential Intensity
- Potential Bushfire Impact Buffer
- Bushfire Hazard Exclusion Area

*Based on a Bushfire Hazard Risk Assessment completed in respect of the Mapoon Township Area and Future Urban Area in the Strategic Framework, this area is excluded from the bushfire hazard risk area and associated bushfire hazard building code requirements are not applicable in this area

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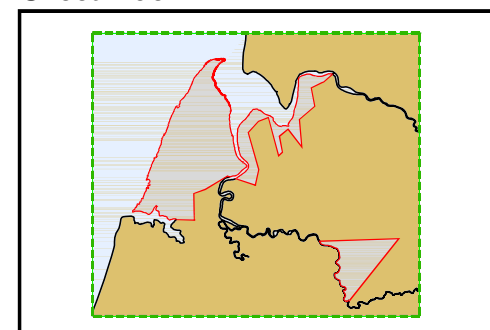
DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION.
Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2012]. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

BUSHFIRE RISK ANALYSIS
Based on or contains data provided by the Queensland Fire and Rescue Service.
Geocentric Datum of Australia (GDA94)

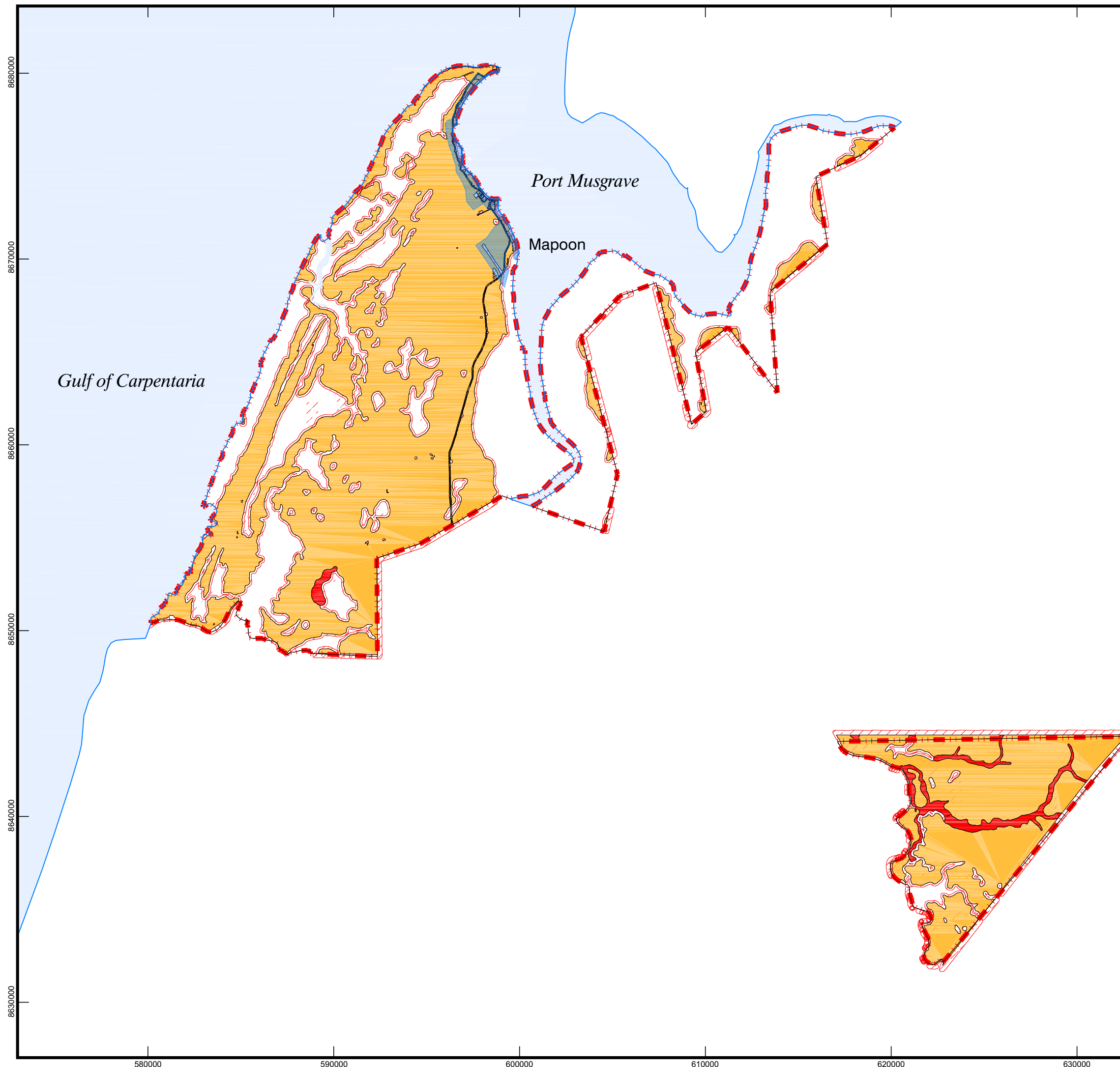


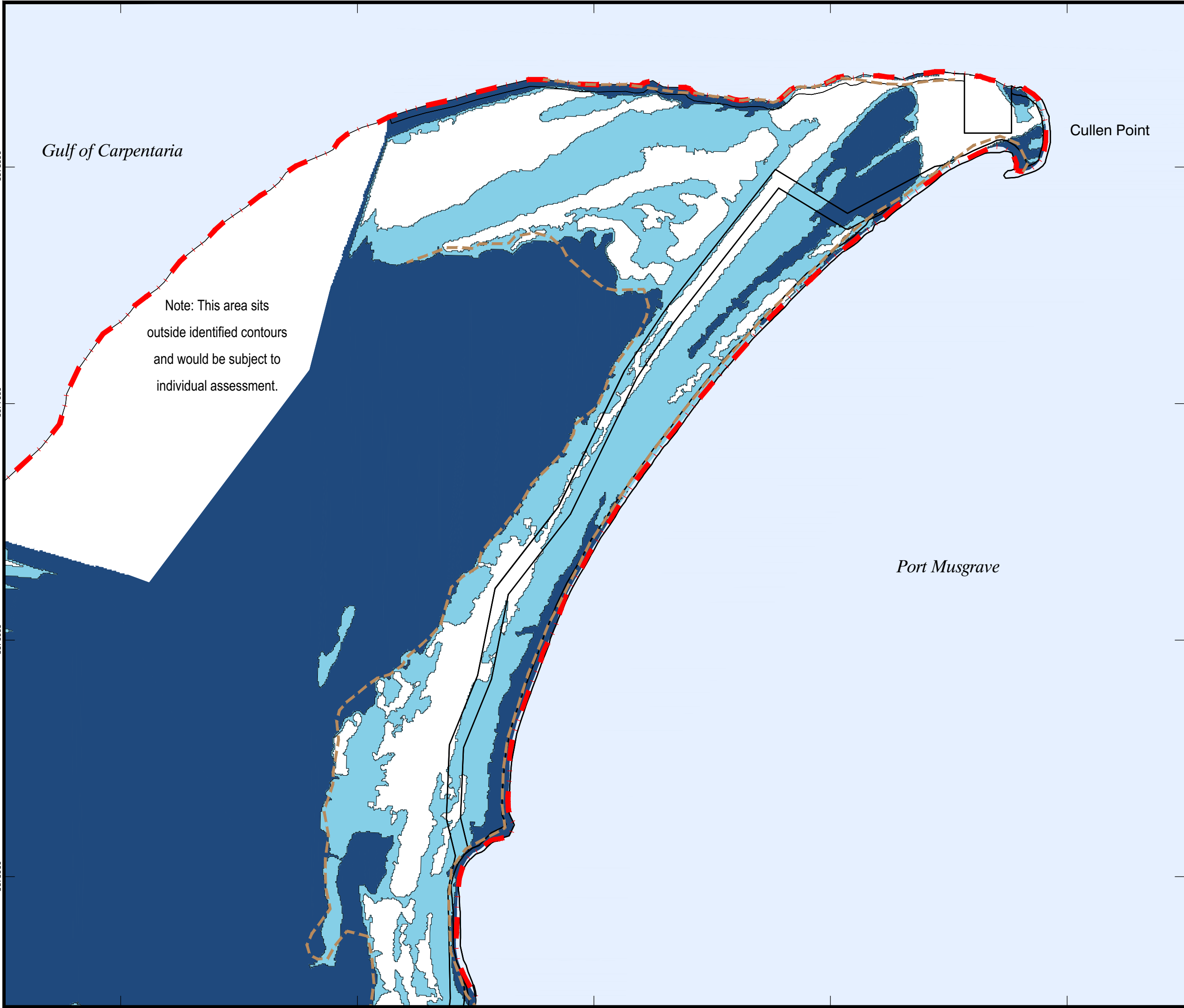
SCALE 1:200000 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A3)


Sheet Index




OVL - 006








Mapoon Planning Scheme
Overlay Map - Natural
Hazards
(Coastal Protection)





N


Legend

 Mapoon Government Area

Coastal Hazard Area

 Erosion Prone Area
(40m from HAT)

 High Storm Tide Inundation Area

 Medium Storm Tide Inundation Area

Note:

A default storm tide inundation level of 1.5m HAT in South East Queensland regional planning area and 2.0m HAT for the remainder of Queensland is used where storm tide inundation levels including climate change have not been determined locally. The default level uses a sea level rise factor of 0.8m to 2100.

The high hazard area might be subject to permanent inundation by sea level rise.

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DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION & TERRAIN DATA

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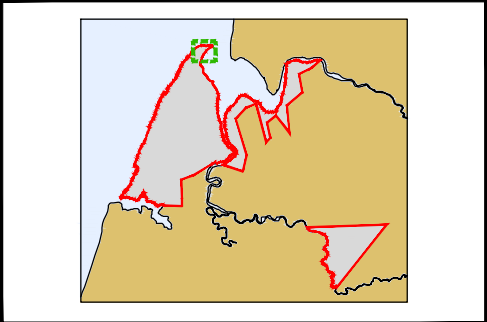
Geocentric Datum of Australia (GDA94)

0150300450600750

metres

SCALE 1:15000 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A3)

Sheet Index







OVL - 007a



**Mapoon Planning Scheme
Overlay Map - Natural
Hazards
(Coastal Protection)**



Legend

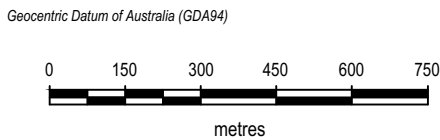
-  Mapoon Government Area
- Coastal Hazard Area
-  Erosion Prone Area
(40m from HAT)
-  High Storm Tide Inundation Area
-  Medium Storm Tide Inundation Area

Note:
A default storm tide inundation level of 1.5m HAT in South East Queensland regional planning area and 2.0m HAT for the remainder of Queensland is used where storm tide inundation levels including climate change have not been determined locally. The default level uses a sea level rise factor of 0.8m to 2100.

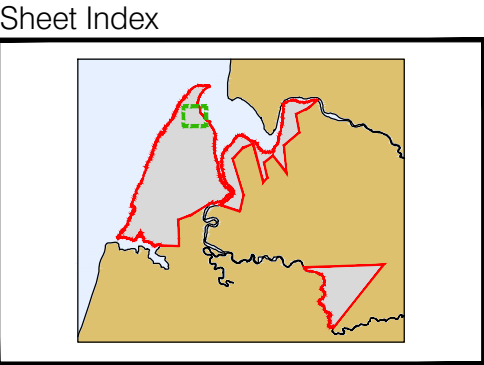
The high hazard area might be subject to permanent inundation by sea level rise.

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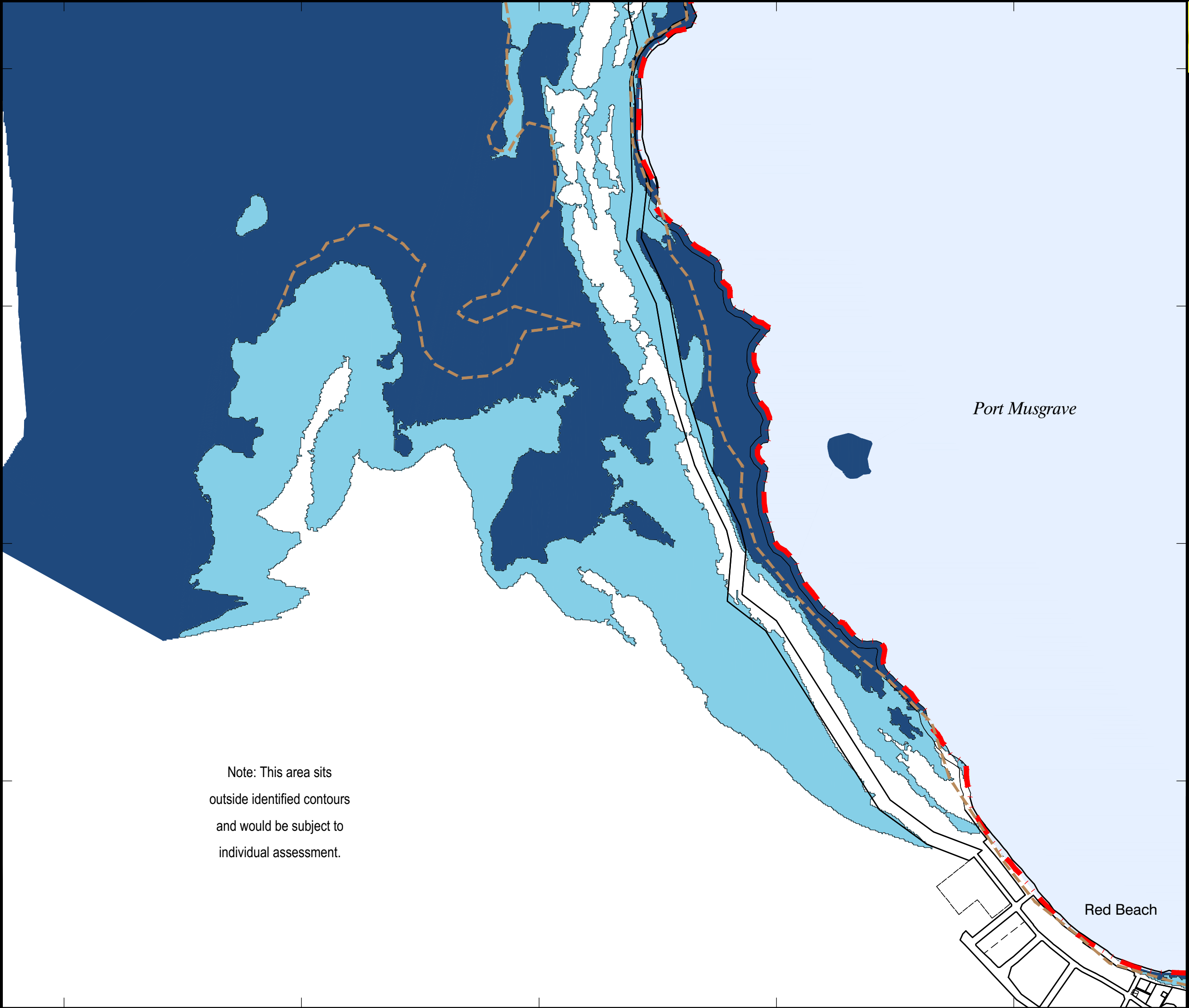
DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION & TERRAIN DATA
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SCALE 1:15000 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A3)



OVL - 007b





**Mapoon Planning Scheme
Overlay Map - Natural
Hazards
(Coastal Protection)**



Legend

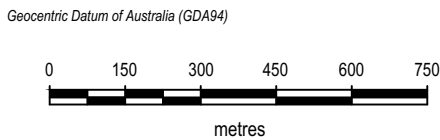
- Mapoon Government Area
- Coastal Hazard Area
- Erosion Prone Area
(40m from HAT)
- High Storm Tide Inundation Area
- Medium Storm Tide Inundation Area

Note:
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The high hazard area might be subject to permanent inundation by sea level rise.

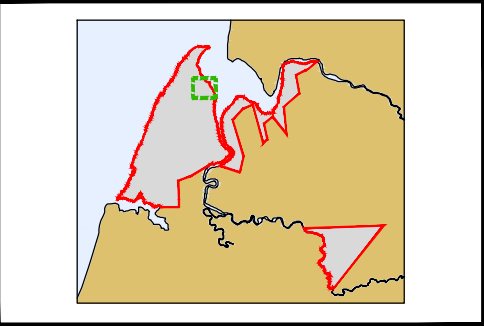
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SCALE 1:15000 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A3)

Sheet Index



OVL - 007c

Note: This area sits
outside identified contours
and would be subject to
individual assessment.



Local Government Infrastructure Plan and Supporting Material Schedule 3

Schedule 3 Local Government Infrastructure Plan Mapping and Supporting Material


SC3.1 Map Index

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


Table SC3.1.1 – Map index

Map number	Map title
Local government Infrastructure Plan maps	
Map LGIP – 01	Priority Infrastructure Area (PIA)
Map LGIP – 02	Water Supply Trunk Infrastructure
Map LGIP – 03	Transport Trunk Infrastructure
Map LGIP – 04	Stormwater Trunk Infrastructure
Map LGIP – 05	Public Parks and Community Facilities Trunk Infrastructure







Mapoon Planning Scheme
Priority Infrastructure
Area



Legend

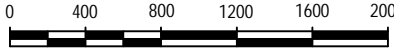
 Mapoon Government Area

 Priority Infrastructure Area

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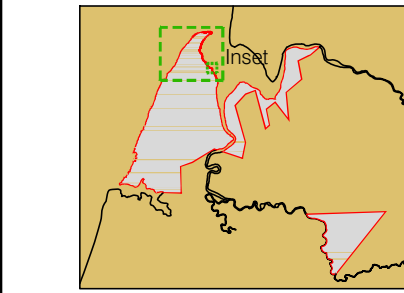
Geocentric Datum of Australia (GDA94)



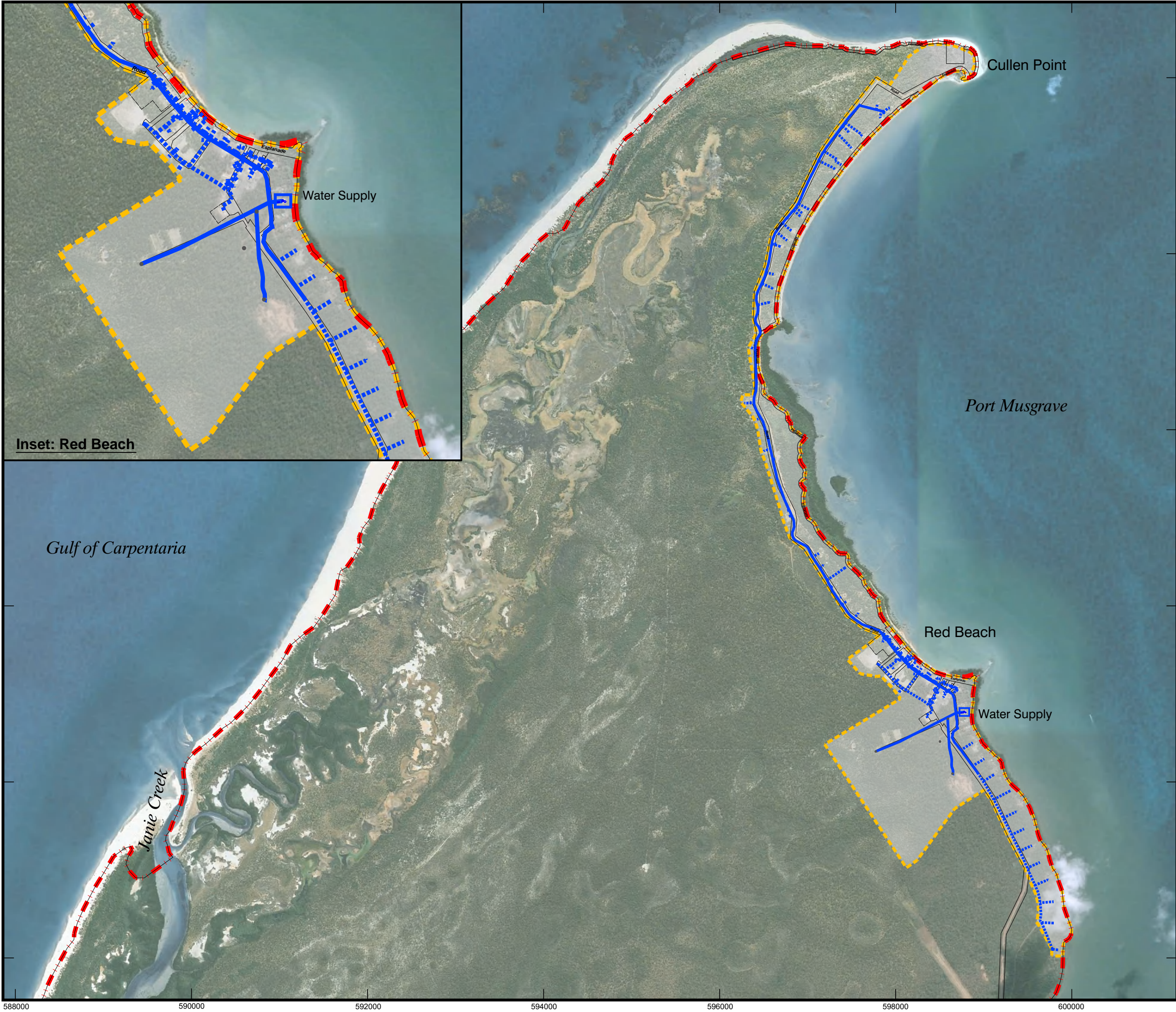
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metres


SCALE 1:40000 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A3)

Sheet Index




LGIP - 01







Mapoon Planning Scheme
Plan for Water Supply
Trunk Infrastructure





Legend


 Mapoon Government Area

 Priority Infrastructure Area

Water Infrastructure

 Existing Trunk Infrastructure Distribution

 Existing Non-Trunk Infrastructure Distribution

 Bore Locations

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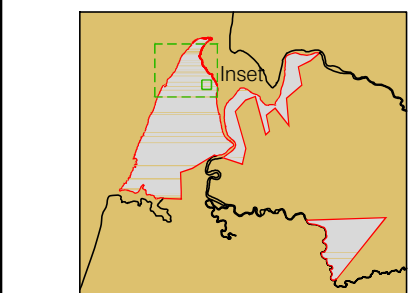
GFIS SURVEY DATA
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Geocentric Datum of Australia (GDA94)

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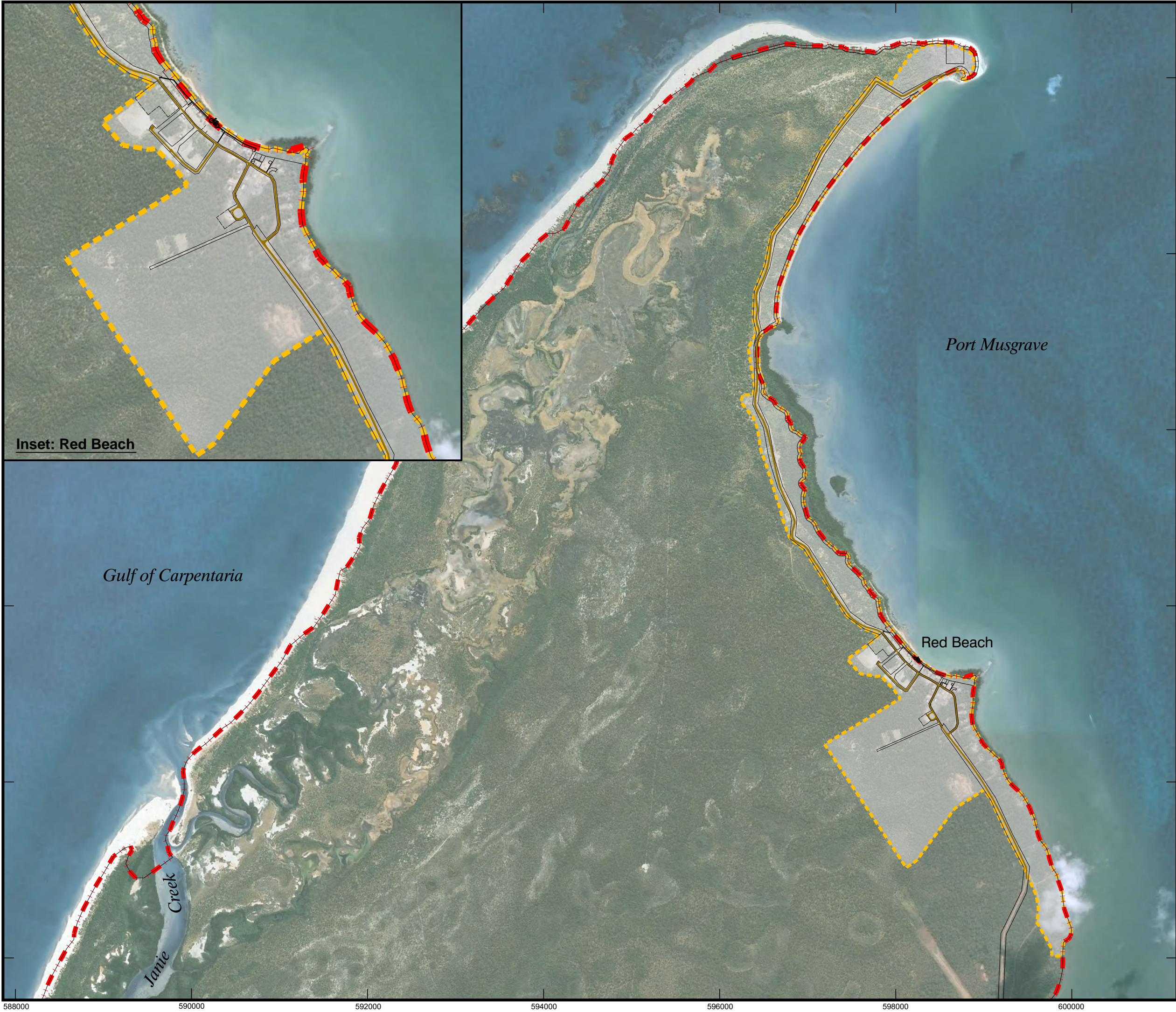
metres

SCALE 1:40000 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE. (A3)

Sheet Index



LGIP - 02



Inset: Red Beach



Mapoon Planning Scheme
Plan for Transport Trunk
Infrastructure



Legend



Mapoon Government Area



Priority Infrastructure Area

Transport Infrastructure



Sealed Roads



Proposed Pedestrian/Cycleway

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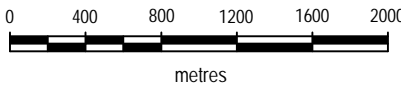
DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION

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GFIS SURVEY DATA

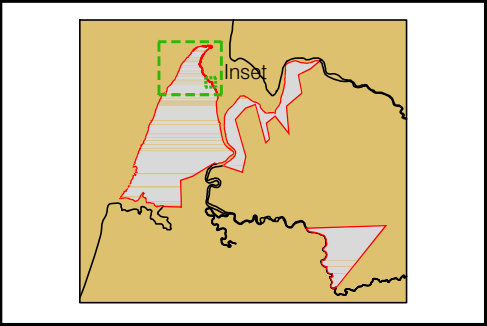
Based on or contains data provided by the GFIS survey database.

Geocentric Datum of Australia (GDA94)



SCALE 1:40000 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A3)

Sheet Index





Legend

- Mapoon Government Area
- Priority Infrastructure Area
- Stormwater Infrastructure
- Drainage Paths (From LIDAR)
- Culverts
- Stormwater Infrastructure

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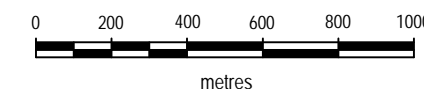
DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION

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GFIS SURVEY DATA

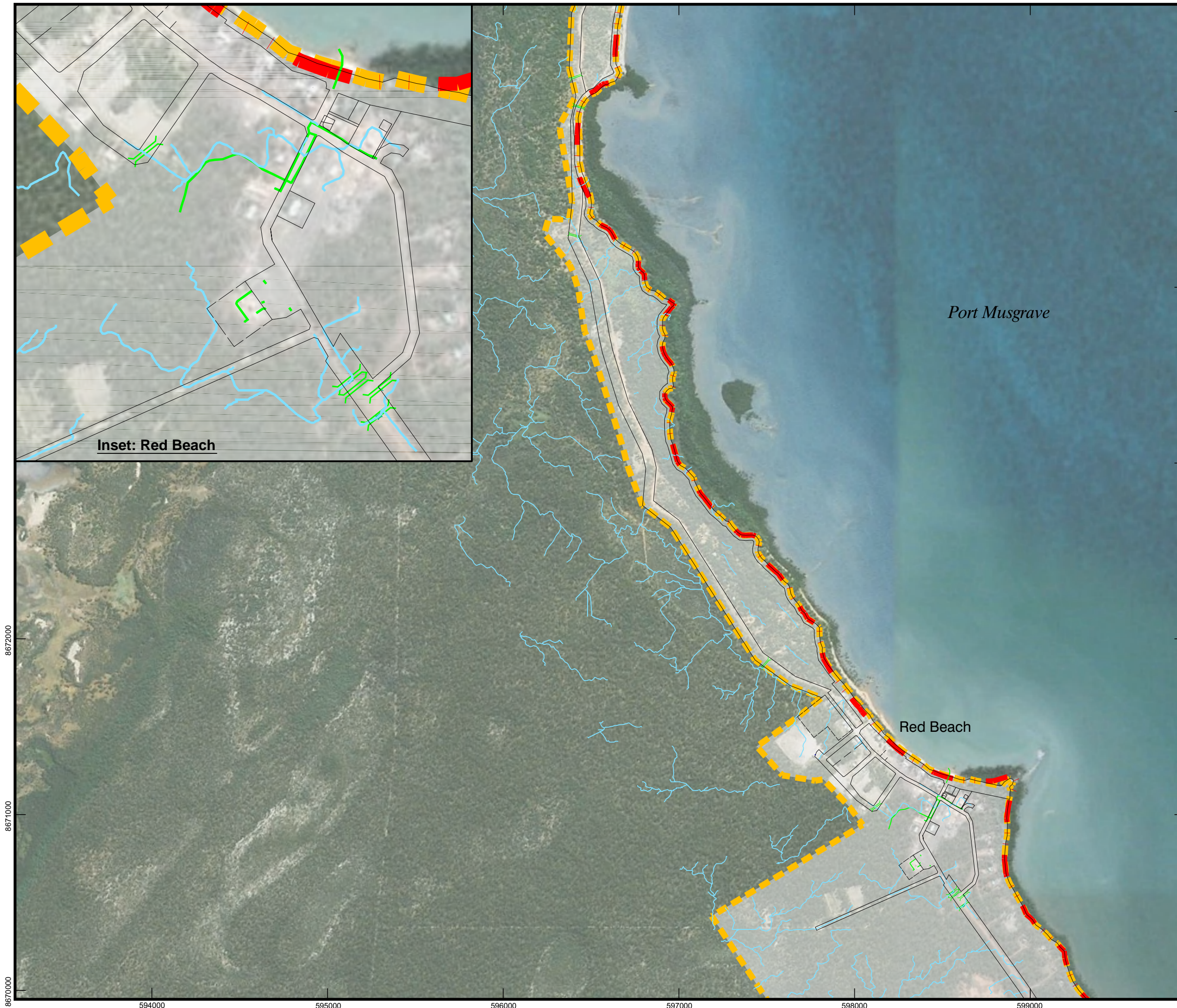
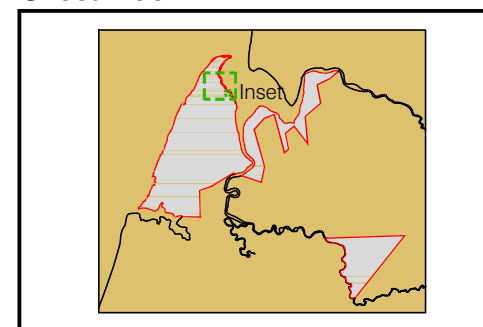
Based on or contains data provided by the GFIS survey database.

Geocentric Datum of Australia (GDA94)




SCALE 1:20000 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A3)


Sheet Index










Mapoon Planning Scheme
Plan for Public Parks and
Community Facilities Trunk
Infrastructure




Legend

 Mapoon Government Area

 Priority Infrastructure Area

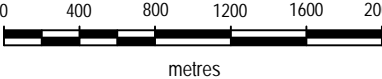
 Park

 Community Land

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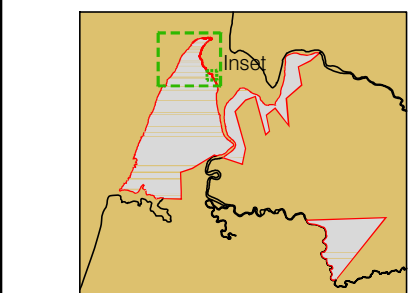
Geocentric Datum of Australia (GDA94)



metres

SCALE 1:40000 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A3)

Sheet Index



LGIP - 05

Land Designated for Community Infrastructure Schedule 4

Schedule 4 Notations required under the Planning Act 2016

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

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

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

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

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

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

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

Date of resolution	Date of effect	Details	Contact information
<insertdetails>	<insertdetails>	<insertdetails>	<insertdetails>

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

Planning Scheme Policies Schedule 5

Schedule 5 Planning Scheme Policies

SC5.1 Mapoon Urban Area Master Plan

Mapoon Aboriginal Shire Council has completed a design project which has been informed by the preparation of the Planning Scheme to identify the most appropriate outcomes for the future development of the Red Beach Precinct and High Rise Precinct areas within the Township zone.

The Mapoon Urban Area Masterplan was completed in August 2012 and adopted by Council at their meeting on 16 August 2012 to encourage orderly and logical development outcomes that are based on 'key' design principles supported by Council for increased homeownership and a consistent vision for the future development of Mapoon.

Council considers that future urban growth over the next 20 years needs to be managed in a way that:

- Uses available land efficiently and in a sustainable way;
- Encourages the cost effective provision of infrastructure and services;
- Is consistent with the community's economic, social, cultural and environmental values; and
- Supports the growth of Mapoon and acknowledges the unique historical and cultural identity of this area.

A 'masterplan' is a valuable tool suitable to guide land use and promote logical development outcomes for specific challenges/opportunities facing the Mapoon community. The Mapoon Urban Area Master Plan will look to ensure that future decisions are undertaken in a transparent on co-ordinated way based on inputs from stakeholders. Council continues to promote the logical and orderly development of the Mapoon Town Area and the expansion of the community that reflects the outcomes contained in the Mapoon Urban Area Master Plan as a Planning Scheme Policy.

Implementation of the Mapoon Urban Area Master Plan can proceed in the knowledge that the strategies and principles have been broadly supported in stakeholder and community consultation.



A copy of the Mapoon Urban Area Master Plan is **enclosed** and a copy of the document maybe obtained direct from Council.



Mapoon Urban Area Master Plan

Mapoon Aboriginal Shire Council Planning Scheme

SC5-2

August 2012

rpsgroup.com.au

Foreword

The Mapoon Urban Area Masterplan is a funded initiative of Mapoon Aboriginal Shire Council (MASC) which has been made possible with the commitment of the Mapoon DOGIT Trustees on the road to planning for Mapoon's future.

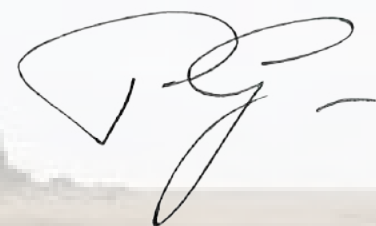
The aim of the Mapoon Urban Area Masterplan is to set a policy foundation for landuse planning and support the Mapoon Planning Scheme by reflecting the unique constraints/ opportunities that affect this important urban area.

The Masterplan has been prepared in consultation with Community, Mapoon Aboriginal Shire Council, Mapoon Trustees, and other stakeholders to consider the 'whole picture' affecting the Mapoon Urban Area and the factors shaping our neighbourhoods such as supply/demand for houses, environmental & cultural elements, existing and available urban infrastructure/service, physical constraints and community aspirations.

2 The Masterplan is intended to manage future urban growth and provide direction to the Mapoon Community, Council and other relevant stakeholders both immediately and over the next 15, 20 or perhaps 30 years

The success of the Mapoon Urban Area Masterplan relies on the collaborative efforts of all parties to ensure that future decisions on landuse are consistent, transparent and accountable.

Mapoon Mayor (Mr. Peter Guivarra)



(August 2012)



Mapoon Aboriginal Shire Council acknowledges the support of the following stakeholders to ensure the future planning and development benefits for Mapoon Shire and Residents :

Mapoon Trustees
Queensland Government
Australian Government - FACSHIA
RPS Group

Mapoon Residents
Apunipima
Community Enterprises Australia
World Vision Australia

1. Introduction

Mapoon Aboriginal Shire Council are responsible for providing the strategic direction needed to manage and facilitate the long-term growth for the Mapoon Local Government Area (LGA). This includes policy decisions that will result in acceptable and supportive development outcomes for the community, the environment and other interested stakeholders.

The Council is facing a range of challenges for the logical expansion of the urban area to cater for growth and the anticipated increase in population over the next 20 – 30 years. Indeed, Council acknowledges that there is an ‘immediate’ need for housing in the order of 15 – 20 dwellings within urban area and that further requests are being received from interested parties and family connections within Mapoon who are also seeking to return to the community and reside.

The process of formulating a policy for future growth requires a coordinated approach to design that considers a variety of opportunities/constraints affecting development outcomes. Council are seeking to identify a ‘community vision’ in consultation with the Mapoon community and relevant stakeholders towards development and ensure that sustainable outcomes are achieved through the implementation of the Mapoon Urban Area Masterplan.

Council considers that future urban growth needs to be managed in a way that:

- Uses available land efficiently and in a sustainable way;
- Encourages the cost effective provision of infrastructure and services;
- Is consistent with the community’s economic, social, cultural and environmental values; and
- Supports the growth of Mapoon and acknowledges the unique historical and cultural identity of this area.

A ‘masterplan’ is a valuable tool and can also be a policy suitable to guide landuse and promote logical development outcomes for specific challenges/opportunities facing the Mapoon community.

Mapoon Aboriginal Shire Council has resolved to proceed with the Mapoon Urban Area Masterplan as a means of considering a range of factors affecting the future development of the urban area and promoting an agreed strategy that is capable of delivering on the priorities for the community.

The Mapoon Urban Area Masterplan has been developed in consultation with community and relevant stakeholders to ensure that future decisions are undertaken in a transparent on co-ordinated way.



2. Location and Context

The study area includes two distinct areas which have been described as the 'Red Beach' and 'High Rise' Precincts.

These areas contain landuses including existing dwellings, Health Centre, School and Council Chambers along with available undeveloped land suitable for the provision of future residential, commercial and community activities.

It is also important to understand that the study area includes existing available urban infrastructure and services that maybe suitable to encourage the efficient and sustainable growth in the population.

The following information best describes the 'Mapoon Urban Area Masterplan' study area and the individual precincts:

4 Red Beach Precinct

'Red Beach' Precinct encompasses the majority of the existing urban area extending east from the Council's recreational facility and Mapoon State School through to the Council Chambers and workshop areas. The precinct caters predominately for service delivery and community facilities and includes some areas where future business and employment are expected to be located over the life of the masterplan.

Opportunities for some short-term accommodation and residential development are also identified and described in this plan.

High Rise Precinct

'High Rise' Precinct extends south of Red Beach and includes predominately undeveloped areas along the coastal fringe extending out of the existing urban area.

The precinct includes a small number of existing dwellings which are afforded access from the main road and provision of water and electrical services that cater for residents. Notably, the area is sparsely vegetated although it is afforded excellent connection to existing services and provides opportunities to urban expansion subject to suitable design and consideration of environmental and social outcomes.

The study area covers approximately 140.5 hectares and is reflected in the locality plan included as Figure 1

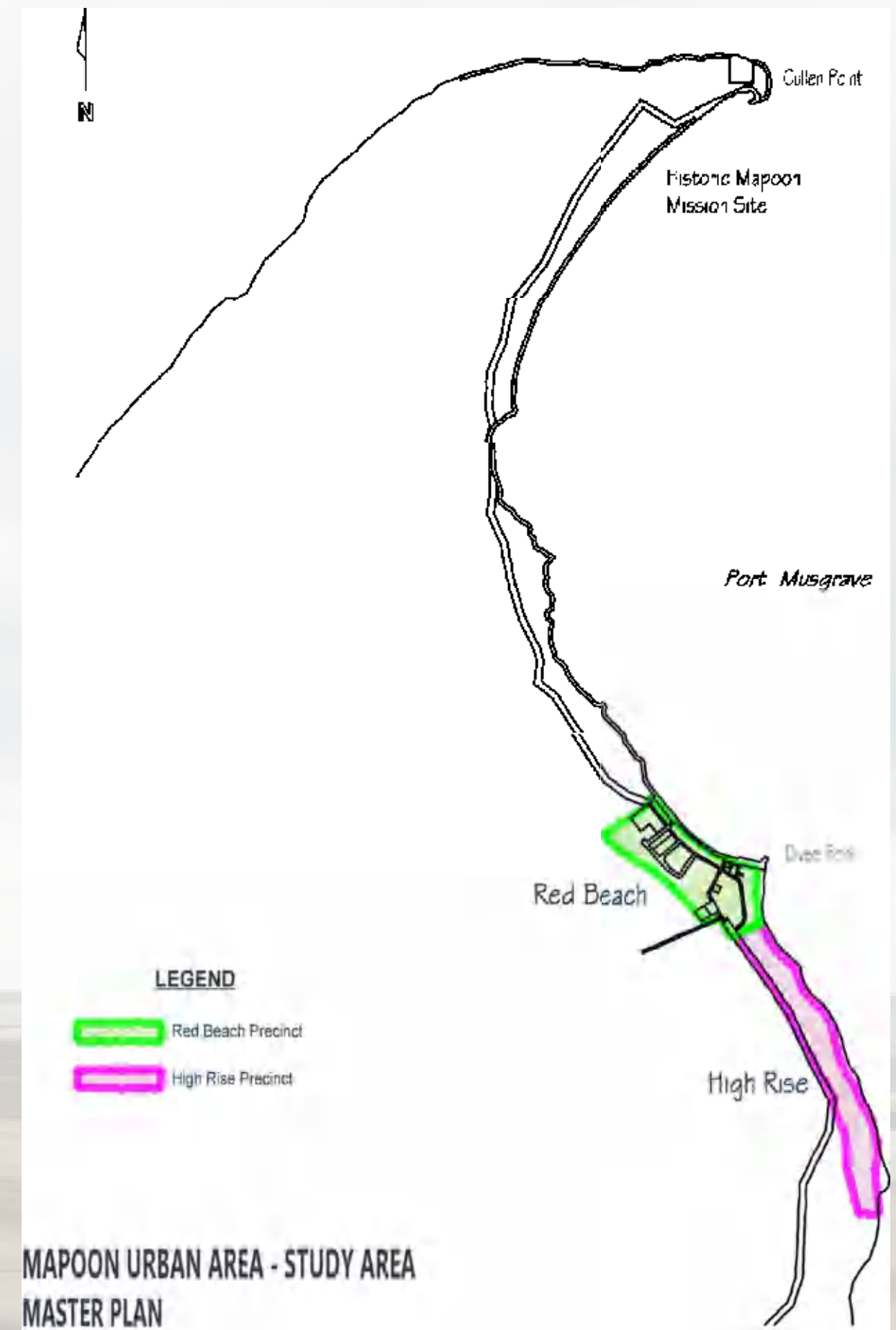


Figure 1 - Study Area



3. Challenges

The Mapoon urban area is focused around the 'Red Beach' precinct which needs to develop as a focal point for the community to ensure that the elements that support the economic potential and cultural identity of Mapoon are maintained. Similarly, the 'High Rise' precinct presents as a possible expansion area for the delivery of housing with the opportunity to create a vibrant neighbourhood over the medium to long term.

To achieve this, the objectives of the masterplan for 'Red Beach' and 'High Rise' precincts should consider:

- The importance of providing suitable land to accommodate future generations and to support economic development opportunities;
- The environmental, economic and social constraints that influence growth and how they fit into the context of Mapoon;
- The cultural identity of Mapoon people and the development characteristics important to the community which make Mapoon (and the study area) unique;
- Current statutory and regulatory planning requirements which must be incorporated into the 'final' design to maintain consistency with the preferred development outcomes;

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4. Vision

The Mapoon Urban Area Masterplan for 'Red Beach' and 'High Rise' precincts acknowledges the boarder 'strategic vision' reflected in the Planning Scheme and seeks to promote the following outcome:

"To accommodate growth within the study area in a way that promotes the opportunity for home ownership, maintains the residential amenity which is highly valued by the community and continued management of environmental, economic and social factors that influence development to ensure that growth is delivered in a logical and coordinated manner....."

5. Guiding Principles & Objectives

Community expectations are well documented through Council's Community Plan, Home Ownership Project and other related documents. The masterplan document seeks to reflect the following principles and objectives into the final design works to meet the challenges of planning for development over the next 20 – 30 years:

- To acknowledge and recognise the environmental values of the study areas and incorporate these elements into the design options to the benefit of the community;
- To allow for an efficient and 'useable' network of pedestrians/cyclist linkages to be accommodated that connect where people live, public parks and community facilities such as schools, health centre and Council operations;
- Promote public access to Red Beach Foreshore Area as a focal point for opportunities for public infrastructure into the future;
- Maintain community support for the design of future allotments that can manage landuse and potential conflicts;
- Acknowledge the unique and important cultural identity of Mapoon people and to ensure that design extending out to the 'High Rise' Precinct seek to maintain this character;
- To ensuring that capacity exists for the logical and progressive development within the study area over the next 20 - 30 years commensurate with the needs of the community;
- Promote a long term strategic framework for decision making by Council that acknowledges and reflects community intentions;
- Enhancing neighbourhood character by guiding built form and urban design outcomes through vegetated buffers to improve and maintain high level of residential amenity; and
- Efficient and effective use of land, infrastructure and services in the study area which is generally free from significant constraints.





6. Opportunities and Constraints Assessment

The study team investigated the various opportunities and constraints which were likely to affect Council's ability to deliver an urban design capable of achieving the objectives of the project.

The following commentary describes these issues:

6.1 Study Area Constraints

- (a) The significant environmental constraints affecting the study area have been identified and shown as areas displaying High Ecological Significance (HES). These include:
- High-value coastal vegetation;
 - Wetlands areas; and
 - Essential habitat;
- 8 (b) The potable water supply is drawn from a number of bores operated and maintained by Council. Managing development and its associated impacts is considered vital to ensure the on-going supply. The Water Catchment Area is located directly to the west of 'Red Beach' and 'High Rise' precincts. Protection of this area is fundamental to the sustainable growth of the community;
- (c) Topographic constraints include drainage lines and areas susceptible to flooding related impacts during intense rainfall events and cyclonic activity. These areas have been displayed on the constraints plans (recorded level of 7.38 m AHD) and generally reflect the areas where lower elevations occur and there is 'unnecessary' risk to urban development. Other areas less susceptible to potential inundation are considered more appropriate and development options will be encouraged in these locations.
- (d) Network infrastructure (reticulated water and electricity) presents a limitation on where the efficient expansion of the urban area can be reasonably expected. Existing infrastructure networks have been presented on the constraints mapping.

6.2 Study Area Opportunities

- (a) The proximity of 'Red Beach' precinct to the foreshore provides significant opportunity to create a community asset. The promotion of walking/cycling and connectivity between areas such as the school, parks and other housing should be investigated through the development of this Masterplan
- (b) Capacity within existing infrastructure also presents an opportunity for efficient expansion within both the 'Red Beach' and 'High Rise' precincts.

In particular, the location and availability of infrastructure within the 'High Rise' precinct represents an opportunity to deliver serviceable residential land and is an efficient way to cater for future growth within the community subject to further detailed assessment and investigation;

Access to houses extending out along 'High Rise' presents an opportunity through urban design. Efficient access through creation of roads is important to building safe and vibrant communities. The location of these driveways coincides with existing reticulated water/electricity infrastructure servicing dwellings throughout both the 'Red Beach' and 'High Rise' precincts;

The opportunity/constraints affecting the study area have been mapped for reference and are reflected on Figures 2 & 3.





MAPOON URBAN AREA - MASTER PLAN - FIGURE 2

CONSTRAINTS & OPPORTUNITIES

Approx 1:12000 at A3



LEGEND

- Red Beach Central Precinct
- Red Beach South Precinct
- Flood Overlay Area
1999 Recorded Flood Level (7.38m AHD at Red Beach)
- Areas of High Ecological Significance
- Potential Pedestrian / Cycle way
- Existing Sealed Road
- Existing Unsealed Road / Track
- Existing Building
- Public Places / Community Centres
- Parks
- Existing Water Infrastructure
- Sub-artesian Water Catchment Area
- Existing Electrical Infrastructure
- Existing Telstra Infrastructure



MAPOON URBAN AREA - MASTER PLAN - FIGURE 3

OPPORTUNITIES AND CONSTRAINTS RED BEACH

1:4000 at A3

Mapoon Aboriginal Shire Council Planning Scheme

SC5-11

RPS

7. Themes (Elements)

In support of the Mapoon Urban Area Masterplan a number of key themes have been identified and articulated. The themes reflect, in general, the main areas of investigation and are important in describing masterplan design outcomes sought by Council

7.1 Access/Mobility

Access and mobility is an important function of designing a successful urban environment, particularly in a remote community. It supports improved interactions between people and places and if done correctly, provides opportunities for development to improve amenity and healthy lifestyles.

In relation to the Masterplan Study Area, the 'key' access and mobility priorities that will support the sustainable growth and long-term development affecting the community are:

- Reconnecting the public to the Red Beach foreshore area;
- Supporting the creation of a centralised 'hub' for community facilities within the Red Beach precinct that is linked by an efficient network of roads and pathways;
- Linking important community places within Red Beach such as the Recreation Centre, Mapoon Store, Council Chambers and Land & Sea Centre;
- Improving legibility of public areas and places of interest through signage;

7.2 Sustainable Urban Form

Urban form relates to the physical way that our neighbourhoods grow and develop over time to cater for the needs of the community. In relation to Masterplan Study Area, the 'key' urban form priorities that will support the sustainable growth and future decisions affecting the community are:

Density of Development

- Ensuring that decisions affecting future development acknowledge the efficient usage of available land.

The "ultimate" densities encouraged through the adoption of the masterplan should compliment the long-term vision for the study area. These development densities can be achieved through transition and the 'staging' of urban development over the life of the Masterplan in consultation with the community;

Residential Amenity

- Significant importance is placed on maintenance and protection of residential amenity through appropriate design elements such as vegetated buffering, separation of incompatible uses, setbacks and open space corridors.

The inclusion of suitable buffer distances is accepted by Council as the 'preferred' way of managing conflicting landuses and separation between dwellings within the community.

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7.3 Mapoon's Cultural Identity

Mapoon has a unique cultural identity that has, since re-settlement, influenced the urban form within the study area and will continue to play an important role in the way development for residential and non-residential activities will be perceived by the community over the long term.

In relation to the Masterplan Study Area, the 'key' cultural identity priorities that will support the sustainable growth and future decisions affecting the community are:

- Recognising the important role Mapoon's history will continue to play in relation to landuse decisions and housing projects;
- Maintaining Red Beach foreshore for the benefit of all community and encouragement of community facilities in this location;

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7.4 Environmental Issues

The Mapoon Study Area and importantly the areas extending out along 'High Rise' display some significant environmental attributes. The proximity of both 'Red Beach' and 'High Rise' adjacent to the shoreline and the importance of Port Musgrave are also reflected in the community's cultural identity.

The masterplan acknowledges and seeks to accommodate both environmental and cultural values that guide development outcomes and influence the urban form.

In relation to the Masterplan Study Area, the 'key' environmental priorities that influence the development design and overall development proposed include:

- The proximity of Red Beach and High Rise to the foreshore and the importance of providing coastal buffers to the character of the Mapoon Area;
- Topography within the study area is generally 'flat'. The Masterplan recognises that some areas maybe susceptible to 'minor' flooding impacts.

A 'precautionary' approach to development is considered appropriate to mitigate risk to people, property and infrastructure while there exists sufficient and available areas more suitable to accommodate urban activities;



7.5 Infrastructure and Services

The provision of efficient and reliable infrastructure networks and services to cater for both current and future demand within the community plays an important role in guiding the design of our urban areas and affects density and landuse decisions.

In relation to the Masterplan Study Area, the 'key' infrastructure priorities that will ensure the efficient provision of community infrastructure to accommodate long term decisions affecting community are:

- Maintaining and protecting access to a reliable source of potable water with capacity necessary to support the anticipated demands of the community requirements (residential, business etc) both now and into the future;

Additional technical investigations to cater for anticipated growth in the long term should be considered through the implementation program;
- Accommodating a road network locally that can support the communities expectations both for vehicles and for pedestrian/cyclist connectivity;
- The location of essential services is also a priority that will evolve through the long term growth of the community and needs to be considered as development opportunities arise over the life of the Masterplan.



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8. Urban Form – Allotment Design

The Masterplan has considered historical landuse decisions which have influenced the community's expectation on 'urban design' for future allotments along with an assessment of the future needs of the community. The objectives seek to achieve a sustainable outcome for the long-term growth of Mapoon (up to 30 years).

A network of larger one (1) hectare 'residential' allotments was initially considered during the late 1990's but now reflects an 'out of date' and inefficient use of developable land which is not sustainable for a variety of reasons. However, Council proposes to include some of these elements from the earlier 'ad-hoc' growth pattern into the design of the masterplan which continue to reflect the character of Mapoon and the 'vision' for the urban area supported by the community.

To deliver on the objectives identified through the project, the following factors were considered relevant to the 'urban design' component for the study area:

- 14
- (a) Existing community facilities including Council, Mapoon Store, School, Health Centre and Recreation Centre and the establishment of 'new' facilities are all encouraged within the 'Red Beach' precinct;
 - (b) A vast majority of existing dwellings within the study area are located in a cleared, fenced and maintained area of about 1,600m² which is included on allotments with dimensions (40 metres × 40 metres). The balance of these areas is being used as a separation or buffer between adjoining residences;
 - (c) A small number of dwelling houses are located on a cleared, fenced and maintained area of 1 Hectare though this is relatively uncommon and only along the coastal fringe extending east along 'High Rise' precinct;

Council noted the following characteristics through consultation with community and relevant stakeholders that should be included in the 'concept' masterplan for the study area:

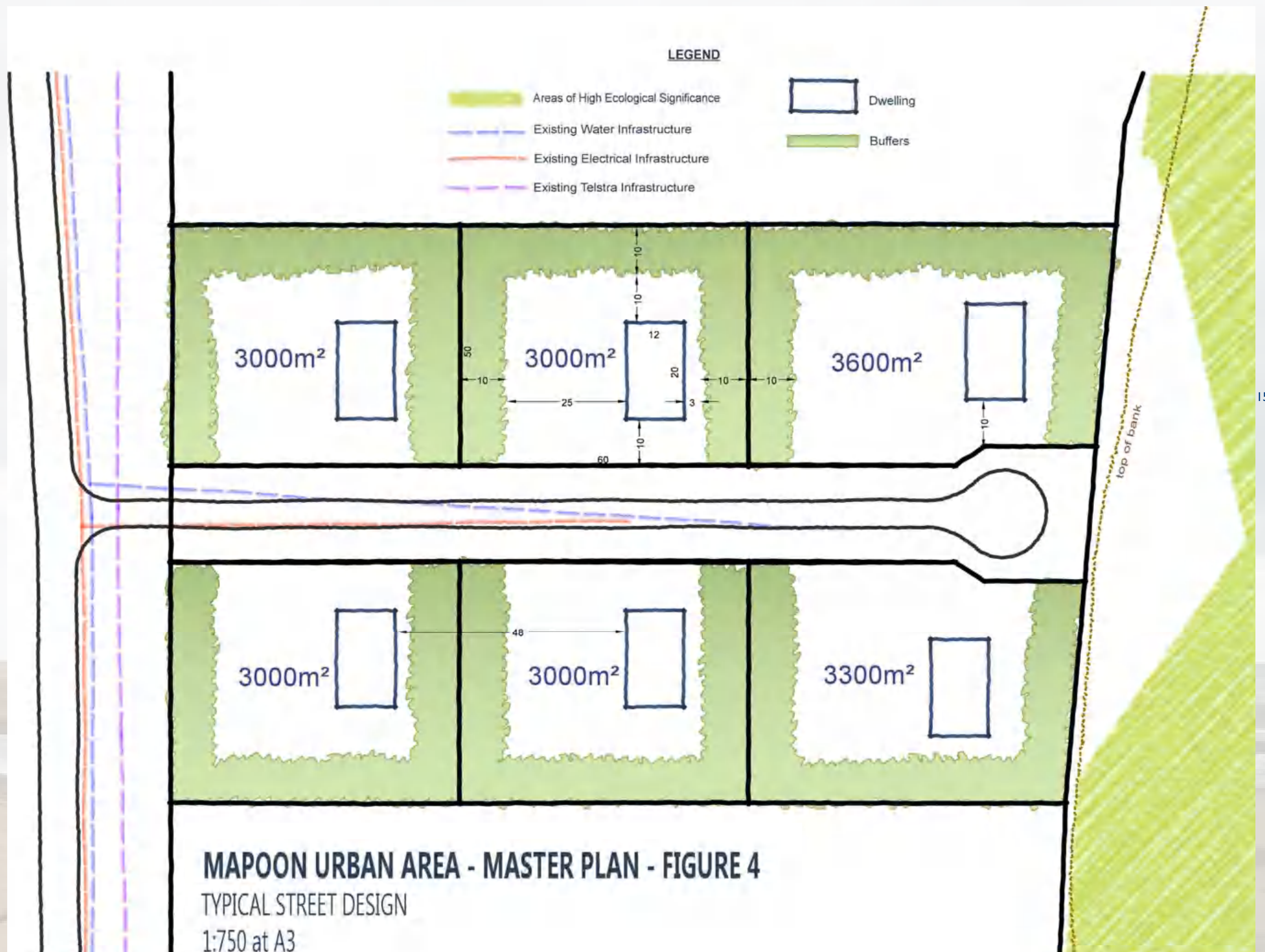
- Maintain slightly larger 'lifestyle' blocks to protect the character of Mapoon community;
- Allotments must maintain sufficient areas to accommodate on-site effluent disposal; (In the absence of a possible future sewerage network)
- The creation of residential neighbourhoods should maintain separation between dwellings (vegetated buffers);
- Layout of allotments should continue to allow for possible in-fill development opportunities to support family connections should the need arise.

8.1 Typical Residential Allotment Design

The study team has completed the urban design of a typical street layout. Importantly, the design includes the following elements which have been discussed with the stakeholders and have received overall support:

- Maintaining a usable allotment size (minimum 3,000m²) that is expected to be capable of accommodating on-site effluent disposal consistent with engineering 'best practise';
- Continuing cleared and maintained areas within each allotment of 1,600m² (40 metres × 40 metres) suitable for the location of individual dwellings in this environment;
- Maintaining the current desired outcome of separation between dwelling houses in the urban setting by introducing vegetated buffers along all property 'boundaries' (side and rear).
- Residential lot design takes advantage of existing infrastructure (water reticulation, electrical and access to facilitate efficient urban design).





9. Mapoon Urban Area Masterplan

The overall masterplan for the study area is reflected in Figure 5

The masterplan design incorporates areas for all existing landuse and structures within an urban framework and approximately 102 'new' allotments capable of catering for the immediate needs and the long-term requirements for the community over the next 20 – 30 years.

The design satisfies the project objectives and incorporates the particular issues identified during opportunities/constraints analysis including characteristics specific to these landuses.

'Red Beach' Precinct

- 16 The Masterplan promotes the 'Red Beach' Precinct as the central locality for urban development including the existing infrastructure and facilities serving the community and the preferred location for accommodating future business development opportunities.

The Masterplan has considered existing dwellings on maintained areas, community facilities, connections to the foreshore and other public buildings and infrastructure within Red Beach.

A total of 27 'new' allotments are identified within the 'Red Beach' Precinct suitable for urban development with only minimal impact on the existing road network. Available infrastructure and services are already provided within this urban setting. However, future development will be subject to statutory approvals requirements and other technical assessment.

The Masterplan recognises significant public places exist within Red Beach and seeks to promote these sites and encourage future opportunities to improve connectivity and interactions between people and places.

Notably, the plan identifies:

- Recreation Centre;
- School and Heath Centre;
- Council and Parklands;
- Red Beach Foreshore Area



The Masterplan acknowledges the lack of significant urban development with the 'High Rise' Precinct and the opportunities that are presented for the delivery of primarily residential allotments due to available infrastructure and services within the study area.

The design maintains the existing allotment sizes and arrangements where dwellings have been established and maintained within the 'High Rise' precinct and promotes the opportunity for additional residential activities within this area to accommodate the immediate and long-term supply of urban land by adapting the access driveways to create a network of roads.

A 'staged' approach to expansion within this precinct could accommodate demand for residential land for the life of the masterplan (20 – 30 years)

The masterplan encourages the development of allotments sizes approximately 3,000m² that will be consistent with the typical layout design (Figure 4) and will reflect the following:

- Support the separation of dwelling houses and the maintenance of vegetated buffer areas between the allotments;
- Safe and efficient access from the local road network;
- Layout of allotments provide possible in-fill development opportunities to support family connections should the need arise.



MAPOON URBAN AREA - MASTER PLAN - FIGURE 5
 POTENTIAL MASTER PLAN LOT YIELD - EXISTING INFRASTRUCTURE
 Approx 1:12000 at A3

10. Implementation Strategy

The Council and study team acknowledge that past efforts to progress with the logical and orderly development of Mapoon have not come to fruition and that the community are perhaps sceptical about the delivery of a Masterplan that would 'deliver' on the ground results. This is perhaps a symptom of past development and decision making being undertaken in an 'ad-hoc' and uncoordinated manner which can lead to inconsistency and difficulties in obtaining the funding to pursue a 'vision' for the achievement of the Council's aspirations

The Mapoon Urban Area Masterplan serves to address these concerns by promoting a long term vision within the study area. Importantly, the masterplan provides a 'blueprint' that can be used by the Council and other interested stakeholders to guide future development decisions and allow for a co-ordinated and transparent approach to population growth.

- ¹⁸ With regular review and improvements, the Mapoon Urban Area Masterplan will support technical investigations and design within the study area to deliver on the outcomes and 'overall' vision presented in this plan. The delivery of outcomes is also linked to funding arrangements necessary to see development proceed within the study area

The development of a statutory planning framework for Mapoon (Planning Scheme) is also an important step to providing structure towards the future development of the Local Government Area in a way that certainty can be provided and transparency in decisions can be achieved.

These documents can work together to achieve sustainable development for the community. It should be understood that the masterplan is a 'tool' that must be flexible and reviewed every 5 years to consider the implementation 'staging' of development works.

Implementation of the Mapoon Urban Area Masterplan can proceed in the knowledge that the strategies and principles have been broadly supported in stakeholder and community consultation.



Mapoon Aboriginal Shire Council

Red Beach MAPOON

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SC5.2 Mapoon Community Consultation Policy

What is the intention of this policy?

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

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

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

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

Development applications that trigger impact assessment will be required to complete the public notification requirements set out in the Act. In addition to these requirements, Council will:

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

Who else will be consulted?

Council may seek further advice from local stakeholders:

- Land & Sea Rangers; and
- Traditional Owners.

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

Any comments received from local stakeholders must be in writing and received prior to the decision being made by Council and will be treated as 'additional third party advice' reflected under Section 34 of Development Assessment Rules 2017.

END OF PLANNING SCHEME

Index and Glossary of Abbreviations and Acronyms

Appendix 1

Appendix 1 Index and Glossary of Abbreviations and Acronyms

Table A1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
MCU	Material change of use as defined in the Act
ROL	Reconfiguring a lot as defined in the Act
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009</i> (repealed)
the SP Regulation	<i>Sustainable Planning Regulation 2009</i> (repealed)

Table of Amendments

Appendix 2

Appendix 2 Table of Amendments

Table A2.1—Table of amendments

Date of adoption	Planning scheme version number	Amendment type	Summary of amendments
DATE 2019	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>