



PALM ISLAND ABORIGINAL SHIRE COUNCIL

PLANNING SCHEME

June 2016



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Citation and commencement

This planning scheme may be cited as the Palm Island planning scheme.

A notice was published in the Government Gazette No.24 on 3rd June 2016 for the planning scheme for the Palm Island Aboriginal Shire Council.

The commencement date for the planning scheme was 6th June 2016.

Amendments to the planning scheme are included at Appendix 2.

Community statement

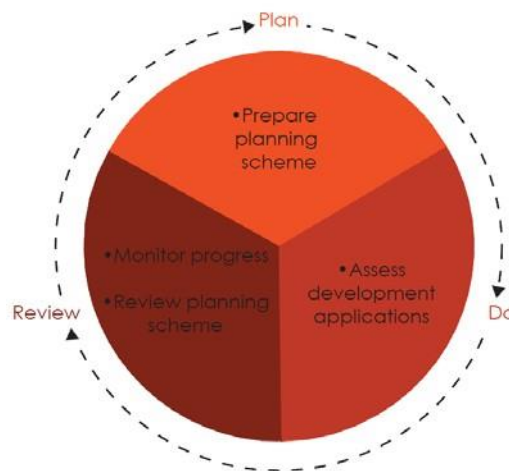
The planning scheme acknowledges the Manbarra people as the traditional owners of the Palm Island Group and the Bwgcolman people as the historic residents and custodians of the land. The lifestyle, culture, and identity of the Manbarra and Bwgcolman people are linked to their relationship with the land and sea Country and their access to it. The customs and traditions of the Manbarra and Bwgcolman people have nurtured and managed the land and will continue to do so. In making planning decisions for Palm Island, it will be remembered that the land is, and always will be, traditional Aboriginal land with which Aboriginal people have a special cultural relationship. Therefore planning and development processes should include consultation with the Manbarra people as the traditional owners and the local residents of Bwgcolman.

Planning scheme is a living document

This planning scheme is the first planning scheme for Palm Island Aboriginal Shire. It should be seen as a living document that builds upon the existing knowledge, practices, and responsibilities of caring for the country and the planning work that has already been done. This planning scheme reflects current local and State government policy.

The real effect of the planning scheme is when new development occurs. As things change, the planning scheme needs to be reviewed and updated to reflect:

- new development;
- changes in the amount of land available for development;
- changes in Council's planning policy;
- changes in State and Federal government; and
- policy.



Fundamentals of the planning scheme

When developing in Palm Island Aboriginal Shire, the following fundamental issues should be considered and recognised:

- that the Palm Island Group is Aboriginal land and its link to the lifestyle, culture, and identity of the Aboriginal people;
- all development in Palm Island concerns the community as change on the Island affects and forms part of the identity of the community;
- holding tenure over land in Palm Island Aboriginal Shire brings with it the expectation of contributing to the community;

- all development must undertake cultural duty of care, as required by the *Aboriginal Cultural Heritage Act 2003*;
- the ability for the Shire's urban areas to expand is heavily constrained by environmental features and natural hazards. Because of this development must use land wisely and efficiently, and contribute to improving the community's resilience to the natural hazards that they are prone to. Developed parts of the Island prone to bushfire, landslide, flooding, and coastal hazards adapt to the risks through more resilient built form, and by limiting susceptible uses that are at greater risk of the impacts of those natural hazards.

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

In applying these mandatory requirements through the planning scheme, Council will seek to ensure that development contributes to real and ongoing benefits for the community. This means that a key outcome for Council of all future development will be the delivery of long-term benefits to the community.

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

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01 - ABOUT THE PLANNING SCHEME



Part 1 About the planning scheme

1.1 Introduction

- (1) The Palm Island planning scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 1st July 2019.
- (3) In seeking to achieve this purpose, the planning scheme sets out Palm Island Aboriginal Shire Council's intention for the future development in the planning scheme area over the next 25 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 25 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 Palm Island Aboriginal Shire Council including all premises, roads, internal waterways and local government tidal areas and interrelates with the surrounding local government areas illustrated in Map 1.

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

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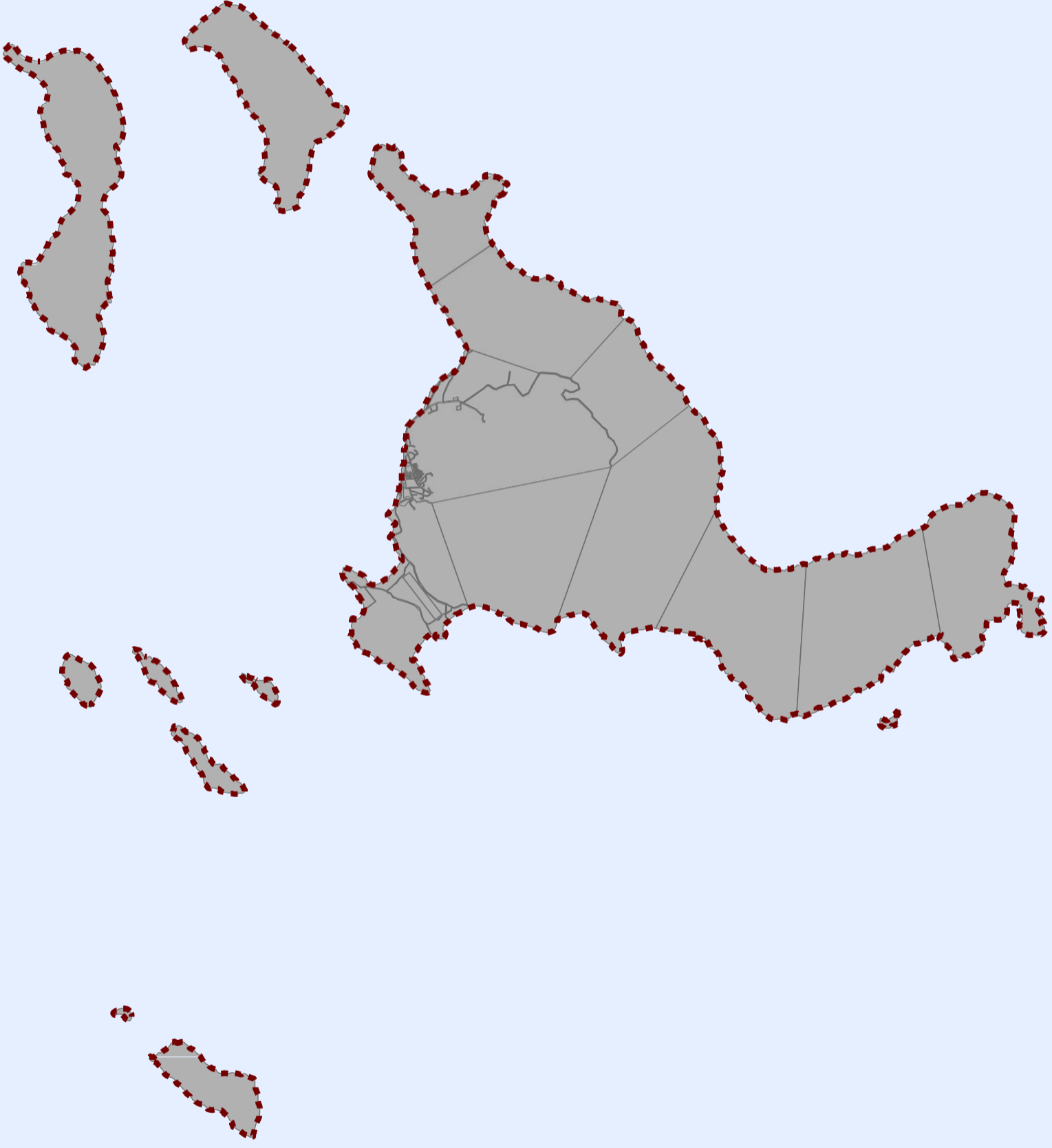
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Palm Island Aboriginal Shire Council Planning Scheme Area Map

Legend


 Local Government Area

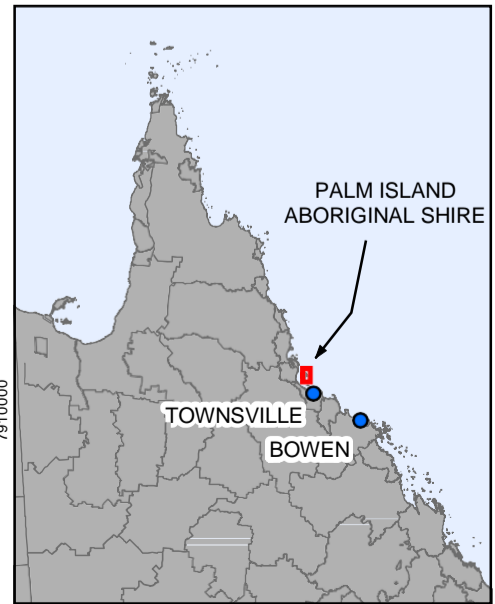


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Map PSM 1 Planning Scheme Area

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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) environmental management and conservation zone:
 - (A) family camps precinct;
 - (ii) general residential zone;
 - (iii) industry zone;
 - (iv) major centre zone:
 - (A) retail precinct;
 - (v) recreation and open space zone:
 - (A) cultural precinct;
 - (vi) rural zone; and
 - (vii) specialised centre zone;
 - (g) the following overlays:
 - (i) Matters of State Environmental Significance (MSES) overlay;
 - (ii) hazards area overlay;
 - (iii) heritage places overlay; and
 - (iv) infrastructure buffer overlay code;
 - (h) the following development codes:
 - (i) healthy waters code;
 - (i) schedules and appendices.
- (2) The following planning scheme policies support the planning scheme:
 - (a) the following planning scheme policies:
 - (i) Car parking, vehicle manoeuvring and bicycle parking requirements;
 - (ii) Palm Island heritage register;
 - (iii) Recommended storm tide event levels for essential community service infrastructure.

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*, 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 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 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 as specified in Schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency
 - (d) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency
 - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency

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

1.6 Building work regulated under the planning scheme

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

- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

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

- (3) This planning scheme, through Part 5, regulates building work in accordance with

sections 32 and 33 of the *Building Act 1975*.

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

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

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

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

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

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

1.7 Local government administrative matters

- (1) The planning scheme recognises the relationship that the Manbarra people and the Palm Island community have with the land and sea of their Country. A relationship based on resources that are important to culture, identity and economic development. Resources are not owned by individuals and are used by the whole community. Consequently, development that uses resources should acknowledge and consult with the custodians of the land and local people.
- (2) Recognition of cultural values will be built into any decision making of Council. It is essential that any person or organisation proposing to develop in Palm Island Shire talk to the custodians of the land and the local community. Consultation with the Manbarra people for development outside of Bwgcolman is a requirement of the Palm Island Improved Future Land Practices Indigenous Land Use Agreement. Council will implement this obligation by using its powers under Section 34 of Development Assessment Rules 2017 to consult with the Manbarra people on development applications.
- (3) The term Country is often used by Aboriginal people to describe family origins and associations with a specific part of Australia. The planning scheme also uses the term in this way.
- (4) The cadastral survey of Palm Island used in the preparation of this planning scheme was limited to key roads and government land. Zones identified by the planning scheme may need to be adjusted to follow cadastral lines when new surveys are conducted and approved by the relevant department.

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2 - STATE PLANNING PROVISIONS



Part 2 State planning provisions

2.1 State planning policy

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

State interest in the state planning policy appropriately integrated

- Liveable communities;
- Housing supply and diversity;
- Development and construction;
- Tourism;
- Biodiversity;
- Coastal environment;
- Cultural heritage;
- Water quality;
- Emissions and hazardous activities;
- Natural hazards;
- Energy and water supply;
- Strategic airports and aviation facilities.

State interests in the state planning policy not integrated

Nil.

State interests in the state planning policy not relevant to Palm Island Aboriginal Shire Council.

- Agriculture;
- Mining and extractive resources;
- State transport infrastructure;
- Strategic ports.

Editor's note—In accordance with section 8(4)(a) of the Act the State Planning Policy applies to the extent of any inconsistency.

2.2 Regulated requirements

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

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

3 - STRATEGIC FRAMEWORK



Part 3 Strategic framework

3.1 Preliminary

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

3.2 Strategic intent

- (1) Palm Island Aboriginal Shire is a group of 10 Islands located in the Great Barrier Reef World Heritage area and the Great Barrier Reef Marine Park. The islands are mostly undeveloped; with the exception of Bwgcolman, the settled part on Great Palm Island. The natural environment is a key element of the community's lifestyle and identity and is a resource that can contribute to the Shire's economic development. It is therefore important that the Shire's natural environment and resources are used sustainably, and are protected from negative impacts that may result from development. With help from traditional knowledge and the local community, Council will manage the Shire's environment and resources community to ensure the continued sustainability of the Palm Island Aboriginal Shire.
- (2) While the Shire's natural environment is a key element of the community's cultural identity and economic prosperity, it also contributes to the Shire's vulnerability to the impacts of natural hazards and climate change. These hazards and impacts include sea level rise, storm tide inundation, coastal erosion, landslide, acid sulfate soils, and bushfire. Development on Palm Island is resilient to risks from natural hazards or the known impacts of climate change.
- (3) The strengths and skills of the local community, the opportunities provided by the local culture and environment and the existing service sector are built upon and contribute to the Shire's economic development.
- (4) The Shire's natural resources (including its extractive and marine resources and agricultural land) are used sustainably. The ongoing existing economic activities and their viability to continue to operate in the long-term are protected. Development for economic activities, including small businesses and enterprises, that does not compromise the other planning objectives and contributes to the local economy in a sustainable manner is appropriate for the Shire.

- (5) Besides the natural environment, the identity and culture of Palm Island community is also linked to places, objects, buildings and structures. All Aboriginal cultural and historical heritage place are protected and preserved by the Council and the Manbarra people through the *Palm Island Improved Future Land Practices Indigenous Land Use Agreement (2010)*. Development does not degrade, disturb, destroy or detract from places, objects or building that has important cultural, heritage or historic values, including those identified by the Palm Island Heritage Register. In addition, as required by the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*, all development must undertake cultural duty of care.
- (6) The planning scheme considers the constraints and opportunities presented by the natural environment, cultural and historic elements, existing settlement pattern, current and projected demographics, and State and local government policy to identify a strategy for development in Palm Island Aboriginal Shire. The planning scheme identifies areas for housing, employment, retail, industry, and rural activity as well as open space, and recreation and cultural activities. Due to the limited developable land and extent of the Island's infrastructure network, development is focussed in the already developed area or provides a logical extension to the existing town. Developable land is used wisely and efficiently, in recognition that it is a finite resource.
- (7) The projected population growth and the isolation of the Shire provide an opportunity for Bwgcolman to be a major centre in the North Queensland Region. Development for centre activities occurs in the town centre, reinforcing its role and providing a greater range of retail, commercial, service, cultural, entertainment and employment opportunities. A key strategy for the growth of the town centre is the development of the retail precinct for shopping and the cultural precinct as the focal point for community gathering and community uses, including an arts and cultural centre that encourages the growth of local arts and culture.
- (8) The airport and jetty are important social and economic infrastructure. Development does not compromise their ongoing operation or the potential for them to continue to operate and expand in the future.
- (9) Development is responsive to the natural landscape and character of Palm Island as well as the tropical climate. Places and buildings are well connected and meet community needs and are comfortable and appropriate for the climate, culture and lifestyle and respect the aspects of the natural environment that are important to the community.
- (10) Federal Government objective to improve Indigenous health, education, employment and housing. The planning scheme identifies areas for these opportunities.

3.3 Settlement Pattern

3.3.1 Strategic outcomes

The pattern of planned land use integrates existing and future development and maintains the natural and scenic qualities of the Shire. The planned expansion of urban areas is underpinned by community need. Due to the shortage of unconstrained, developable land on Great Palm Island development must use land available and suitable for development efficiently. Future urban areas (industry) and a future urban investigation area have been identified in the strategic plan map as areas potentially suitable for future urban growth, however they may contain areas with ecological, cultural, or agricultural values, or be affected by natural hazards. Investigations will be required by the developer to determine whether such values exist or the extent and risks posed by natural hazards.

- (1) Bwgcolman is the only settlement for Palm Island Aboriginal Shire. It is a major centre that services the needs of the community.

- (2) Development in Bwgcolman:
- (a) meets the economic, social, community and housing needs of the community;
 - (b) locates on land that is meant for that use and has an amenity that matches the surrounding area;
 - (c) is primarily infill development within the existing, and zoned, township extent;
 - (d) connects with the infrastructure network;
 - (e) does not hinder the delivery and operation of infrastructure networks and services;
 - (f) maintains access to the beach, bush and places that are environmentally or culturally important;
 - (g) integrates with the natural features of the land;
 - (h) avoids significant adverse impacts on areas of MSES as shown in OM5.0-5.1 Matters of State Environmental Significance (MSES) Overlay Map. Where this is not possible development:
 - (i) minimises loss of MSES by locating in areas least affected; and
 - (ii) protecting MSES in preference to other, unmapped areas; and
 - (iii) offset impacts in accordance with state government requirements;
 - (i) is located, designed, constructed and operated to protect the water quality of drinking water and aquatic ecosystems;
 - (j) does not disturb natural flow paths, acid sulfate soils, groundwater and waterways;
 - (k) does not degrade cultural heritage values or limit the ability for the community to carry out cultural practices;
 - (l) facilitates the protection of coastal process and coastal resources by:
 - (i) consolidating development in the existing township area through infill and redevelopment;
 - (ii) locating in coastal environment only where the use is for coastal dependent development;
 - (iii) protecting the coastline and coastal environment outside of the township in a natural state;
 - (iv) protecting and enhancing the views and vistas of the coastline, coastal features and important coastal landscapes that tell the story of Palm Island and our unique coastal environment;
 - (v) protecting access from the town and recreation areas to the coastline.
 - (m) contributes to the health and safety of the community; and
 - (n) does not put people or property at an unacceptable risk from natural hazards.
- (3) Bwgcolman's town centre develops as a major centre, where
- (a) appropriate retail, commercial and community uses are strategically clustered in the town centre;
 - (b) activities that increase the self sufficiency of Bwgcolman are provided;
 - (c) infill opportunities are taken up, and land and buildings are used efficiently;
 - (d) the needs, lifestyle, history and culture of Palm Island are reflected and promoted; and
 - (e) enhances the safe and accessible connectivity between the town centre and the community.
- (4) Opportunities for the future expansion of Bwgcolman are constrained by land that is prone to flooding, landslides, bushfire, coastal hazards and environmentally or culturally important places. To ensure that land is available for current and future growth, while protecting our coastal setting, developable land in Bwgcolman must be used efficiently and economically.
- (5) The land outside of Bwgcolman and along the coastline remains generally undeveloped in a natural state.
- (6) Development acknowledges that Palm Island Aboriginal Shire is Aboriginal Land. Development is compliant with the Native Title agreements including any Indigenous Land Use Agreement (ILUA).

- (7) Development responds to the island character and tropical climate. It creates places and buildings that meet community needs and are comfortable and appropriate for the climate, culture and lifestyle. It respects the aspects of the natural environment that are important to the community.

Explanatory notes:

Palm Island Aboriginal Shire is a group of 10 Islands located in the Great Barrier Reef World Heritage area and the Great Barrier Reef Marine Park. The islands are mostly undeveloped, with the exception of Great Palm Island that contains the settlement of Bwgcolman.

Located about 60km north east of Townsville, Palm Island Aboriginal Shire is part of the North Queensland Region. Considering its size and island location, Bwgcolman has the potential to have a major centre role for the community and as part of the network of centres in North Queensland. Encouraging Bwgcolman to provide a greater range of higher order services will better serve the needs of the Palm Island community.

Based on data obtained from the Office of Economic and Statistical Research (OESR, 2013 edition) the estimated population of Palm Island at 2011 was 2,538. (However it is noted that a study conducted by James Cook University in 2010 identified a population of 3,402 and a household occupancy rate of 9.7 persons per dwelling). The planning scheme uses the 2011 estimated population of 2,538 and average growth rates identified from OESR population projections (2013) as a basis to estimate the Palm Island population over the next 10 and 25 years. Based on an average annual growth rate of 1.41% per annum between 2011 and 2016, it is estimated that the population in 2015 is 2,684. By 2025, with a projected population of 3,059, it is estimated that there will be an additional 374 persons living in Bwgcolman. This is based on the OESR (2013) average annual growth rates of 1.37% per annum between 2016 and 2021, and 1.23% between 2022 and 2026. By 2040, it is projected that there will be 3,611 people living in Bwgcolman. This is based on the OESR (2013) average annual growth rate of 1.09% between 2031 and 2036. This growth rate has been used to project the population to 2040.

With an estimated housing stock of 428 houses, there is currently a housing shortage on Palm Island. New housing will be required to accommodate the existing population as well as the projected growth. Table 3.3.1 sets out the housing and land requirements to accommodate the Palm Island community. Calculations have been based on a target household size of 4, an average lot size of 600m² and an assumption that 15% of a residential development site will be used for roads, open space and services.

Table 3.3.1—Housing and land requirements

Year	Projected Population	Additional Population	Additional Housing Required	Additional Land Required for Housing
2015	2,684			
2025	3,059	374	94	6.45 ha
2040	3,611	552	138	9.54 ha
		926	232	15.99

Housing development must meet the needs of the community and provide a diverse range of type, size, price and tenure choices. Opportunities for infill and reuse of land within the urban boundary of Bwgcolman should be explored.

Most of the land in Palm Island Shire cannot accommodate development because it is vulnerable to natural hazards, environmentally significant or has important cultural values. Bwgcolman is surrounded by untouched coastal environments and land that is predicted to be inundated or has steep slopes, creating a natural urban boundary and distinct local character. If Bwgcolman is to accommodate the projected growth now and in the future, developable

land needs viewed as a finite resource to be used efficiently. Opportunities for infill, consolidation and co-location must be considered before moving to undeveloped land.

The settlement pattern is based on a policy of adaptation and retreat that seeks to reduce the amount of development occurring in areas that are projected to be inundated by sea level rise and medium and high hazard storm tide inundation. An important part of the adaptation policy is to ensure that the foreshore is easily accessible public open space that balances the protection of public safety and natural environments and their processes. Any development within coastal environments and areas vulnerable to coastal hazards must be coastal dependent and designed to withstand changing coastal impacts. Also part of the adaptation strategy is to consider moving the existing industrial area to the land near the existing tip.

While urban development is focused in Bwgcolman, family camps provide an alternative housing option, enabling people to live on their land. All development outside of Bwgcolman must have a direct connection to natural environment, culture and traditions of the Manbarra people and the community of Palm Island.

Development in Palm Island Shire must also comply with the *Improved Land Management Practices Indigenous Land Use Agreement*. This ILUA identifies a town area. Within the town area the Manbarra People agree to validate leases granted by Council. Outside the town boundary, the Manbarra people must agree to any granting of a lease. Whilst this is an ownership issue, it enables the Manbarra people to be actively involved in decision making about land uses outside the town area.

The character of Palm Island is influenced by the history, culture and lifestyle of community, the dry tropical climate, the mountainous island setting and the surrounding marine environment. Development in Palm Island Shire must meet the needs of the community, reflect local character and be appropriate for the local lifestyle and climate.

3.3.2 Element—Land use management

3.3.2.1 Specific outcomes

- (1) Urban development is focused within the defined urban area of Bwgcolman. It uses land and resources efficiently, acknowledging that developable land is a scarce resource.
- (2) Development in Bwgcolman:
 - (a) is for urban purposes and comprises primarily infill development;
 - (b) occurs only in appropriate and preferred dominant land use areas shown on the strategic framework maps shown in Schedule 2;
 - (c) does not cause conflicts by locating in an area not intended for the proposed use;
 - (d) is consistent with the planned amenity of the area;
 - (e) enables the sequential extension of the infrastructure network;
 - (f) reinforces the open space and trail networks by maintaining links and the provision of parks and trails in appropriate locations;
 - (g) contributes to the surveillance of surrounding areas especially public spaces such as trails, parks and roads;
 - (h) protects environmentally, historically and culturally important places;
 - (i) avoids areas that will put people and property at an unacceptable risk from natural hazards. This includes very high and high impact bushfire hazard areas, high storm-tide hazard and areas determined to be at higher and more frequent risk of flooding;
 - (j) supports coastal environments by protecting views and access to the coastline and facilitating only coastal-dependent development in areas adjoining the foreshore; and
 - (k) protects, maintains and enhances areas identified as being of state environmental significance (MSES), as shown in Overlay maps OM5-0 and 5-1.

- (3) Development outside Bwgcorman may be appropriate if it:
- (a) has a direct link to the environmental, coastal and cultural values of the area;
 - (b) allows people to carry out traditional and cultural practices, including hunting, fishing, gathering, camping and managing the land;
 - (c) does not restrict access to, distract from or result in the loss of access to the beach, bush, and places that are environmentally or culturally important;
 - (d) integrates with the natural environment;
 - (e) avoids areas identified as subject to flood, bushfire, landslide and coastal hazards; is for family camps in existing and identified family camp areas;
 - (f) provides a benefit to the local people and the traditional owners;
 - (g) facilitates the protection of coastal processes and coastal resources;
 - (h) does not damage views of Country, the foreshore and the ecological values of important vegetated areas, wetlands, or watercourses; and
 - (i) can efficiently connect to the existing infrastructure network or provide required infrastructure on site.
- (4) The future urban investigation area north-east of the town, shown on Strategic Framework map SF1.1, is not suitable for development unless all of the following can be suitably addressed:
- (a) infill opportunities in the General residential zone are exhausted;
 - (b) land at Palm Valley Road, contained within the General residential zone, and the Rodeo grounds development have been fully developed;
 - (c) development is provided with efficient and affordable infrastructure;
 - (d) water quality and the impact of development on adjoining wetlands can be suitably managed;
 - (e) communities are not placed at an unacceptable or intolerable level of risk related to dam safety and potential dam failure;
 - (f) impacts of flooding can be appropriately addressed through:
 - (i) avoiding areas of greatest constraint and hazard;
 - (ii) not putting people and property, both within and external to the future urban investigation area, at an unacceptable or intolerable level of risk from inundation;
 - (iii) a safe and efficient evacuation route provided to the nearest evacuation centre;
 - (iv) not modifying or intensifying floodwater depths and flows; and
 - (v) being able to achieve building floor heights above flood level without significant fill.
 - (g) land affected by three or more overlays is not developed;
 - (h) development is not located in very high or high hazard bushfire areas;
 - (i) development is not located in the medium hazard bushfire area unless suitable cleared buffer distances can be achieved without affecting MSES or intensifying other natural hazards.
- (5) The future urban area (Industry) is used for industry purposes only and is developed where:
- (a) the land available in the industry zone is not suitable for the proposed development;
 - (b) property and people are not put at increased risk from natural hazards;
 - (c) effective and efficient infrastructure is provided to the area;
 - (d) it can be demonstrated that impacts of industry in terms of light, noise, vibration, dust and odour do not affect adjoining sensitive land uses.
- (6) Development in the General residential zone south-east of the airport is not further intensified unless the impact of flood and coastal hazards can be mitigated to an acceptable or tolerable level and there is a direct, efficient and flood-free access to land not affected by inundation.

Editor's note—A detailed flood study, prepared by a suitably qualified professional, is required to satisfy the requirements of item (f).

- (7) Development in Bwgcolman town centre reinforces its role as a major centre in the North Queensland Region and provides:
 - (a) for the retail, employment, community and cultural needs of the community;
 - (b) a meeting place and a location for cultural and community events; and
 - (c) buildings, structures and open space that are safe and reflect the dry tropical climate, Island character and aboriginal culture and history of Palm Island.
- (8) Residential development:
 - (a) provides a mix of housing types, sizes and tenures that meet the existing and future needs of the community including single people and the elderly; and
 - (b) is adaptable to changing family structure and household sizes.
- (9) Industrial development occurs in areas identified for industry and mitigates any potential impacts on site. Due to the Great Barrier Reef Marine Park location and the proximity of the industrial areas to residential areas, high impact and special industry is not considered appropriate for Palm Island.

3.3.2.2 Land use strategies

- (1) Bwgcolman settlement area is the focus of the Shire's:
 - (a) urban growth;
 - (b) access to community services including health care, education, sport and recreation;
 - (c) opportunities for businesses including retail, commercial and industry;
 - (d) opportunities for local employment; and
 - (e) opportunities for community development through social interaction, protection of the history and cultural activities.
- (2) With consideration to site constraints such as natural hazards, and ecological and cultural values, development should primarily occur within urban areas where wherever possible.
- (3) Continue to develop the Lori Linda construction camp to cater for non-resident workers.
- (4) Housing development on Beach Road is located in an area projected to be inundated by sea level rise. This area has been included in the Recreation and open space zone and no new housing will be considered in this area.
- (5) The land in the current industrial area is limited by predicted sea level rise and storm surge. To enable the growth of industry that is appropriate to Palm Island, the land on and around the current tip site will be investigated for future industrial development.
- (6) Existing family camps are protected in their current spots but do not extend or develop any further than what already exists on each site. Activities on existing family camp areas do not alter views of Country and protects, maintains and (where possible) enhances the ecological values of important vegetated areas, wetlands, or watercourses.
- (7) The shape of the settlement pattern evolves to respond to the natural hazards affecting it, including bushfire, landslide, coastal hazards, and flooding. The zoning plan in this planning scheme has been prepared with consideration to the risks posed by natural hazards.

3.3.3 Element—Appropriate buildings and places

3.3.3.1 Specific outcomes

- (1) Development contributes to the character of Palm Island Shire by:

- (a) responding to the needs of the community, both now and in the future;
 - (b) being culturally appropriate and accommodating the way the community interacts and uses buildings and public space;
 - (c) being designed appropriately for the dry tropics and the wet/dry, and storm seasons by incorporating passive design features;
 - (d) retaining mature vegetation on site;
 - (e) being of a size and scale and in keeping with nearby buildings; and
 - (f) not preventing continued public access to the beach, wetlands and bush.
- (2) Development for buildings that are used by the public incorporates public art that reflects the history, culture and lifestyle of Palm Island.
- (3) Development located outside Bwgcolman is visually unobtrusive from the sea or town.

3.4 Economic Development

Economic development is the cornerstone of sustainability for the Palm Island community. The planning scheme realises economic benefits in building upon the strengths and skills of the local community, opportunities provided by the local culture, environment, and the existing service sector. The planning scheme seeks to manage the protection of the Shire's natural environment whilst allowing for sustainable use of its natural resources for the purposes of the community's economic development.

3.4.1 Strategic outcomes

- (1) Development for economic activities that does not compromise the other planning objectives and contributes to the local economy in a sustainable manner is encouraged.
- (2) Non-residential development contributes to the on-going growth of a strong economic base by:
 - (a) providing employment for local people;
 - (b) providing training and skills development opportunities;
 - (c) harnessing residents' potential; or
 - (d) sustainably utilising the Shire's natural assets.
- (3) Development supports Bwgcolman town centre as a major centre:
 - (a) improving the self sufficiency of the Shire with regards to higher order goods and services; and
 - (b) reinforcing its role as an Aboriginal island centre in the North Queensland Region's network of centre by enhancing the connections to local culture, art and natural land and sea environments.
- (4) Development outside the town centre does not compromise the role of Bwgcolman as a major centre.
- (5) Development does not compromise the importance of the airport and jetty as gateways to Palm Island as links to the North Queensland Region and their:
 - (a) role as economic and community infrastructure;
 - (b) links to the town centre; and
 - (c) potential to expand to accommodate logistics and transport related industry.
- (6) Agricultural land, marine resources and extractive resources are protected for ongoing long term use.
- (7) The culture, lifestyle and natural environment of the Palm Island Shire and the surrounding Great Barrier Reef Marine Park provide sustainable economic opportunities in the fishing, aquaculture, agriculture, environmental management, cultural, arts, and tourism sectors. Development ensures the ongoing protection of the natural environment, history and culture and acknowledges it as an economic resource.

Explanatory notes:

While Bwgcolman is an important centre in the North Queensland region with strong links to Townsville and other towns on the mainland, it is important to improve the self sufficiency of the community. An economic strategy that seeks to build on the strengths of the skills of the local community, the opportunities provided by the local culture and environment and the existing service sector can be supported by the planning scheme.

Having a plan for the development of infrastructure, housing, both public and private, and the move towards individual leasing can provide the catalyst required to create a community that is less reliant on welfare. Another important aspect of the economic development of Palm Island is building on the skills, culture and art of the community as well as their links and

management of the world heritage listed natural environment in a way that protects the local lifestyle and generates sustainable employment.

While the planning scheme cannot create economic development, it can protect the operation of existing economic activities, identify land for new economic activities and have policies that support and encourage small businesses and enterprise.

Important economic infrastructure includes Bwgcolman town centre, the airport and jetty, the land and sea environment and the culture and art of the local people. Development that enables these assets to be used in a sustainable manner for the economic benefit of the whole community will be supported.

3.4.2 Element—Bwgcolman as a major centre

3.4.2.1 Specific outcomes

- (1) Bwgcolman town centre provides a range of services appropriate to its major centre role, contributing to greater self-sufficiency and satisfying the needs of the local community, including those for arts, culture, and entertainment.
- (2) Development in the town centre supports the economic and social viability of Bwgcolman as a major centre by:
 - (a) contributing to the creation of high quality, safe, and accessible public open space;
 - (b) enhancing its role as a self-sufficient retail and government service hub, cultural centre, and community meeting place; and
 - (c) maintaining the links and access to the jetty and foreshore.
- (3) With the exception of small shops, enterprises and home business that are consistent with a residential amenity, development for shops, offices, and community services does not occur outside of the town centre.
- (4) Housing and infrastructure development are important to the Palm Island economy.
- (5) Bwgcolman's town centre is respectful to its surrounding coastal environment by providing equitable, efficient and safe access to the foreshore; providing development that does not impact on views/vistas to and from the coastline; and protects the natural setting and landscape of the foreshore.

3.4.2.2 Land use strategies

- (1) Prepare a master plan for Bwgcolman town centre that provides direction for built form and identifies catalyst projects and infrastructure. It is to provide implementation guidance on developing a viable retail precinct, a cultural precinct and a strategy for integrating the jetty with the town centre. Any master plan must ensure that development contributes to a high quality and safe public open space that reflect the history, culture and lifestyle of the community.
- (2) Strong links to the beach and open space along the foreshore are to be maintained.

3.4.3 Element—Areas important for economic development

3.4.3.1 Specific outcomes

- (1) The industrial area is protected from development that would limit its operation for light and medium industry.
- (2) Development does not compromise the safe operations or potential expansion of the airport and jetty.

3.4.3.2 Land use strategies

- (1) Industrial land in proximity to the airport may be suitable for the development of a small logistics or 'just in time delivery' operation of high value products such as fish or seafood.
- (2) Medium industry uses are best suited to the industry zone located near the airport. Light and service industry is encouraged in the industry zone near the Farm Area / Chook City due to its proximity to the general residential zone.
- (3) Identify and assess the suitability of an aquaculture processing plant near the proposed new port.
- (4) Identify, through further investigations and studies, potential site(s) for the establishment of a quarry and concrete batching facility.

3.4.4 Element—Building on local strengths

3.4.4.1 Specific outcomes

- (1) Development that supports the growth and progress of the local arts and cultural industry for the benefit of the whole community is supported.
- (2) Agricultural land and areas that contain extractive resources are protected from incompatible development.
- (3) Development does not have any adverse impacts on marine resources and does not negatively impact the current and future capacity for recreation, traditional and commercial fishing and aquaculture.
- (4) Tourism activities that are based on local art, culture and the natural environment may be appropriate if they provide direct benefit to local people and do not have adverse impacts on the community or the natural environment.
- (5) Development avoids significant adverse impacts on the natural environment, including MSES shown on Overlay maps OM5-0 and 5-1, to protect the economic, scenic and cultural opportunities available to the Palm Island community.

3.4.4.2 Land use strategies

- (1) The development of a cultural precinct in the town centre will assist in building a stronger arts sector, provide a community resource and strengthen the town centre's role as major centre in the North Queensland Region. The development of an arts and cultural centre that will provide a community resource as well as training and employment opportunities is encouraged.
- (2) Areas of potential extractive resources are investigated. Development in or around areas of extractive resources do not hinder the operations of the extractive activity or the transportation of those materials.
- (3) Alternative patterns of urban development are considered to minimise encroachment into the Rural Zone.
- (4) The outer islands accommodate tourism activities that are compatible with the natural environment.

3.5 Community identity and diversity

The planning scheme seeks to ensure that development reflects the Community's culture and their connection to their Country. As such views and public access to the sea, beach and bush is important to the community and is not obstructed by development. Development on Palms Island complies with the *Aboriginal Cultural Heritage Act 2003* and the *Palm Island Improved Future Land Practices ILUA*.

3.5.1 Strategic outcomes

- (1) The Palm Island community has a strong sense of cultural identity. Development respects and protects the culture and history of the Manbarra People as traditional owners and Bwgcolman people who have historic links to the land and sea of the Palm Island Group.
- (2) Development contributes to the provision of safe and adequate public places including open spaces, the foreshore and the trail network that meets the needs of the community and provides opportunity for community activities, interaction, sport, exercise, and leisure.
- (3) The open space network provides a range of different types of parks including:
 - (a) a central community meeting and gathering place in the cultural precinct of the town centre;
 - (b) foreshore parks along the beach;
 - (c) Palm Island Sport and Recreation Precinct; and
 - (d) local parks in residential areas for children's play.
- (4) The trail network is comprised of a combination of formalised paths and informal connections within the open space network and along existing roads. It provides a permeable, safe, scenic, and alternative form of access to all developed parts of the island. Development considers its interface and connections with the trail network.
- (5) Community services and facilities meet a demonstrated need in the community and are centrally located and easily accessible.
- (6) Development protects the cultural heritage significance of the Great Barrier Reef World Heritage Area and the Fantome Island Lock Hospital State Heritage Site and Lazaret State Heritage Site by:
 - (a) avoiding or otherwise minimising adverse impacts on the cultural heritage significance of the place or area;
 - (b) ensuring that construction and operation does not damage the cultural social, built form or environmental value of the sites;
 - (c) not impeding or interfering with views to and from each site; and
 - (d) ensuring the long term protection of the site from incompatible development both on or adjoining the heritage place.
- (7) Palm Island is a safe and healthy living environment.

Explanatory notes:

Most of the people that live in Bwgcolman are of Aboriginal or Torres Strait Islander descent; however there is great diversity within the community with 43 different tribal groups with 57 different languages represented. Palm Island culture is built upon the heritage of its traditional owners, the Manbarra people, and its historic residents, the Bwgcolman people. Although the community has a diverse heritage, the lifestyle and Palm Island culture, and identity reflects the Island's natural environment and the people's connections to the land and sea.

The identity and culture of Manbarra people is linked to the land and sea places on the Island Group and their land management obligations. There are many places that are important to

them. As it is not appropriate for all important sites to be identified, all development must undertake cultural duty of care, required by the *Aboriginal Cultural Heritage Act 2003*. The *Palm Island Improved Future Land Practices ILUA* has identified places nominated by the Manbarra people and the Council for listing in the Palm Island Heritage Register that identifies local places of cultural and historic importance, including the history of the mission and places that have been important in the development of the community. These places form the local heritage register for Palm Island. There are currently 3 heritage places of World, National and State significance identified that exist in the local government area.

Public access to the sea, beach and bush is important to the community and is provided by the open space and trail network. The beach is considered to be public land by the community. Development must not restrict access to the beach and ensure that links to the bush are maintained. The Palm Island Group is the Country of the Manbarra people and permission to use the resources must be sought.

The open space network provides opportunities for an active lifestyle and places for people to meet, play sport or recreate. While Bwgcolman is surrounded by bush, the inclusion of safe places for children to play, especially in new residential areas is an expressed need of the community. This need is reinforced by the young population of Bwgcolman, where about 30% of the community is under the age of 15.

With 50% of the community under 25, access to safe open space, sport, recreation and education opportunities are important. One need that has been expressed is a stinger safe swimming area. A safe trail network that enables people who cannot or do not drive to get around is also important.

Development will contribute to improved community safety through the application of the principles set out in *Crime Prevention through Environmental Design Guidelines for Queensland*.

3.5.2 Element—Heritage and history

3.5.2.1 Specific outcomes

- (1) All development processes in Palm Island Aboriginal Shire have an obligation to undertake cultural duty of care and if necessary prepare a cultural heritage management plan.
- (2) Historic, heritage and culturally important places are protected, maintained and where relevant identified. Access to culturally important places is managed by the relevant custodians and traditional owners.
- (3) Development does not degrade, disturb, destroy or detract from historic or culturally important places, sites, objects or histories, including the places listed on the Palm Island Heritage Register.
- (4) If development does occur in places that are culturally important, the development:
 - (a) process includes consultation with the relevant custodians of the site;
 - (b) protects parts for the site that are culturally important;
 - (c) enables the place to continue to be culturally important and the maintains the ability to carry out cultural practices and traditions;
 - (d) does not remove the ability of the traditional owners and the custodians to manage the culturally important place; and
 - (e) provides a level of access considered appropriate by the custodians.

3.5.2.2 Land use strategies

- (1) Council will, in consultation with the Manbarra people, maintain the Palm Island Heritage Register.

3.5.3 Element—Access to open space

3.5.3.1 Specific outcomes

- (1) Development maintains safe and well-connected public access to the sea, beach, wetlands and the bush.
- (2) Development:
 - (a) does not restrict access or the ability to use open space and the trail network; and
 - (b) contributes to the safety and surveillance of open space and the trail network.
- (3) Large residential developments make provision for parks and public spaces that are safe, shady, encourage active lifestyles, and support social inclusion and interaction for all ages and abilities.
- (4) Development that occurs in open space meets the recreation, sport and entertainment needs of the community.

3.5.3.2 Land use strategies

- (1) The beach and the bush are community resources and development should not restrict ongoing access.
- (2) An area near the jetty will be investigated for the potential development of a netted swimming area that protects swimmers from stingers.
- (3) Investigate the potential for development of a Palm Island Sport and Recreation precinct.

3.5.4 Element—Community services and facilities

3.5.4.1 Specific outcomes

- (1) Development facilitates access to community services and facilities.

3.5.4.2 Land use strategies

- (1) Development for a range of community services and facilities that are appropriate to the needs of the community occurs in the town centre and considers the scarcity of developable land in Bwgcolman by ensuring that land and buildings are used wisely and opportunities for co-location are explored.

3.5.5 Element—Healthy and safe community

3.5.5.1 Specific outcomes

- (1) Development contributes to a healthy environment by ensuring it maximises community safety and that the impacts of air, noise or odour emissions or hazardous materials do not impact on the health and well-being of people and the environment.

3.5.5.2 Land use strategies

- (1) Adequate separation distances and buffers between industrial or noise generating uses and sensitive land uses such as residential and cultural uses are provided and maintained.
- (2) Due to the biodiversity values of Palm Island's land and sea environment and the limit to the available land for development, high impact and special industry is not considered to be appropriate to locate in Palm Island Aboriginal Shire.

3.6 Natural environment

The quality of the natural environment, its assets, ecological processes and biodiversity values are protected, maintained and enhanced. This will preserve the integrity of areas of ecological significance (including MSES), their life supporting capacities and contribution to biodiversity for present and future generations. The impacts of development on natural corridors and links through urban and rural areas are minimised through location, intensity, and scale.

3.6.1 Strategic outcomes

- (1) The Shire's natural environment, including its ecology, biodiversity and cultural value is protected.
- (2) The bush, hills, waterways, wetlands and coast are key features of the Palm Island Group and are important to the culture and identity of the community. Development must protect, maintain and enhance these features to preserve connection to country and the unique character of the Shire.
- (3) The Palm Island Group's location in the Great Barrier Reef Marine Park, a World Heritage marine habitat, highlights the significance of managing development on the Island. It is important that development protects, maintains, enhances and complements the reef and coast, including:
 - (a) marine life;
 - (b) coastal processes;
 - (c) water quality;
 - (d) untouched natural appearance;
 - (e) views to and from the foreshore;
 - (f) dunes; and
 - (g) coastal vegetation.
- (4) The Shire contains many areas of state environmental significance, as shown on Overlay Maps 5-0 and 5-1. Development avoids significant adverse impacts on these areas by protecting, maintaining and enhancing environmental significance, coastal resources, and biological diversity and ecological connectivity.
- (5) The beaches and foreshores of Palm Island Aboriginal Shire are an important part of the community's lifestyle, culture and identity. Development is planned and designed to protect the beach and coastal processes, consolidate development away from the foreshore and maintain public access. Coastal dependent development is facilitated in preference to other uses and only where coastal impacts can be suitably managed.
- (6) Parts of Palm Island Aboriginal Shire are prone to natural hazards. Community safety and property are protected by minimising exposure to flood, bushfire, landslide and coastal hazards and the known impacts of sea level rise.
- (7) Development is designed, located and operated to avoid or minimise impacts on human health and the natural and built environment created by disturbance and release of acid sulfate soil contaminants.
- (8) Development does not damage or devalue the natural beauty of the shire's:
 - (a) views to and from natural areas and the township;
 - (b) creeks, waterways, wetlands and swamps;
 - (c) beaches, headlands, bushlands, and foreshores; and
 - (d) peaks and hilltops.
- (9) Development maintains healthy waters by avoiding or minimising disturbance to natural flows, filtration, acid sulfate soils and groundwater supplies.

- (10) Development avoids adverse significant impacts on wetlands of high ecological significance and protects the ecological functions of waterways.

Explanatory notes:

The natural environment of the Palm Island Group, including the surrounding sea is a key element of the community’s lifestyle and culture and can contribute to the Shire’s economic development. It is important that the Shire’s natural environment is protected from negative impacts that may result from development.

Palm Island Aboriginal Shire is located within the World Heritage Listed Great Barrier Reef Marine Park (GBRMP). The coast and the GBRMP are of high economic, social, cultural and environmental value to the community and have a regional and global environmental significance.

Wetlands and waterways are important features of the natural environment and are protected from significant adverse impact created by development. To ensure their ongoing viability and the maintenance of water quality, development is setback from all wetlands and waterways, particularly those identified as having high ecological significance in the Matters of State Environmental Significance (MSES) Overlay maps 5-0 and 5-1.

The natural environment of Palm Island also contributes to its vulnerability to the impacts of climate change and natural hazards such as sea level rise, storm tide inundation, landslide, flooding, acid sulfate soils and bushfire. Just as development must not negatively impact the Island’s natural environment, development must also be located and designed to minimise exposure of people and property to natural hazards and sea level rise. The Hazards Overlay Maps, OM1-0 to OM3-4, identify areas where development would be constrained by hazards, and the Hazards overlay code deals with development located within these areas.

Some areas are more vulnerable than others and the risk associated with extent and impact of the hazards vary. To enable development to manage exposure to an acceptable or tolerable level on Palm Island, it is worthwhile to differentiate between high hazard areas that should not be developed, and medium hazard areas which may be able to accommodate development if the hazards are managed or mitigated. The table below identifies the known hazards for Palm Island based on the potential level of risk.

Table 3.6.1—Natural hazards

Natural Hazard	Level of Hazard	Category
Sea level rise, storm tide inundation	High coastal hazard areas (areas projected to be permanently inundated by sea level rise and a high risk of temporary inundation greater than 1m in depth from storm surge)	High Hazard Area
	Medium coastal hazard areas (areas at risk from temporary inundation less than 1m in depth from storm surge)	Medium Hazard Area
Coastal erosion	Erosion prone area	High Hazard Area
Bushfire	High bushfire hazard areas	High Hazard Area
	Medium bushfire hazard areas	Medium Hazard Area
Landslide	High land slide vulnerability (slopes above 25%)	High Hazard Area
	Landslide vulnerability (slopes between 15-25%)	Medium Hazard Area

Acid sulfate soils	Land, soil or sediment below 5m AHD where the natural ground level is less than 20 metres	Medium Hazard Area
<p>Editor's Note—Land shown as a bushfire hazard area on Overlay maps OM2-0 to OM2-4 is designated as the bushfire prone area for the purposes of section 12 of the Building Regulation 2006. The bushfire hazard area (bushfire prone area) includes land covered by very high, high and medium hazard areas as well as the potential impact buffer category.</p>		
<p>Editor's Note—For the purposes of Section 13 of the Building Regulation 2006:</p> <p>(1) Land shown as flood hazard on Overlay Maps OM2-0 to OM2-4 is designated as the flood hazard area.</p> <p>(2) The defined flood hazard area is declared to be the level to which flood water is likely to reasonably be expected to rise to within the flood hazard area during the estimated maximum probably flood event.</p>		

3.6.2 Element—Land environment

3.6.2.1 Specific outcomes

- (1) Development is designed and constructed to respond to the natural features and environmental values of the site and where possible:
 - (a) protects, maintains, and enhances native vegetation, habitat and ecosystems;
 - (b) allows natural processes to occur unimpeded;
 - (c) does not significantly modify the existing landform or topography; and
 - (d) does not contribute to the increase in pests or weeds.
- (2) Native vegetation is protected to maintain the green setting of each island, conserve and enhance habitat networks and corridors, assist in the carbon cycle; protect endangered and 'of concern' regional ecosystems, and protect against land degradation such as soil erosion and salinity.
- (3) The physical condition, ecological health, and environmental values of areas of ecological significance are protected, maintained, and enhanced.

3.6.3 Element—Coastal management, sea environment

3.6.3.1 Specific outcomes

- (1) The coastal resources of Palm Island Aboriginal Shire are protected.
- (2) Development is setback from the coast and does not interfere with coastal processes including the natural movement of the coastline. Development only occurs on the coast if:
 - (a) it is coastal dependant development, essential for the community;
 - (b) retains public access to the foreshore;
 - (c) provides a public service; and
 - (d) cannot be located elsewhere.
- (3) Development does not:
 - (a) remove vegetation along the coast;
 - (b) impact on, or detract from, views to and from the coastline;
 - (c) contribute to the degradation of marine plants and fish habitats; and
 - (d) degrade the quality of water entering the Great Barrier Reef from the Shire.

- (4) Development for urban purposes, including community infrastructure is planned, designed, constructed, and operated to manage stormwater and waste water in ways that protect environmental values.

3.6.4 Element—Waterways and wetlands

3.6.4.1 Specific outcomes

- (1) Development is set back from waterways and wetlands and does not interfere with the banks or remove vegetation.
- (2) Development avoids being located in or adjacent to MSES high ecological significance wetlands, as shown on Overlay maps 5-0 and 5-1. Where this is not possible, it is designed, located, constructed and operated to:
 - (a) minimise or prevent the loss or degradation of the wetlands;
 - (b) avoid impacts on water quality and natural drainage processes; and
 - (c) protect the visual and cultural importance of wetlands and the surrounding environment.
- (3) Development does not have impacts on the water quality of the waterways, wetlands or the sea by locating, designing, constructing and managing activities and their impacts arising from:
 - (a) altered stormwater quality or flow;
 - (b) wastewater (other than contaminated stormwater and sewage); and
 - (c) the release and mobilisation of nutrient-laden stormwater.
- (4) Development minimises, as far as practicable:
 - (a) disturbance to natural drainage;
 - (b) erosion risk;
 - (c) exposure of acid sulfate soils; and
 - (d) impacts on groundwater level or quality.

3.6.5 Element—Natural hazards and the impacts of climate change

3.6.5.1 Specific outcomes

- (1) Development does not endanger life or put property at an unacceptable or intolerable risk from the adverse impacts of natural hazards such as acid sulfate soils, flooding, , bushfires, landslides, coastal hazards including sea level rise,.
- (2) Development does not occur in a flood hazard area, high and medium storm tide hazard area or very high, high landslide hazard area and high or medium hazard bushfire area unless:
 - (a) located in an urban zone and there is no alternative hazard free location;
 - (b) risk to property and human health can be managed to an acceptable or tolerable level;
 - (c) the development avoids increasing the severity of hazards in other locations;
 - (d) there is a safe, direct and suitable evacuation route; and
 - (e) development is located and designed to withstand the impact of natural hazard.

Editor's note—A technical hazard and risk assessment report must be provided to demonstrate compliance with this requirement.

- (3) Land contained in the General Residential zone south of Curry Farm Road and east of Sailor Street that is subject to the landslide hazard overlay, illustrated in Overlay Maps OM3-0 to 3-4, is only developed where:
 - (a) not located in the high landslide hazard area;
 - (b) the population's safety and risk of damage to property can be mitigated to an acceptable or tolerable level;
 - (c) vegetation clearing is minimised and only occurs in an approved building footprint;

- (d) development minimises cut and fill;
 - (e) landforms and views both to and from the steep land is protected; and
 - (f) erosion and other natural processes that can increase the potential for landslide are avoided.
- (4) Land identified as having multiple natural hazards is not developed unless all hazards can be mitigated to an acceptable and tolerable level of risk.
 - (5) Development in an urban zone affected by coastal hazards:
 - (a) does not intensify residential development unless:
 - (i) replacing a previous development with exactly the same use;
 - (ii) increasing the GFA by no more than 10% of what previously existed on the site;
 - (iii) not increasing the number of people living on the site;
 - (iv) not increasing the number of units on the site;
 - (v) providing floor levels of habitable rooms above the inundation level; and
 - (vi) not impeding the natural flow of water or worsening impacts in the surrounding area;
 - (b) does not increase the number of lots within the hazard area;
 - (c) is for coastal-dependent development;
 - (d) is temporary, relocatable or readily abandoned; and
 - (e) is located as far landward as possible and not closer to the hazard than the adjoining development.
 - (6) Land south of Park Road subject to high hazard storm tide inundation is protected from further development.
 - (7) Community infrastructure and facilities are located in areas free of natural hazards and designed to ensure the facilities can continue to operate during and after a natural hazard. Consolidation of existing facilities affected by natural hazards is not supported unless there is no other suitable alternative and the impacts can be mitigated to an acceptable or tolerable level.
 - (8) New development does not prevent or impact on disaster response and recovery capacity.
 - (9) Further intensification and expansion of the sewer and water treatment plants is avoided on the current site unless there is no suitable alternative. Should consolidation be the only option, development is to ensure that:
 - (a) the infrastructure is not at increased risk from coastal hazards;
 - (b) the infrastructure can continue to operate during and immediately after a coastal hazard event;
 - (c) development does not worsen the impacts of coastal hazards on adjoining land; and
 - (d) the resilience of existing and new infrastructure is improved.
 - (10) The disturbance of acid sulfate soils is avoided to protect the natural and built environment and human health. Where disturbed, soils are managed to avoid or minimise the mobilisation and release of contaminants.

3.6.5.2 Land use strategies

- (1) Development outside of Bwngcolman will need to demonstrate that the vulnerability of the site to natural hazards can be mitigated to an acceptable or tolerable level as part of the development process. Development is to contribute to creating a community that is resilient to the impacts of natural hazards and climate change.

Editor's Note—Land shown as a bushfire hazard area on Overlay maps OM2-0 to OM2-4 is designated as the bushfire prone area for the purposes of section 12 of the Building Regulation 2006. The bushfire hazard area (bushfire prone area) includes land covered by very high, high and medium hazard areas as well as the potential impact buffer category.

Editor's Note—For the purposes of Section 13 of the Building Regulation 2006:

- (1) Land shown as flood hazard on Overlay Maps OM2-0 to OM2-4 is designated as the flood hazard area.
- (2) The defined flood hazard area is declared to be the level to which flood water is likely to reasonably be expected to rise to within the flood hazard area during the estimated maximum probably flood event.

3.6.6 Element—Landscape and views

- (1) Development is unobtrusive and:
 - (a) retains as far as practicable, the existing landform and topography of the site; or
 - (b) does not occur on peaks and ridgelines.

- (2) Development protects:
 - (a) views of Mount Bentley from the sea; and
 - (b) views from Bwgcolman to Curacoa Island, Fantome Island, Esk Island, and Brisk Island.

3.7 Infrastructure

Infrastructure and services are located and designed to be provided to communities in a timely, economical, and efficient manner. Development is appropriately sequenced to ensure that activities are appropriately serviced by infrastructure to maximise efficiency. Development within Bwgcolman is expected to connect to Council's infrastructure networks and where unable to do so, will be required to provide the required infrastructure on site. Given the high quality and world heritage status of the surrounding marine environment, it is important that stormwater run-off from development does not impact the natural environment.

3.7.1 Strategic outcomes

- (1) Palm Island's economic growth and stability is supported by reliable, affordable and easy to maintain infrastructure including energy, water, wastewater, waste management and telecommunications, and the airport and jetty which provide vital links to Townsville and other towns in the North Queensland region. Infrastructure and services are delivered in a timely, sequenced, and efficient manner and meets the needs of the community.
- (2) Development is provided with water, sewerage, drainage, waste management, electricity, telecommunications and access to roads and footpaths. The type and capacity of the infrastructure meets the needs of the intended occupier or user.
- (3) Development is planned, designed, constructed and operated to manage stormwater and waste water in way that helps protect environmental values.
- (4) Palm Island residents have access to a clean and safe water supply. Development does not impact on the quality and quantity of the Shire's water supply.
- (5) The airport and jetty are important regional transport infrastructure providing social and economic links to Townsville and the mainland. Development protects their ability to operate safely and expand in the future.
- (6) All roads are designed and maintained to ensure that every property with road access can be accessed by emergency vehicles, including rural fire service and enable safe travel by pedestrians and cyclists.
- (7) The road hierarchy includes the trunk roads and residential roads, Development does not impede the safe operation of the main road of Beach Road, Clump Road, and Wallaby Point Road that provide for through traffic that link the airport, jetty and town centre to the main residential areas. Trunk roads are designed and maintained to provide all weather access.
- (8) Residential roads can be safely used by pedestrians and cyclists.
- (9) The trail network provides safe, alternative access to developed parts of the island. It is comprised of a combination of formalised paths and informal connections within the open space network and along existing road. Development provides safe links to the trail network.
- (10) Development of sustainable and renewable energy generation is encouraged and facilitated.

Explanatory notes:

Infrastructure and utility services on Palm Island is focussed in Bwgcolman. Outside the town, there are no utility services, and very few roads. Bwgcolman is serviced by Council owned and maintained water supply, sewerage treatment, stormwater drainage and waste management systems. It is also serviced with power from Ergon and telecommunications from Telstra.

The capacity of the water supply and waste water treatment plant will impact on the ability for Bwgcolman to grow. The design capacity of this infrastructure is 5,000 people, however, the operational capacity may be less. Upgrades may be required to accommodate the projected growth of Bwgcolman.

Given the high quality surrounding marine environment, it is important that stormwater run-off from development does not impact the natural environment or the water supply used by the local people.

The transport infrastructure on Palm Island is maintained by Council. Planning ensures that development on Palm Island is always accessible and does not hinder access to existing land uses, particularly public areas and open spaces. The trail network provides safe, alternative access to developed parts of the island. It is comprised of a combination of formalised paths and informal connections within the open space network and along existing road.

3.7.2 Element—Utility services

3.7.2.1 Specific outcomes

- (1) Development provides infrastructure to the standard acceptable by Council;
 - (a) in Bwgcolman, development connects to Council's infrastructure networks, and where unable to do so, will be required to provide the required infrastructure on site; and
 - (b) outside Bwgcolman infrastructure is provided on site at no cost to Council.
- (2) Development is sequenced in a way that ensures that Bwgcolman is serviced efficiently and enables the planned expansion of infrastructure to occur in an efficient way.

3.7.2.2 Land use strategies

- (1) Explore the potential of developing a wind farm.
- (2) Telecommunication infrastructure and services provide important communication links between Palm Island and the mainland. Council will ensure that land is available and accessible for the provision and potential upgrade requirements of telecommunications infrastructure.

3.7.3 Element—Water quality

3.7.3.1 Specific outcomes

- (1) Development is located, designed and operated to:
 - (a) minimise disturbance to natural drainage;
 - (b) avoid increasing erosion risk;
 - (c) avoid increasing the release of sediment-laden stormwater;
 - (d) protect the water quality of creeks, gullies, natural drainage paths, waterways, wetlands and other drainage areas important to the ecological functioning of Palm Island.
- (2) Development manages stormwater volume and quality by adopting water sensitive urban design principles to imitate natural filtration and cleansing of stormwater runoff prior to leaving the site.
- (3) Development is designed, located and operated to minimise adverse impacts on water supply catchments, and does not adversely affect the quality and quantity of water available for consumptive uses in the Shire.

3.7.3.2 Land use strategies

- (1) Undertake stormwater quality and flow management planning to define the water quality objectives for Palm Island Aboriginal Shire, considering its location in the Great Barrier Reef Marine Park

3.7.4 Element—Transport

3.7.4.1 Specific outcomes

- (1) Development does not adversely impact on the safe operation of the airport, jetty or helipad.
- (2) Development is provided with safe vehicular, pedestrian, and cyclist access appropriate to the proposed use.
- (3) Paths and trails used for active transport and recreation create a continuous connection to destinations.

3.7.4.2 Land use strategies

- (1) Extension of the jetty into deep water will reduce the need to dredge the shipping canal and improve boat and barge access to Palm Island. Investigations into the feasibility of extending the jetty will be made.
- (2) Investigate the feasibility of the development of an alternative barge access.

4 - LOCAL GOVERNMENT INFRASTRUCTURE PLAN



Part 4 Local government infrastructure plan

4.1 Preliminary

- (1) This local government infrastructure plan is not a complying local government infrastructure plan under the provisions of the *Sustainable Planning Act 2009* (repealed) or provisions of the relevant subordinate legislation and cannot be used for the purposes of levying infrastructure charges or imposing conditions about trunk infrastructure.
- (2) The purpose of the local government infrastructure plan is to:
 - (a) integrate and coordinate land use planning and infrastructure planning
 - (b) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
- (3) The local government infrastructure plan:
 - (a) states in Section 4.2 (planning assumptions) the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of the local government infrastructure plan;
 - (b) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth for 10 to 15 years;
 - (c) states in Section 4.4 (desired standards of service) for each network of development infrastructure the desired standard of performance of infrastructure;
 - (d) identifies in Section 4.5 (plans for trunk infrastructure) the existing and planned trunk infrastructure for the following networks:
 - (i) water supply;
 - (ii) wastewater;
 - (iii) stormwater.

4.2 Planning assumptions

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

4.2.1 Residential and non-residential projections

Table 4.2.1.1—Existing and projected population

PIA Locality	LGIP Projection Category	2012 (Existing)	2022	2037
Total PIA	Single dwelling	3130	3600	4400
	Multiple dwelling	0	0	0
	Other dwelling	0	0	0
	Total	3130	3600	4400
Total outside PIA (served or to be serviced)	Single dwelling	0	0	0
	Multiple dwelling	0	0	0
	Other dwelling	0	0	0
	Total	0	0	0
Total urban (above categories)	Single dwelling	3130	3600	4400
	Multiple dwelling	0	0	0
	Other dwelling	0	0	0
	Total	3130	3600	4400
"Other dwelling" refers to caravan, cabin, improvised home, tent, sleepers out etc.				

Editor's note—A council study conducted in 2011 identified a population of 4,302 and a household occupancy rate of 9.7 persons per household.

Table 4.2.1.2—Existing and projected dwellings

PIA Locality	LGIP Projection Category	2012 (Existing)	2022	2037
Total PIA	Single dwelling	328	798	1118
	Multiple dwelling	0	0	0
	Other dwelling	0	0	0
	Total	328	798	1118
Total outside PIA (serviced or to be serviced)	Single dwelling	0	0	0
	Multiple dwelling	0	0	0
	Other dwelling	0	0	0
	Total	0	0	0
Total urban (above categories)	Single dwelling	328	798	1118
	Multiple dwelling	0	0	0
	Other dwelling	0	0	0
	Total	328	798	1118

Table 4.2.1.3—Existing and projected employment

PIA Locality	LGIP Projection Category	2012 (Existing)
Total PIA	Commercial	340
	Retail	12
	Industrial	7
	Community	95
	Other	22
	Total	479
Total outside PIA (serviced or to be serviced)	Commercial	
	Retail	0
	Industrial	0
	Community	0
	Total	0
Total urban (above categories)	Commercial	340
	Retail	12
	Industrial	7
	Community	95
	Other	22
	Total	476

Table 4.2.1.4—Existing and projected non-residential floor space

PIA locality	LGIP projection category	Default Average Floor Space Conversion Rate (m ² GFA /employee)
Total PIA	Commercial	6800m ²
	Retail	300m ²
	Industrial	770m ²
	Community	n/a
	Other	n/a
	Total	7870m ²
Total outside PIA (serviced or to be serviced)	Commercial	0
	Retail	0
	Industrial	0
	Community	0
	Other	0
	Total	0
Total urban (above categories)	Commercial	6800m ²
	Retail	300m ²

	Industrial	770m ²
	Community	n/a
	Other	n/a
	Total	7870m ²

4.3 Priority infrastructure area

- (1) The priority infrastructure area is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.
- (2) The priority infrastructure area identifies the area where Palm Island Aboriginal Shire council gives priority to provide trunk infrastructure for urban development up to 2037.
- (3) The priority infrastructure area is identified in Schedule 3.

4.4 Desired standards of service

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

Table 4.4.1—Water supply

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	Development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> • Local government standards in planning scheme and planning scheme policies • Compliance with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual. • Customer service standards • Customer service obligations
Adequacy of supply	Development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> • Compliance with the relevant design guidelines in the FNQROC Development Manual.
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> • The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> • Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> • System Leakage Management Plan (Chapter 3, Part 3, Division 1A <i>Water Act 2000</i>)
Infrastructure design /planning standards	Design of the water supply network will comply with established codes and standards	<ul style="list-style-type: none"> • Water Supply Code of Australia – Water Services Association of Australia – WSA 03-2002 • The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council • <i>Planning Guidelines for Water Supply and Sewerage</i> –April 2010 Department of Energy and Water Supply (DEWS) • Local government standards in planning scheme and planning scheme policies

Table 4.4.2—Sewerage

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

Table 4.4.3—Stormwater

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

Table 4.4.4—Transport

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

Table 4.4.5—Public parks and land for community facilities

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

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 are identified in Maps LGIP2 and LGIP3 held in schedule 3.
- (3) 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	<ul style="list-style-type: none"> • Water sources (dams, groundwater, bulk supply mains) • Raw water mains • Water treatment plants (including recycled water treatment plants)
	Distribution	<ul style="list-style-type: none"> • Reservoirs • Pump stations • Distribution mains • Associated monitoring systems
Sewerage	Reticulation	<ul style="list-style-type: none"> • Pump stations • Rising mains • Gravity sewers • Odour and corrosion control systems • Associated monitoring systems
	Sewerage treatment	<ul style="list-style-type: none"> • Sewerage treatment plants • Storage facilities • Release systems • Associated monitoring systems
Transport	Local government and state controlled	<ul style="list-style-type: none"> • Arterial, sub-arterial and major collector roads including associated intersections, local road drainage, kerb and channel, swales, culverts, bridges, and pathways within the road reserve
	Off-road pathway	<ul style="list-style-type: none"> • Cycleways and pedestrian pathways not within the road reserve, including associated culverts and bridges
Stormwater management	Quantity	<ul style="list-style-type: none"> • Natural waterways • Overland flow paths/channels (natural and constructed) • Piped drainage (including pipes, culverts, manholes, inlets and outlets)
	Quality	<ul style="list-style-type: none"> • Stormwater Quality Infrastructure Devices (SQIDs) • Gross Pollutant Traps (GPTs) • Wetlands • Riparian corridors • Bio-retention facilities • Bank stabilisation, erosion protection and revegetation
Public parks and land for community facilities	Public parks	<ul style="list-style-type: none"> • Land, works and embellishments for local, district and local government-wide parks.
	Land for community facilities	<ul style="list-style-type: none"> • Land and basic works associated with the clearing of land and connection to services only

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5 - TABLES OF ASSESSMENT



Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

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

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

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

5.3 Categories of development and assessment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.4 Categories of development and assessment—Material change of use

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

Table 5.4.1—Environmental management and conservation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications facility Utility installation	Accepted	
	If on Council owned land	No assessment benchmarks
Dwelling house Environment facility Nature-based tourism Park	Code assessment	
	If in family camp precinct	Environmental management and conservation zone code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.2—General residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park Telecommunications facility Utility installation	Accepted	
	If on Council owned land	No assessment benchmarks
Caretaker's residence Dwelling house Dual occupancy	Accepted subject to requirements	
		General residential zone code
Food and drink outlet Home based business Hostel Multiple dwelling Office	Code assessment	
	If GFA is 200m ² or less	General residential zone code Healthy waters code
Shop	If GFA is 200m ² or less	Editor's note—The Healthy waters code is triggered where the development site is more than 2,500m ² or the development involves 6 or more additional dwellings.
Short term accommodation Residential care facility Retirement facility		
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—Industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park Telecommunications facility Utility installation	Accepted	
	If on Council owned land	No assessment benchmarks
Bulk landscape supplies Caretaker's accommodation Garden centre Hardware and trade supplies Low impact industry Medium impact industry Outdoor sales Service industry Utility installation Warehouse Wholesale nursery	Code assessment	
	If not on Council land	Industry zone code Healthy waters code Editor's note—The Healthy waters code is triggered where the development site is more than 2,500m ² or the development involves 6 or more additional dwellings.
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 5.4.4—Major centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park Utility installation	Accepted	
	If on Council owned land	No assessment benchmarks
Caretaker's accommodation Child care centre Club Community care centre Community use Dual occupancy Dwelling house Educational establishment Emergency services Food and drink outlet Health care services Hostel Indoor sport and recreation Multiple dwelling Office Place of workshop Service industry Shop	Code assessment	
		<p>Major centre zone code Healthy waters code</p> <p>Editor's note—The Healthy waters code is triggered where the development site is more than 2,500m² or the development involves 6 or more additional dwellings.</p>
Shopping centre	If in the retail precinct	
Short term accommodation		
Impact assessment		
<p>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.</p>	The planning scheme	

Table 5.4.5—Recreation and open space zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park Telecommunications facility Utility installation	Accepted	
	If on Council owned land	No assessment benchmarks
Caretaker's accommodation Club Community use Indoor sport and recreation Outdoor sport and recreation	Code assessment	
		Recreation and open space zone code Healthy waters code Editor's note—The Healthy waters code is triggered where the development site is more than 2,500m ² or the development involves 6 or more additional dwellings.
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 5.4.6—Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park Telecommunications facility Utility installation	Accepted	
	If on Council owned land	No assessment benchmarks
Animal husbandry Animal keeping Aquaculture Cropping Dwelling house Roadside stalls Rural industry	Accepted subject to requirements	
		Rural zone code
Caretaker's accommodation	Code assessment	
		Rural zone code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.7—Specialised centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park Telecommunications facility Utility installation	Accepted	No assessment benchmarks
Air services	Code assessment If located at the airport	Specialised centre zone code Healthy waters code Editor's note—The Healthy waters code is triggered where the development site is more than 2,500m ² or the development involves 6 or more additional dwellings.
Caretaker's accommodation Low impact industry Medium impact industry Outdoor sales		
Utility installation	If not on Council land	
Warehouse		
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
Impact assessment		
In all circumstances		The planning scheme

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 under the planning scheme.

Table 5.6.1—Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Accepted	
	All building work except as made assessable in this table	No assessment benchmarks
Environmental management and conservation zone	Code assessment	
	If exceeding 8.5 metres in height above natural ground level.	Environmental management and conservation zone code Healthy waters code
General residential zone	If exceeding 8.5 metres in height above natural ground level.	General residential zone code Healthy waters code
Rural zone	If exceeding 8.5 metres in height above natural ground level.	Rural zone code Healthy waters code
Specialised centre zone	If exceeding 8.5 metres in height above natural ground level.	Specialised centre code Healthy waters code
Accepted development		
Development approval is not required for any other building work not listed in this table or any building work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—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.

Table 5.7.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Accepted	
	All operational work except as made assessable in this table.	No assessment benchmarks
Environmental management and conservation zone	Code assessment	
	If associated with reconfiguring a lot.	Environmental management and conservation zone code Healthy waters code

General residential zone	If associated with reconfiguring a lot.	General residential zone code Healthy waters code
Industry zone	If associated with reconfiguring a lot.	Industry zone code Healthy waters code
Major centre zone	If associated with reconfiguring a lot.	Major centre zone code Healthy waters code
Open space zone	If associated with reconfiguring a lot.	Open space zone code Healthy waters code
Rural zone	If associated with reconfiguring a lot.	Rural zone code Healthy waters 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 the categories of development and assessment for operational work, material change of use, and reconfiguring a lot.

Table 5.8.1—Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Hazards overlay		
Any MCU or RoL in the coastal management district, floodplain, erosion prone area or an area identified as being affected by a hazard on overlay maps OM 1 to 4.2.	Impact assessment	Hazards overlay code
Operational works in the floodplain or erosion prone area, as identified on overlay maps OM 1 to 4.2.	Impact assessment	Hazards overlay code
Operational work in the coastal management district identified on the coastal hazards overlay map, and made assessable under schedule 10, part 17, Division 1 of the Planning Regulation 2017.	Impact Assessment	Hazards overlay code
Operational works where below 20m AHD and construction will involve: <ul style="list-style-type: none"> • excavation below 5m AHD and/or • removal of 100m³ or more and/or • fill with 500m³ or more. 	Impact Assessment	Hazards overlay code
RoL in the coastal management district identified on the coastal hazards overlay map, and made assessable development under schedule 6, part 4 of the Planning Regulation 2017.	Impact Assessment	Hazards overlay code

Heritage overlay		
Any MCU, RoL or Building Work (including demolition) on or adjacent to a place on the Palm Island Heritage Register.	Code assessment	Heritage places overlay code
Matters of State environmental significance (MSES) overlay		
Any MCU, if not for a dwelling house, in a wetland protection area on the Matters of State Environment Significance (MSES) overlay map.	Code assessment	Matters of state environmental significance (MSES) overlay code
RoL that results in additional lots in a wetland protection area on the Matters of State Environment Significance (MSES) overlay map.		
Operational works for earthworks in a wetland protection area on the Matters of State Environmental Significance (MSES) overlay map.		
MCU for any other use not listed in this table.	Impact assessment	The planning scheme
MCU for any other undefined use		
Infrastructure buffer overlay		
MCU within an infrastructure buffer area	Code assessable	Infrastructure buffer overlay code

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

6 - ZONES



Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code; and
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
 - (a) environmental management and conservation zone:
 - (i) family camps precinct;
 - (b) general residential zone;
 - (c) industry zone;
 - (d) major centre zone;
 - (i) retail precinct;
 - (e) recreation and open space zone:
 - (i) cultural precinct;
 - (f) rural zone; and
 - (g) specialised centre zone.

6.2 Zone codes

6.2.1 Environmental management and conservation zone code

6.2.1.1 Application

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

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

6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the environmental management and conservation zone code is to:
 - (a) provide for the protection and management of areas identified as supporting significant biological diversity and ecological integrity; and
 - (b) protect identified Future urban areas (Map 6.2.1 – Environmental management and conservation zone) from incompatible development that would compromise their potential urban development opportunities following further investigation.
- (2) The purpose of the environmental management and conservation zone code will be achieved through the following overall outcomes.
- (3) The overall outcomes for the environmental management and conservation zone are:
 - (a) development:
 - (i) is managed to ensure that the ecological, cultural, heritage, and scenic values of Palm Island Shire are protected;
 - (ii) does not negatively impact on the undeveloped parts of the islands including:
 - (A) native vegetation;
 - (B) water quality;
 - (C) views and vistas;
 - (D) natural features;
 - (E) places of cultural significance;
 - (F) foreshores and coastlines;
 - (G) natural processes; and
 - (H) flora and fauna habitat and corridors;
 - (iii) is respectful and responsive to the site's natural topography;
 - (iv) blends in with the surrounding natural environment in terms of height, scale, materials, and colours;
 - (v) does not occur in areas vulnerable to natural hazards and climate change;
 - (vi) does not occur on/over foreshores, wetlands, waterways and natural bushland, and not hinder safe public access to these areas;
 - (vii) on hills and hilltops are sited and designed to not be visible from the sea, the jetty, and township areas;
 - (viii) is only located within or adjacent to the foreshore where coastal-dependent development;
 - (ix) where proposed in a Future Urban area as identified on Map 6.2.1 – Environmental management and conservation zone, is for a non-urban activity (not including a dwelling house) does not compromise the use of the land for future urban purposes; is of low intensity, a small scale and has a direct connection to the natural environment, culture and traditions of the Manbarra people and community of Palm Island; and
 - (x) if not serviced by council, provides infrastructure required for the proposed use in a way that meets health standards and is respectful of the environmental and compatible with site characteristics.

Editor's note—It is recommended that the applicant consult with the Manbarra people prior to lodging a development application. The applicant is also requested to provide a copy of the meeting outcomes and discussion on how these items have been addressed in the development application.

- (4) The overall outcomes sought for the family camps precinct is to ensure that development is appropriate to the bush setting, provides appropriate infrastructure and contains development of family camps within existing family camp areas.

6.2.1.3 Specific benchmarks for assessment

Table 6.2.1.3—Benchmarks for development that is accepted subject to requirements and assessable development

Environmental management and conservation zone		
Performance outcomes		Acceptable outcomes
Character and Amenity		
PO ₁ Development is compatible with the environmental and conservation amenity of the area and has a direct link to the natural environment, culture and traditions of Palm Island.		No acceptable outcome is prescribed.
PO ₂ Land adjoining the foreshore is protected largely in its natural state.	AO _{2.1}	<p>Development is:</p> <ul style="list-style-type: none"> • no larger than 100m² in GFA; • built form does not exceed 4.0m in height; • public access is provided by way of a pedestrian link from the road to the foreshore and coastline; and • coastal-dependent development. <p>Editor's note—coastal-dependent development is defined in the State Planning Policy.</p>
PO ₃ In Future Urban Areas identified in Map 6.2.1 Environmental management and conservation zone, development does not compromise the use of that land for potential future urban purposes.		No acceptable outcome is prescribed.
PO ₄ Development and works do not: <ul style="list-style-type: none"> • adversely impact the viability of habitat or sever wildlife corridors; and • result in the loss of flora and fauna species. 	AO _{4.1}	<p>Development and works do not locate or clear vegetation:</p> <p>(a) outside an identified immediate building location envelope; or</p> <p>(b) within a footprint no greater than 200m².</p>
PO ₅ Buildings and structures blend into the landscape and natural environment.	AO _{5.1}	<p>Buildings and structures:</p> <p>(a) do not exceed 8.5m in height;</p> <p>(b) do not have an individual building footprint greater than 100m²;</p> <p>(c) are located 15m below any ridgeline; and</p> <p>(d) are of medium colours selected from the palette found in vegetation surrounding the site.</p>

Environmental management and conservation zone

Performance outcomes

Acceptable outcomes

<p>PO₆ Development is setback from the coast to protect views to and from the foreshore, to support natural coastal processes and to provide direct public access.</p>	AO _{6.1}	<p>Development is:</p> <ul style="list-style-type: none"> (a) coastal-dependent development; (b) not located on sand dunes; (c) set back 100m from the foreshore; (d) does not clear vegetation within 25m of the foreshore.
	AO _{6.2}	<p>Development of land adjoining the foreshore provides at least one (1) pedestrian access through the site to the foreshore.</p>
<p>PO₇ Development and works are located, designed and operated to:</p> <ul style="list-style-type: none"> • not impact on cultural values of the site; • integrate with the physical attributes of the site; and • not detract from the significance of prominent natural features and landmarks. 	AO _{7.1}	<p>Development and works:</p> <ul style="list-style-type: none"> (a) avoid areas of known cultural values or artefacts on the site; or (b) are consistent with the management recommendations of a cultural heritage management plan or study.
	AO _{7.2}	<p>Development and works are designed, sited and built to retain:</p> <ul style="list-style-type: none"> (a) natural landforms; (b) natural drainage patterns; and (c) mature trees.
	AO _{7.3}	<p>Development does not obstruct views from a public place to:</p> <ul style="list-style-type: none"> (a) Mount Bentley; (b) Curacoa Island; (c) Fantome Island; (d) Esk Island; (e) Brisk Island; or (f) The Palm Island foreshore.
	AO _{7.4}	<p>Development does not clear vegetation within 25m of a watercourse.</p>
<p>PO₈ Development on or adjacent to a historic, heritage or culturally important place:</p> <ul style="list-style-type: none"> • does not degrade, disturb, destroy or detract from the value of the site, objects or histories; • is designed to be consistent with the historic, heritage or culture features objects or histories; and • where appropriate, maintains access. 	AO _{8.1}	<p>Development is:</p> <ul style="list-style-type: none"> (a) carried out in accordance with a cultural heritage management plan; (b) not on or adjacent to a place identified on the Palm Island Heritage Register in Schedule SC5.3.

Environmental management and conservation zone

Performance outcomes

Acceptable outcomes

Site layout

PO₉ Uses and works are located and designed and operated to provide:

- sufficient areas for activities associated with the proposed use;
- off-road parking; and
- landscaping.

AO_{9.1}

For dwelling house, site layout and building design provides for:

- on site car parking at a rate set out in Planning Scheme Policy 5.2: Car Parking Requirements;
- vehicle manoeuvring onsite;
- clothes drying;
- onsite private recreation; and
- required setbacks.

AO_{9.2}

For non-residential development, site layout and building design provides for on site:

- car parking at a rate set out in Planning Scheme Policy 5.2: Car Parking Requirements;
- space for loading and unloading at a rate set out in Planning Scheme Policy 5.2: Car Parking Requirements;
- vehicle manoeuvring, including onsite queuing and passenger set down and pick up facilities appropriate to the use;
- landscaping; and
- required setbacks.

Infrastructure

PO₁₀ Development is provided with infrastructure appropriate to the use and rural location to be:

- a standard considered appropriate by Council at no impost to Council;
- robust and fit for purpose and intended period of operation; and
- easily maintained without unnecessary specialist expertise or equipment.

AO_{10.1}

Water supply, sewerage, drainage and roads are to be designed and constructed in accordance with AUS-SPEC development specifications as amended by Townsville City Council.

PO₁₁ The safe and efficient operation of roads are maintained having regard to:

- the type of vehicles using the roads; and
- the location of uses that may be adversely affected by noise or dust generated by the road.

AO_{11.1}

No acceptable outcome prescribed.

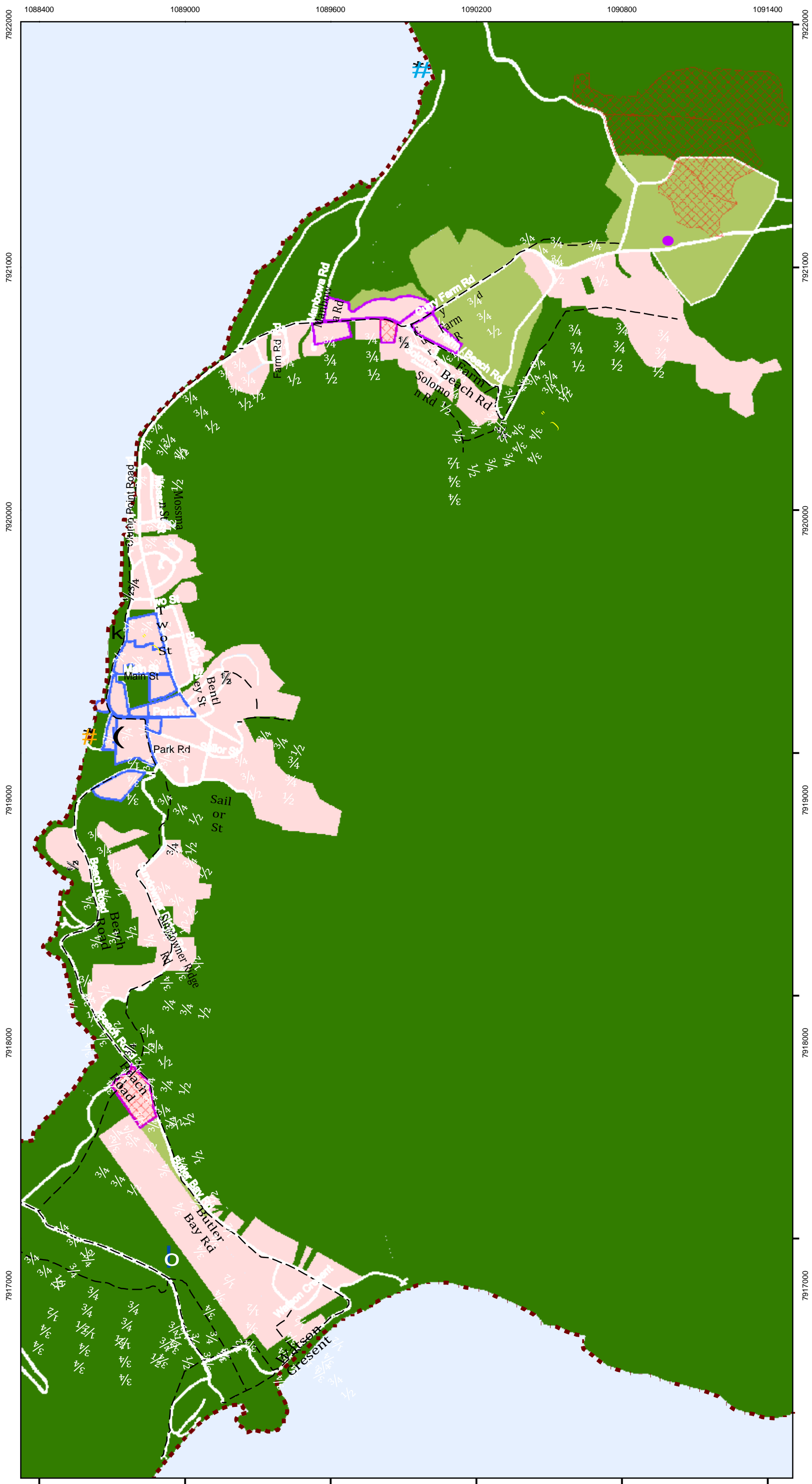
Environmental management and conservation zone**Performance outcomes****Acceptable outcomes**

Subdivision Design

PO ₁₂ New lots are designed and developed with sufficient: <ul style="list-style-type: none">• area and proportions for activities and works associated with the proposed use; and• road for safe and convenient vehicle and pedestrian access.	AO _{12.1}	New lots have a minimum size of 60ha.
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Family camps precinct

PO ₁₃ Development is compatible with the environmental conservation and family camp amenity of the area.	AO _{13.1}	Development is located in the family camp precinct for a dwelling house, and does not extend beyond the existing family camp site.
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**Palm Island
Aboriginal Shire Council**

Legend

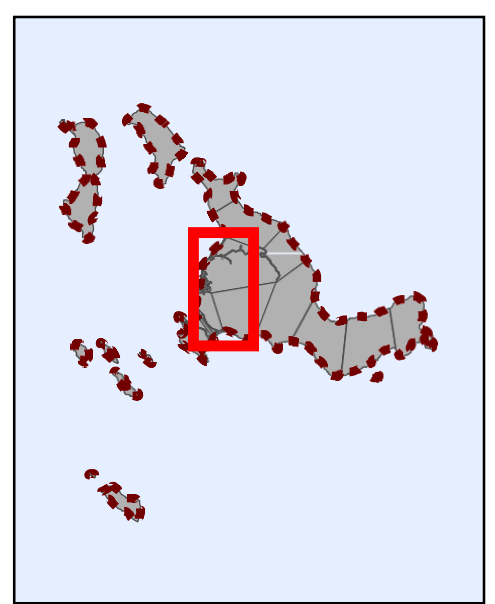
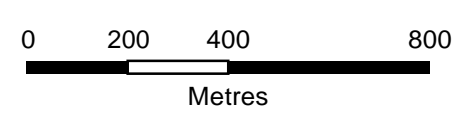
- Local Government Area
- Pathways
- Helipad
- Airport
- Jetty
- Major Centre
- Proposed port
- Sand extraction area
- Social and Community Infrastructure
- Future Urban Investigation Area
- Future Urban Area (Industry)
- Major Centre
- Industry
- Urban
- Rural
- Nature Conservation and Open Space

Data Source:
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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



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6.2.2 General residential zone code

6.2.2.1 Application

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

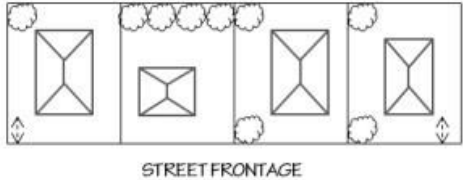
When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.2.2 Purpose and overall outcomes

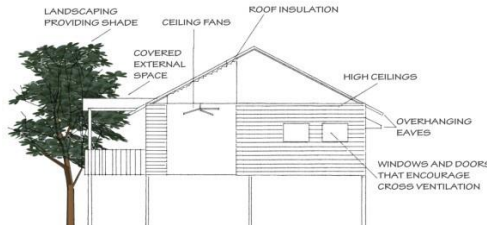
- (1) The purpose of the general residential zone code is to provide for residential activities supported by a range of community uses and small scale services, and infrastructure that caters for local residents.
- (2) The purpose of the general residential zone code will be achieved through the following overall outcomes.
- (3) The overall outcomes for the general residential zone are:
 - (a) development:
 - (i) is consistent with the residential amenity of the area in terms of use, built form and building separation;
 - (ii) uses residential land efficiently;
 - (iii) provides for an adequate housing stock and a range of housing types that meets the needs of the community;
 - (iv) is serviced by appropriate infrastructure and services, including roads and utilities;
 - (v) contributes to parks that meet the needs of the community including the provision of children's parks;
 - (vi) contributes to safe public open space, footpaths, and trails;
 - (vii) provides safe access/connections to the trail network;
 - (viii) provides clear distinction between public and private spaces;
 - (ix) is located to ensure residents have access to community services, retail, employment, and education facilities;
 - (x) uses materials and design principles that are responsive to the area's climatic conditions;
 - (xi) is designed to be responsive to the site's natural topography and to blend in with the surrounding environment;
 - (xii) for home-based businesses, small shops and enterprises do not adversely impact the surrounding residents;
 - (xiii) non resident workers accommodation is limited to the Lori Linda construction camp; and
 - (xiv) does not put people or property at risk from natural hazards particularly flooding and coastal hazards.

6.2.2.3 Specific benchmarks for assessment

Table 6.2.2.3—Benchmarks for development that is accepted subject to requirements and assessable development

General residential zone		
Performance outcomes	Acceptable outcomes	
Character and Amenity		
PO ₁ Development is compatible with the residential amenity of the area.	AO _{1.1}	Development is for the following uses: (a) accommodation activities up to 200m ² GFA; (b) non-resident workforce accommodation at the Lori Linda construction camp; (c) food and drink outlet –if less than 200m ² GFA and serves a local need; (d) office and home based business –if less than 200m ² GFA and serves a local need; or (e) shop –if less than 200m ² GFA, serves a local need, and is not a betting shop.
PO ₂ Buildings and structures are of a type and scale that is compatible with the surrounding area.	AO _{2.1}	Buildings or structures do not exceed 8.5m above ground level.
	AO _{2.2}	Buildings are setback: (a) 6m from the road frontage; or (b) the same distance as the buildings on either side of the site; and (c) 1.5m from the side boundaries of the lot; and (d) 5m from the rear boundary of the lot. BUILDING SETBACKS ARE CONSISTENT WITH NEIGHBOURING PROPERTIES  STREET FRONTAGE
PO ₃ Buildings, uses and works are located and designed to: <ul style="list-style-type: none"> • provide surveillance to public open space, roads, and footpaths; • minimise the adverse impact on the privacy and amenity of adjacent properties; and • provide a clear definition of boundaries between public and private space. 	AO _{3.1}	Buildings face the road: (a) with the main entrance facing the road; or (b) for residential uses, a front door or living room windows facing the road.

General residential zone	
Performance outcomes	Acceptable outcomes
	<p>AO_{3.2} Windows less than 5m away from other windows of residential buildings, within the site or on neighbouring properties, are provided with screening to retain privacy; and</p> <p>The diagram consists of two parts. The top part shows two houses with windows less than 5m apart. A double-headed arrow above the houses indicates the distance is 'LESS THAN 5m'. This scenario is marked with a large 'X' on the right, indicating it is not acceptable. The bottom part shows the same two houses with privacy screens installed on the windows. A double-headed arrow above the houses indicates the distance is 'LESS THAN 5m'. This scenario is marked with a large checkmark on the right, indicating it is acceptable. Below the second diagram, the text 'PRIVACY SCREENS ON WINDOWS' is written.</p>
	<p>AO_{3.3} Balconies do not overlook into rooms of neighbouring residential dwellings.</p> <p>The diagram consists of two parts. The top part shows two houses with balconies. An arrow points from a balcony on the right house to a window on the left house, labeled 'OVERLOOKING INTO NEIGHBOURS'. This scenario is marked with a large 'X' on the right, indicating it is not acceptable. The bottom part shows two houses with balconies. An arrow points from a balcony on the right house to the street area, labeled 'OVERLOOKING STREET FRONTAGE, PARK, OR LARGE BACK YARD'. This scenario is marked with a large checkmark on the right, indicating it is acceptable.</p>
	<p>AO_{3.4} Buildings are designed to avoid concealed recesses, openings or hidden places.</p>
	<p>AO_{3.5} Site boundaries are defined by: (a) landscaping; or (b) fencing, not more than 1.2m high, between the building and the road; and (c) side and rear fencing, no greater than 1.8m high.</p>
PO ₄ Buildings are designed to be comfortable in the tropical climate and energy efficient.	<p>AO_{4.1} Buildings incorporate tropical design features including: (a) orientation to capture the breezes; (b) eaves of at least 900mm; (c) windows and doorways on opposite external walls; (d) external outdoor areas attached to and connecting with the buildings;</p>

General residential zone		
Performance outcomes	Acceptable outcomes	
		<p>(e) landscaping that shades the external walls of the building; and</p> <p>(f) wide verandas or overhangs and if necessary covered indoor and outdoor spaces.</p> 
<p>PO₅ Development and works are located, designed and operated to:</p> <ul style="list-style-type: none"> not impact on cultural values of the site; integrate with the physical attributes of the site; and not detract from the significance of prominent natural features and landmarks. 	AO _{5.1}	<p>Development and works:</p> <p>(a) avoid areas of known cultural values or artefacts on the site; or</p> <p>(b) are consistent with the management recommendations of a cultural heritage management plan or study.</p>
	AO _{5.2}	<p>Development and works are designed, sited and built to retain:</p> <p>(a) natural landforms;</p> <p>(b) natural drainage patterns; and</p> <p>(c) mature trees.</p>
	AO _{5.3}	<p>Development does not obstruct views from a public place to:</p> <p>(a) Mount Bentley;</p> <p>(b) Curacoa Island;</p> <p>(c) Fantome Island;</p> <p>(d) Esk Island; or</p> <p>(e) Brisk Island.</p>
	AO _{5.4}	<p>Development does not clear vegetation within 25m of a watercourse.</p>
<p>PO₆ Development on or adjacent to a historic, heritage or culturally important place:</p> <ul style="list-style-type: none"> does not degrade, disturb, destroy or detract from the value of the site, objects or histories; is designed to be consistent with the historic, heritage or culture features objects or histories; and where appropriate, maintains access. 	AO _{6.1}	<p>Development is:</p> <p>(a) carried out in accordance with a cultural heritage management plan;</p> <p>(b) not or adjacent to a place identified on the Palm Island Heritage Register in Schedule SC5.3.</p>
<p>PO₇ Non-residential development is compatible with the residential</p>	AO _{7.1}	<p>Non-residential development has a building footprint no greater than 200m².</p>

General residential zone		
Performance outcomes	Acceptable outcomes	
amenity and character of the general residential zone by: <ul style="list-style-type: none"> • maintaining a quiet residential environment; • having a similar size, height and general appearance to surrounding residential activities; • maintaining low traffic flows in the residential road; • ensuring the signage on the premises is small and unobtrusive; and • if not for a home based business, provides for the local needs for residents. 	AO _{7.2}	Signage for the premises: <ul style="list-style-type: none"> (a) is limited to one sign; (b) is no more than 0.3m² in size; (c) consist of not more than: <ul style="list-style-type: none"> (i) the name of the person carrying out the activity; (ii) the name of the business; and (iii) the profession/type of business; and (d) is not illuminated.
	AO _{7.3}	For a home based business activities on the site do not involve: <ul style="list-style-type: none"> (a) the display of goods; (b) repairing, cleaning, or loading of motor vehicles; (c) more than 2 vehicles additional to those owned by the occupants on the premises or on any road frontage to the premises at any one time; and (d) more than 3 bedrooms for guests if for a bed and breakfast.
Site layout		
PO ₈ Uses and works are located and designed and operated to provide: <ul style="list-style-type: none"> • sufficient areas for activities associated with the proposed use; • off-road parking; and • landscaping. 	AO _{8.1}	For residential uses, site layout and building design provides for: <ul style="list-style-type: none"> (a) on site car parking at a rate set out in Planning Scheme Policy 5.2: Car Parking Requirements; (b) vehicle manoeuvring onsite; (c) clothes drying; (d) onsite private recreation; and (e) required setbacks.
	AO _{8.2}	For non-residential development site layout and building design provides for on site: <ul style="list-style-type: none"> (a) car parking at a rate set out in Planning Scheme Policy 5.2: Car Parking Requirements; (b) space for loading and unloading at a rate set out in Planning Scheme Policy 5.2: Car Parking Requirements; (c) vehicle manoeuvring, including onsite queuing and passenger set down and pick up facilities appropriate to the use; (d) landscaping including a 3m landscape buffer from residential uses; and (e) required setbacks.

General residential zone		
Performance outcomes	Acceptable outcomes	
Infrastructure		
PO ₉ Development is provided with infrastructure appropriate to use and town location and not does not impact on adjoining properties.	AO _{9.1}	Development is to be provided with: <ul style="list-style-type: none"> (a) reticulated water supply without affecting the capacity or pressure of the system; (b) reticulated sewerage without affecting the capacity of the system; (c) stormwater drainage and stormwater quality management; (d) access to sealed roads and footpaths that have a stormwater management strategy; (e) electricity to the standard of infrastructure nominated by the relevant electricity supply authority; and (f) telecommunications to the standard of infrastructure nominated by the relevant telecommunication supply authority.
	AO _{9.2}	Water supply, sewerage, drainage and roads are to be designed and constructed in accordance with AUS-SPEC development specifications as amended by Townsville City Council.
	AO _{9.3}	Development does not redirect water flows to neighbouring development or increase local water levels.
PO ₁₀ Development contributes to a safe trail network.	AO _{10.1}	Development provides for pedestrian and cycle trails that: <ul style="list-style-type: none"> (a) can be seen by surrounding use and activities; and (b) is separated from roads.
Assessable development		
PO ₁₁ Residential development is not subjected to unreasonable air quality, odour, or noise impacts.		No acceptable outcome prescribed.

General residential zone		
Performance outcomes	Acceptable outcomes	
<p>PO₁₂ The safe and efficient operation of roads are maintained having regard to:</p> <ul style="list-style-type: none"> the type of vehicles using the roads; and the location of uses that may be adversely affected by noise or dust generated by the road. 		No acceptable outcome prescribed.
Subdivision Design		
<p>PO₁₃ New lots are designed and developed with sufficient:</p> <ul style="list-style-type: none"> road frontage for safe and convenient vehicle and pedestrian access; and area and proportions for activities and works associated with the proposed use. 	AO _{13.1}	<p>Lots have a minimum:</p> <ul style="list-style-type: none"> (a) lot size of 350m²; (b) road frontage of 10m; and (c) rectangular building footprint of 8m x 15m.
	AO _{13.2}	<p>Rear lots have:</p> <ul style="list-style-type: none"> (a) a minimum lot size of 500m²; and (b) an access strip with a minimum width of 4m, a minimum sealed width of 2.5m, and a maximum length of 40m.
<p>PO₁₄ Residential areas provide a mix of lot sizes and residential accommodation options including small and large dwelling houses, dual occupancy and multiple dwellings for residents.</p> <p>Editor's note—this applies to subdivision where greater than 10 lots.</p>		No acceptable outcome prescribed.
<p>PO₁₅ Residential estates provide appropriate open space and parks for the community.</p> <p>Editor's note—this applies to subdivision where greater than 10 lots.</p>		No acceptable outcome prescribed.
<p>PO₁₆ New lots are designed and developed to be link with pedestrian, cycle and trail networks.</p>		No acceptable outcome prescribed.
<p>PO₁₇ Lots are designed to facilitate:</p> <ul style="list-style-type: none"> siting of dwellings to take advantage of microclimate; and appropriate orientation and dimensions to allow a high level of solar benefits. 		No acceptable outcome prescribed.

General residential zone		
Performance outcomes	Acceptable outcomes	
PO ₁₈ Residential lot frontages are oriented to facilitate personal and property safety, surveillance of footpaths and public open spaces, and to deter crime and vandalism.		No acceptable outcome prescribed.
PO ₁₉ The site is readily accessible by emergency service vehicles.	AO _{19.1}	All premises are identified by the provision of a road or unit number in a prominent location, preferably near the site entry.

6.2.3 Industry zone code

6.2.3.1 Application

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

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

6.2.3.2 Purpose and overall outcomes

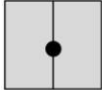

- (1) The purpose of the industry zone code is to provide for a range of service, low, medium, or high impact industrial uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.
- (2) The purpose of the industry zone code will be achieved through the following overall outcomes.
- (3) The overall outcomes sought for the zone code is to:
 - (a) provide:
 - (i) serviced land for low and medium impact industry, infrastructure and utilities;
 - (ii) goods, services, employment and training opportunities for Palm Island residents;
 - (b) manage development to:
 - (i) protect human health, wellbeing and amenity from air, noise and odour emissions and human safety from the impacts of hazardous materials;
 - (ii) mitigate any possible negative impacts upon the community and the natural environment, including air, soil, noise, and water quality;
 - (iii) provides appropriate buffers between industrial activities and adjoining uses; and
 - (iv) not compromise existing or future industrial development.

6.2.3.3 Specific benchmarks for assessment

Table 6.2.3.3—Benchmarks for development that is accepted subject to requirements and assessable development

Industry zone		
Performance outcomes	Acceptable outcomes	
Character and Amenity		
PO ₁ Development is compatible with the industrial amenity of the area.	AO _{1.1}	Development is for: (a) bulk landscape supplies; (b) garden centre; (c) hardware and trade supplies; (d) low impact industry; (e) medium impact industry; (f) outdoor sales; (g) service industry; (h) service station; (i) warehouse; or (j) wholesale nursery.
	AO _{1.2}	Development that is ancillary to industry activities and the sale of bulky goods or provides for the needs of the local industry and its workers, including: (a) caretakers accommodation; (b) food and drink outlet; (c) office; and (d) shop less than 200m ²
PO ₂ Development does not adversely affect: <ul style="list-style-type: none"> • the natural environment; • air quality; • water quality; or • human health. 		No acceptable outcome prescribed.
PO ₃ Development does not result in exposing a sensitive land use to industrial air, noise and odour emissions that impact on human health and wellbeing. Editor's note—sensitive land uses are defined in the Planning Regulation 2017.	AO _{3.1}	The impacts associated with the proposed development are mitigated on site in accordance with the relevant policy dealing with air, noise and odour emissions at the time of development.
	AO _{3.2}	Uses are designed to meet: (a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> ; and (b) the air quality objectives in the relevant national or international standard for air quality protection.
	AO _{3.3}	Medium impact industry is: (a) located 250m away from a sensitive land use; or (b) the impacts of industry is mitigated through the use of: (i) landscaped buffers;

Industry zone		
Performance outcomes	Acceptable outcomes	
		<ul style="list-style-type: none"> (ii) site design that orientates industrial noise sources from sensitive land uses; (iii) barriers mounds and fences; or (iv) screening sensitive land uses from industrial noise sources.
<p>PO₄ Buildings and structures are of a type and scale that is compatible with the surrounding area.</p>	AO _{4.1}	<p>Buildings or structures do not:</p> <ul style="list-style-type: none"> (a) exceed 12m above ground level; (b) have more than 80% site cover; or (c) have an individual building footprint greater than 500m².
	AO _{4.2}	<p>Buildings are setback:</p> <ul style="list-style-type: none"> (a) at least 6m from the road; or (b) the same distance as the buildings on either side of the site.
<p>PO₅ Development has adequate separation from sensitive land uses and fragile or sensitive natural environments.</p> <p>Editor's note—sensitive land uses are defined in the Planning Regulation 2017.</p>	PO _{5.1}	<ul style="list-style-type: none"> (a) Development is setback from the a sensitive land use by: <ul style="list-style-type: none"> (i) 250m for medium impact industry; or (ii) 10m for any other use; and (b) provides landscaping in the setback area. <p>Explanatory note—Low impact industry can locate in the buffer area between medium impact industry and zones for sensitive land uses.</p>
<p>PO₆ Uses and works are located and designed to:</p> <ul style="list-style-type: none"> • respect the cultural and historic values of the site; • integrate with the physical attributes of the sites; • not detract from the significance of prominent natural features and landmarks. 	AO _{6.1}	Places of heritage and cultural value are not disturbed or destroyed and access is maintained.
	AO _{6.2}	<p>Uses and works are designed, sited, built and operated to retain:</p> <p>natural landforms;</p> <ul style="list-style-type: none"> (a) natural drainage patterns; (b) mature trees; and (c) significant landmarks.
	AO _{6.3}	<p>Development does not obstruct views from a public place to:</p> <ul style="list-style-type: none"> (a) Mount Bentley; (b) Curacoa Island; (c) Fantome Island; (d) Esk Island; (e) Brisk Island; or (f) the Palm Island coastline.
	AO _{6.4}	Development does not clear vegetation within 25m of a watercourse.

Industry zone		
Performance outcomes	Acceptable outcomes	
<p>PO₇ Development on or adjacent to a historic, heritage or culturally important place:</p> <ul style="list-style-type: none"> • does not degrade, disturb, destroy or detract from the value of the site, objects or histories; • is designed to be consistent with the historic, heritage or culture features objects or histories; and • where appropriate, maintains access. 	AO _{7.1}	<p>Development is:</p> <p>(a) carried out in accordance with a cultural heritage management plan; or</p> <p>(b) not on, or adjacent to a place identified on the Palm Island Heritage register in Schedule SC5.3.</p>
Site layout		
<p>PO₈ Uses and works are located and designed and operated to provide:</p> <ul style="list-style-type: none"> • sufficient areas for activities associated with the use; • adequate car parking for the anticipated demands of the use; • safe and efficient access and manoeuvring areas to safely satisfy the anticipated demands of the use; • waste storage; • noise attenuation; and • landscaping. 	AO _{8.1}	<p>For site layout and building design provides for:</p> <p>(a) on site car parking at a rate set out in Planning Scheme Policy 5.2: Car Parking Requirements;</p> <p>(b) space for loading and unloading at a rate set out in Planning Scheme Policy 5.2: Car Parking Requirements;</p> <p>(c) safe vehicle manoeuvring including onsite queuing and passenger set down and pick up facilities appropriate to the use;</p> <p>(d) waste storage is screened from public view;</p> <p>(e) landscaping including a 3m buffer from residential uses; and</p> <p>(f) required setbacks.</p>
<p>PO₉ Uses are located and designed to:</p> <ul style="list-style-type: none"> • minimise the adverse impact on the amenity of adjacent properties; • provide a clear definition of boundaries between public and private space; and • contribute to safe public space. 	AO _{9.1}	<p>Doors and windows and other building openings face away from dwellings and other sensitive land use.</p> <p>Editor's note—sensitive land uses are defined in the Planning Regulation 2017.</p>
	AO _{9.2}	External lighting is orientated away from the sensitive land use.
	AO _{9.3}	<p>Site boundaries are defined by:</p> <p>(a) buildings;</p> <p>(b) landscaping; or</p> <p>(c) fencing.</p>
	AO _{9.4}	<p>Laneways not in public space that are enclosed by two walls or fences are secured by locked gates of a height and design which prevents access, but permits surveillance.</p> <div style="display: flex; align-items: center;">  <div style="margin-left: 10px;"> <p>✗ GATE PREVENTS SURVEILLANCE</p> </div> </div> <div style="display: flex; align-items: center; margin-top: 10px;">  <div style="margin-left: 10px;"> <p>✓ GATE PREVENTS ACCESS AND PERMITS SURVEILLANCE</p> </div> </div>

Industry zone		
Performance outcomes	Acceptable outcomes	
	AO _{9.5}	The main entrance of the building faces the road.
PO ₁₀ Safe passage of pedestrians is provided from the road to building entrance.	AO _{10.1}	No acceptable outcome prescribed.
PO ₁₁ Loading bays, refuse facilities and other site services areas are provided in convenient locations and are screened from public view.	AO _{11.1}	No acceptable outcome prescribed.
PO ₁₂ The site is readily accessible by emergency service vehicles.	AO _{12.1}	All premises are identified by the provision of a road or unit number in a prominent location, preferably near the site entry.
Infrastructure		
PO ₁₃ Development is provided with infrastructure appropriate to use and town centre location.	AO _{13.1}	Development is to be provided with: <ul style="list-style-type: none"> (a) reticulated water supply without affecting the capacity or pressure of the system; (b) reticulated sewerage without affecting the capacity of the system; (c) stormwater drainage and stormwater quality management; (d) access to sealed roads and footpaths that have a stormwater management strategy; (e) electricity to the standard of infrastructure nominated by the relevant electricity supply authority; and (f) telecommunications to the standard of infrastructure nominated by the relevant telecommunication supply authority.
	AO _{13.2}	Water supply, sewerage, drainage and roads are to be designed and constructed in accordance with AUS-SPEC development specifications as amended by Townsville City Council.
	AO _{13.3}	Development does not redirect water flows to neighbouring development or increase local water levels.
PO ₁₄ The safe and efficient operation of roads are maintained having regard to: <ul style="list-style-type: none"> • the type of vehicles using the roads; and 	AO _{14.1}	No acceptable outcome prescribed.

Industry zone		
Performance outcomes	Acceptable outcomes	
<ul style="list-style-type: none"> the location of uses that may be adversely affected by noise or dust generated by the road 		
Subdivision Design		
PO ₁₅ New lots are designed and developed with sufficient: <ul style="list-style-type: none"> road frontage for safe and consistent vehicle and pedestrian access; and area for activities and works associated with the proposed use. 	AO _{15.1}	New lots are have a minimum: <ol style="list-style-type: none"> lot size of 1,000m²; and road frontage of 20m.

6.2.4 Major centre zone code

6.2.4.1 Application

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

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

6.2.4.2 Purpose and overall outcomes

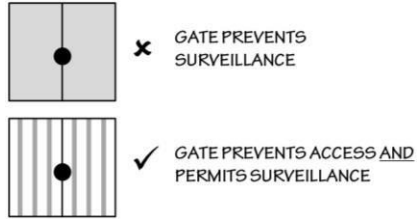
- (1) The purpose of major centre zone code is to provide for a mix of uses and activities. It includes concentrations of higher order retail, commercial, offices, residential, administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a subregion in the planning scheme area.
- (2) The purpose of the major centre zone code will be achieved through the following overall outcomes.
- (3) The overall outcomes for the major centre zone are to:
 - (a) provide:
 - (i) the primary location for centre activities; and
 - (ii) a mix of retail, commercial, cultural, entertainment and community services at the level of service appropriate to satisfy the needs of the Palm Island community;
 - (b) manage development so that it contributes to:
 - (i) reinforcing Bwgcolman town centre as the focus of the community with a major centre role;
 - (ii) the amenity of the town centre that reflects the concentration of centre activities;
 - (iii) high quality built form and public spaces that reflect the character, culture and history of Bwgcolman;
 - (iv) public spaces that reinforce the role of the cultural precinct as a community meeting and gathering place; and
 - (v) safe public spaces by using design that actively discourages crime and anti-social behaviour;
 - (c) for development to:
 - (i) locate in an area appropriate for its intended use;
 - (ii) provides an active frontage and safe and convenient access to buildings from public spaces including the cultural precinct, foreshore, road network, trail network and jetty;
 - (iii) be designed to respect and integrate with places of heritage and cultural importance;
 - (iv) maintain and reinforce visual links to significant features and views, including the foreshore and beach; and
 - (v) maintain the amenity of the nearby uses and residential area.
- (4) The overall outcomes for the retail precinct are:
 - (a) provide the primary location for centre activities that service the needs of the community and reinforce the role of the town centre as a major retail and service centre;
 - (b) development:
 - (i) ensures no residential uses occur at ground level;
 - (ii) addresses the road, foreshore and the cultural precinct;
 - (iii) contributes to the creation of an entry statement at the end of jetty;
 - (iv) does not negatively impact on the adjoining foreshore and coastline by maintaining safe and equitable access to the foreshore, protecting views to and from the coastline, and supporting coastal-dependent development; and
 - (v) provides strong pedestrian connections and safe routes between the jetty, foreshore, the cultural precinct and the rest of the town centre.

6.2.4.3 Specific benchmarks for assessment

Table 6.2.4.3—Benchmarks for development that is accepted subject to requirements and assessable development

Major centre zone		
Performance outcomes	Acceptable outcomes	
Character and Amenity		
PO ₁ Development is compatible with the major centre amenity of the area.	AO _{1.1}	Development is for centre activities.
	AO _{1.2}	Development is of similar size, height and general appearance to the surrounding centre uses and provides for the needs of Shire's residents and visitors.
PO ₂ Development, buildings and structures are of a type and scale that is in keeping with the character of the Bwgc Colman town centre and the adjacent coastline.	AO _{2.1}	Buildings or structures: <ul style="list-style-type: none"> (a) do not exceed 12m above ground level; and (b) are built to the boundary of a public footpath or are setback from the road a distance consistent with neighbouring properties; (c) have a main entry that fronts the road or a public space; and (d) incorporate wide verandas or overhangs and if necessary covered indoor and outdoor spaces and connections.
PO ₃ Buildings used by the public incorporate public art that is relevant to the culture of Palm Island.		No acceptable outcome prescribed.
PO ₄ Uses and works are located and designed to: <ul style="list-style-type: none"> • respect the cultural and historic values of the site; • integrate with the physical attributes of the sites; • not detract from the significance of prominent natural features and landmarks; and • provide and maintain safe and efficient public access to the foreshore. 	AO _{4.1}	Places of heritage and cultural value are not disturbed or destroyed and access is maintained.
	AO _{4.2}	Uses and works are designed, sited, built and operated to retain: <ol style="list-style-type: none"> (1) natural landforms; (2) natural drainage patterns; (3) mature trees; and (4) significant landmarks.
	AO _{4.3}	Development does not obstruct views from a public place to: <ol style="list-style-type: none"> (a) Mount Bentley; (b) Curacoa Island; (c) Fantome Island; (d) Esk Island; (e) Brisk Island; or (f) the foreshore adjoining Bwgc Colman.
	AO _{4.4}	Development does not clear vegetation within 25m of a watercourse or the foreshore.
	AO _{4.5}	Development of land on the western side of Beach Road provides at least one (1)

Major centre zone		
Performance outcomes	Acceptable outcomes	
		pedestrian access through the site to the foreshore.
<p>PO₅ Development on or adjacent to a historic, heritage or culturally important place:</p> <ul style="list-style-type: none"> • does not degrade, disturb, destroy or detract from the value of the site, objects or histories; • is designed to be consistent with the historic, heritage or culture features objects or histories; and • where appropriate, maintains access. 	AO _{5.1}	<p>Development is:</p> <p>(a) carried out in accordance with a cultural heritage management plan; or</p> <p>(b) not on, or adjacent to a place identified on the Palm Island Heritage Register in Schedule SC5.3.</p>
PO ₆ Buildings are designed to be comfortable in the tropical climate and be energy efficient.	AO _{6.1}	<p>Buildings incorporate tropical design features including:</p> <p>(a) orientation to capture the breezes;</p> <p>(b) eaves of at least 900mm;</p> <p>(c) windows and doorways on opposite external walls;</p> <p>(d) external outdoor areas attached to and connecting with the buildings;</p> <p>(e) landscaping that shades the external walls of the building; and</p> <p>(f) wide verandas or overhangs and if necessary covered indoor and outdoor spaces.</p>
PO ₇ Buildings are designed to integrate with adjoining development and provide safe and convenient connections for pedestrians.	AO _{7.1}	Development provides footpath treatment in accordance with the development in the area.
	AO _{7.2}	Pedestrian arcades are provided where appropriate and are a minimum of 6m wide, provide direct line of site to a major pedestrian destination and nor dead ends, narrow or circuitous.
	AO _{7.3}	<p>Buildings and structures:</p> <p>(a) provide an awning or covering over the footpath;</p> <p>(b) are designed to contribute to the public open space network and the pedestrian movement between buildings and public space; and</p> <p>(c) driveways are located next to the driveway of the adjoining property so as to reduce the number of vehicle crossings on the footpath.</p>
PO ₈ Visual links to views or significant features including heritage places and views to other islands are created or maintained through the		No acceptable outcome prescribed.

Major centre zone		
Performance outcomes	Acceptable outcomes	
alignment of pedestrian links and public spaces.		
PO ₉ Development contributes to safe public space.	AO _{9.1}	Buildings address the road and public space: (a) with the main entrance facing the road and public space or for residential uses, a front door or living room windows face the road; and (b) provide an uninterrupted view to public space, including the road.
	AO _{9.2}	Buildings are designed to avoid concealed or recessed openings or include locked gates of a height and design which prevents access, but permits surveillance.
PO ₁₀ Uses are located and designed to: <ul style="list-style-type: none"> • minimise the adverse impact on the privacy and amenity of adjacent properties; • provide a clear definition of boundaries between public and private space 	AO _{10.1}	Windows less than 5m away from windows in residential buildings are provided with screening.
	AO _{10.2}	Site boundaries are defined by: (a) buildings; (b) landscaping; or (c) a fence not more than: (i) 1 fencing, not more than 1.2m high, between the building and the road; and (ii) side fencing, no greater than 1.8 meters high.
	AO _{10.3}	Lanes not in public space that are enclosed by two walls or fences are secured by locked gates of a height and design which prevents access, but permits surveillance. 
PO ₁₁ The ground storey of buildings with a frontage to a road or public space is designed to foster social and business interaction of people for extended periods and discourage crime and anti-social behaviour.	AO _{11.1}	Entrances of the building address the road or open space.
	AO _{11.2}	(a) Recesses in building facades, including doorways are not of a size that will conceal a person; or (b) where significant recesses are unavoidable, measures such as good lighting, angled access or where necessary, limiting access though secure access by locked gates of a

Major centre zone		
Performance outcomes	Acceptable outcomes	
		height and design which prevents access, but permits surveillance.
PO ₁₂ Vandal-resistant lighting is used in public and publically accessible areas.	AO _{12.1}	Light is provided in accordance with Australian Standards AS/NZS 1158 (or any revised standard).
Site layout		
PO ₁₃ Uses and works are located and designed and operated to provide: <ul style="list-style-type: none"> • sufficient areas for activities associated with the use • adequate car parking for the anticipated demands of the use; • safe and efficient access and manoeuvring areas to safely satisfy the anticipated demands of the use; • privacy; • noise attenuation; and • landscaping. 	AO _{13.1}	For residential uses site layout and building design provides for: <ul style="list-style-type: none"> (a) on site car parking at a rate set out in Planning Scheme Policy 5.2: Car Parking Requirements; (b) safe vehicle manoeuvring onsite; (c) clothes drying; (d) onsite private recreation; and (e) required setbacks.
	AO _{13.2}	For non-residential uses site layout and building design provides for : <ul style="list-style-type: none"> (a) on site car parking at a rate set out in Planning Scheme Policy 5.2: Car Parking Requirements; (b) space for loading and unloading at a rate set out in Planning Scheme Policy 5.2: Car Parking Requirements; (c) safe vehicle manoeuvring including onsite queuing and passenger set down and pick up facilities appropriate to the use; (d) landscaping including a 3m buffer from residential uses; and (e) required setbacks.
PO ₁₄ Safe passage of pedestrians is provided from the road to building entrance.		No acceptable outcome prescribed.
PO ₁₅ Access driveways, car parking areas and service areas, including loading bays, are located where they will not detract from the streetscape or the character of public spaces and intrude on the pedestrian use of footpaths.	AO _{15.1}	Car parking and service areas are: <ul style="list-style-type: none"> (a) located at the rear of the site; and (b) access is proved from rear lanes or shared driveways.
PO ₁₆ Loading bays, refuse facilities and other site services areas are provided in convenient locations and are screened from public view.		No acceptable outcome prescribed.
PO ₁₇ Non-residential uses are located, designed and operated to avoid significantly changing the light, noise, dust, odours,		No acceptable outcome prescribed.

Major centre zone		
Performance outcomes	Acceptable outcomes	
traffic conditions or other physical conditions experienced by the adjoining uses.		
PO ₁₈ The site is readily accessible by emergency service vehicles.	AO _{18.1}	All premises are identified by the provision of a road or unit number in a prominent location, preferably near the site entry.
PO ₁₉ Development is integrated with adjoining sites having regard to: <ul style="list-style-type: none"> • built form • access and circulation • car parking • landscaping; and • provision of services. 		No acceptable outcome prescribed.
Infrastructure		
PO ₂₀ Development is provided with infrastructure appropriate to use and town location.	AO _{20.1}	Development is to be provided with: <ul style="list-style-type: none"> (a) reticulated water supply without affecting the capacity or pressure of the system; (b) reticulated sewerage without affecting the capacity of the system; (c) stormwater drainage and stormwater quality management (d) access to sealed roads and footpaths that have a stormwater management strategy; (e) electricity to the standard of infrastructure nominated by the relevant electricity supply authority; (f) telecommunications to the standard of infrastructure nominated by the relevant telecommunication supply authority.
	AO _{20.2}	Water supply, sewerage, drainage and roads are to be designed and constructed in accordance with AUS-SPEC development specifications as amended by Townsville City Council.
	AO _{20.3}	Development does not redirect water flows to neighbouring development or increase local water levels.
PO ₂₁ The safe and efficient operation of roads are maintained having regard to: <ul style="list-style-type: none"> • the type of vehicles using the roads; 		No acceptable outcome prescribed.

Major centre zone		
Performance outcomes	Acceptable outcomes	
<ul style="list-style-type: none"> the location of uses that may be adversely affected by noise or dust generated by the road. 		
Subdivision Design		
PO₂₂ New lots are designed and developed with sufficient: <ul style="list-style-type: none"> road frontage for safe vehicle and pedestrian access; and area for activities and works associated with the proposed use. 	AO _{22.1}	New lots are have a minimum: <ul style="list-style-type: none"> (a) lot size of 200m²; and (b) road frontage of 10m.
Retail Precinct		
PO₂₃ Uses support the retail function of the precinct.	AO _{23.1}	Ground floor development is for: <ul style="list-style-type: none"> (a) community use; (b) food and drink outlet (c) shopping; (d) shopping centre; or (e) service industry.
PO₂₄ Development integrates with the open space of the cultural precinct and the foreshore.	AO _{24.1}	Entrances to buildings address the road and the open space of the cultural precinct.
	AO _{24.2}	Development provides safe and legible links between the cultural precinct, the foreshore and the jetty.
	AO _{24.3}	Buildings incorporate open shopfronts or indoor/outdoor food and drink outlets.
PO₂₅ Development integrates with the pedestrian environment and provides strong pedestrian linkages between the cultural precinct, the foreshore and the jetty.		No acceptable outcome prescribed.
PO₂₆ Any building or structure located at the end of the Jetty is designed to be a gateway to Bwgcorman and the town centre.		No acceptable outcome prescribed.

6.2.5 Recreation and open space zone code

6.2.5.1 Application

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

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

6.2.5.2 Purpose and overall outcomes

- (1) The purpose of the recreation and open space zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities.
- (2) The zone provides for local, district and regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation.
- (3) Areas within the zone such as parks, playing fields, and playgrounds are generally accessible to the public; however, access may be limited in certain areas and at certain times.
- (4) Where required to meet community needs, development may include built structures, such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, public swimming pools and tennis courts, and other infrastructure to support the activities, provide safe access and support the managements of these essential built structures.
- (5) The purpose of the recreation and open space zone code will be achieved through the following overall outcomes.
- (6) The overall outcomes for the recreation and open space zone are:
 - (a) development:
 - (i) provides areas for formal and informal social, recreation, sporting and cultural activities;
 - (ii) contributes to a safe and unobstructed trail network;
 - (iii) provides and maintains a safe open space network that serves the needs of the community;
 - (iv) allows for wildlife corridors and ecological connectivity through development not obstructing the open space network and trail network;
 - (v) protects MSES, as shown on Overlay maps OM5-0 and 5-1 by locating development in areas that avoids significant adverse impacts and retaining the wetland in its natural state;
 - (vi) ensures safe and equitable public access to areas of cultural significance, including the beach and foreshores, is retained;
 - (vii) promotes an active and healthy lifestyle;
 - (viii) is small in scale, blends with the natural environment, protects views to and from natural features and respects the cultural values of the area;
 - (ix) is only located within or adjacent to the foreshore where coastal-dependent development;
 - (x) ensures the island's open spaces are accessible to all residents for a range of outdoor activities; and
 - (xi) is managed to ensure the use of parks does not affect the amenity of adjacent residential areas.
- (7) The overall outcomes for the cultural precinct are:
 - (a) the cultural precinct provides for:
 - (i) a central gathering place that enables the community to carry out cultural practices, activities, and performances; and
 - (ii) opportunities for formal and informal gatherings; and
 - (iii) tourism activities based on local art, culture, and the natural environment;
 - (b) development:
 - (i) contributes to reinforcing the role of the cultural precinct as the Island's cultural centre/hub;

- (ii) retains existing trees;
- (iii) celebrates cultural and heritage places;
- (iv) provides infrastructure to support community events;
- (v) of built structures do not inhibit the cultural precinct to function as a public open space;
- (vi) incorporates local art;
- (vii) provides covered outdoor areas; and
- (viii) is consistent with the character of Bwgcolman.

6.2.5.3 Specific benchmarks for assessment

Table 6.2.5.3—Benchmarks for development that is accepted subject to requirements and assessable development

Recreation and open space zone		
Performance outcomes		Acceptable outcomes
Character and Amenity		
PO ₁ Development is compatible with: <ul style="list-style-type: none"> • the sport and recreation amenity of the area; • trail network; or • the open space amenity of the area. 		No acceptable outcome is prescribed.
PO ₂ Land adjoining the foreshore is protected for: <ul style="list-style-type: none"> • open space and recreation uses; • small scale built form that protects views of the coastline; • public access; and • coastal-dependent development. 		No acceptable outcome is prescribed.
PO ₃ Buildings and structures are of a type and scale that is compatible with surrounding environmental features, the coastline and built form.	AO _{3.1}	Buildings and structures do not; <ul style="list-style-type: none"> (a) exceed 12m above ground level; and (b) have an individual building footprint greater than 500m².
	AO _{3.2}	Buildings are setback from roads, property boundaries, vegetation, the foreshore and other environmental features the same distance as existing buildings on either side of the site.
PO ₄ Uses that emit noise and/or light provides appropriate buffers to sensitive land uses and fragile or sensitive natural environments. Editor's note—sensitive land uses are defined in the Planning Regulation 2017.	AO _{4.1}	Development: <ul style="list-style-type: none"> (a) is setback 10m from the boundary where adjoining land in the: <ul style="list-style-type: none"> (i) major centre zone; (ii) general residential zone; and (b) is setback 25m from a MSES wetland of high ecological significance, as shown on Overlay maps OM5-0 and 5-1; (c) provides landscaping in the setback area.
PO ₅ Buildings used by the public incorporate public art that is relevant to the culture of Palm Island.		No acceptable outcome prescribed.

Recreation and open space zone		
Performance outcomes	Acceptable outcomes	
PO ₆ Buildings are designed to be comfortable in the tropical climate and be energy efficient.	AO _{6.1}	Buildings incorporate tropical design features including: (a) orientation to capture the breezes; (b) eaves of at least 900mm; (c) windows and doorways on opposite external walls; (d) external outdoor areas attached to and connecting with the buildings; (e) landscaping that shades the external walls of the building; and (f) wide verandas or overhangs and if necessary covered indoor and outdoor spaces.
PO ₇ Development contributes to a safe trail network.	AO _{7.1}	Development provides for pedestrian and cycle trails that: (a) can be seen by surrounding use and activities; and (b) is separated from roads.
PO ₈ Uses and works are located and designed to: <ul style="list-style-type: none"> • respect the cultural and historic values of the site; • integrate with the physical attributes of the sites; • not detract from the significance of prominent natural features and landmarks; and • provide and maintain safe and efficient public access to the foreshore.. 	AO _{8.1}	Places of heritage and cultural value are not disturbed or destroyed and access is maintained.
	AO _{8.2}	Uses and works are designed, sited, built and operated to retain: (a) natural landforms; (b) natural drainage patterns; (c) mature trees; and (d) significant landmarks.
	AO _{8.3}	Development does not obstruct views from a public place to: (a) Mount Bentley; (b) Curacoa Island; (c) Fantome Island; (d) Esk Island; (e) Brisk Island; or (f) The Palm Island foreshore.
	AO _{8.4}	Development does not clear vegetation within 25m of a watercourse or the foreshore.
	AO _{8.5}	Development of land adjoining the foreshore provides at least one (1) pedestrian access through the site to the foreshore.

Recreation and open space zone		
Performance outcomes	Acceptable outcomes	
<p>PO₉ Development on, or adjacent to a historic, heritage or culturally important place:</p> <ul style="list-style-type: none"> • does not degrade, disturb, destroy or detract from the value of the site, objects or histories; • is designed to be consistent with the historic, heritage or culture features objects or histories; and • where appropriate, maintains access. 	AO _{9.1}	<p>Development is:</p> <p>(a) carried out in accordance with a cultural heritage management plan; and</p> <p>(b) not on, or adjacent to a place identified on the Palm Island Heritage Register in Schedule SC5.3.</p>
<p>PO₁₀ Visual links to views or significant features including heritage places and views to other islands are created or maintained through the alignment of pedestrian links and public spaces.</p>		No acceptable outcome prescribed.
<p>PO₁₁ Development contributes to safe public space.</p>	AO _{11.1}	<p>Buildings address the road and public space with:</p> <p>(a) the main entrance facing the road and public space; and</p> <p>(b) the provision of an uninterrupted view to public space, including the road.</p>
	AO _{11.2}	Buildings are designed to avoid concealed or recessed openings or include locked gates of a height and design which prevents access, but permits surveillance.
<p>PO₁₂ Uses are located and designed to:</p> <ul style="list-style-type: none"> • minimise the adverse impact on the privacy and amenity of adjacent properties; and • provide a clear definition of boundaries between public and private space 	AO _{12.1}	<p>Site boundaries are defined by:</p> <p>(a) buildings;</p> <p>(b) landscaping; or</p> <p>(c) a fence not more than:</p> <p>(i) 1.2m high facing any road; and</p> <p>(ii) 1.8m high for side fencing.</p>
	AO _{12.2}	<p>External lighting is oriented away from sensitive land uses.</p> <p>Editor's note—sensitive land uses are defined in the Planning Regulation 2017.</p>
<p>PO₁₃ The ground storey of buildings with a frontage to a road or public space is designed to foster social interaction of people and discourage crime and anti-social behaviour.</p>	AO _{13.1}	Entrances of the building address the road or open space.
	AO _{13.2}	Recesses in building facades, including doorways are not of a size that will conceal a person.
<p>PO₁₄ Vandal-resistant lighting is used in public and publically usable areas</p>	AO _{14.1}	Light is provided in accordance with Australian Standards AS/NZS 1158 (or any revised standard).

Recreation and open space zone		
Performance outcomes	Acceptable outcomes	
Site layout		
<p>PO₁₅ Uses and works are located and designed and operated to provide:</p> <ul style="list-style-type: none"> • sufficient areas for activities associated with the use • adequate car parking for the anticipated demands of the use; • safe and efficient access and manoeuvring areas to safely satisfy the anticipated demands of the use; • privacy; • noise attenuation; and • landscaping. 	AO _{15.1}	<p>Development allows for site layout and building design that provides for:</p> <ul style="list-style-type: none"> (a) on site car parking at a rate set out in Planning Scheme Policy 5.2: Car Parking Requirements; (b) space for loading and unloading at a rate set out in Planning Scheme Policy 5.2: Car Parking Requirements; (c) safe vehicle manoeuvring including onsite queuing and passenger set down and pick up facilities appropriate to the use; (d) landscaping including a 3m buffer from residential uses; and (e) required setbacks.
<p>PO₁₆ Safe passage of pedestrians is provided from the road to building entrance.</p>		No acceptable outcome prescribed.
<p>PO₁₇ Uses are located, designed and operated to avoid significantly changing the light, noise, dust, odours, traffic conditions or other physical conditions experienced by the adjoining uses and sensitive natural environments such as MSES wetlands of high ecological significance, as shown on Overlay maps OM5-0 and 5-1.</p>		No acceptable outcome prescribed.
<p>PO₁₈ The site is readily accessible by emergency service vehicles.</p>	AO _{18.1}	All premises are identified by the provision of a road or unit number in a prominent location, preferably near the site entry.

Recreation and open space zone		
Performance outcomes	Acceptable outcomes	
Infrastructure		
PO ₁₉ Development is provided with infrastructure appropriate to use and town location.	AO _{19.1}	Development is to be provided with: <ul style="list-style-type: none"> (a) reticulated water supply without affecting the capacity or pressure of the system; (b) reticulated sewerage without affecting the capacity of the system; (c) stormwater drainage and stormwater quality management; (d) access to sealed roads and footpaths that have a stormwater management strategy; (e) electricity to the standard of infrastructure nominated by the relevant electricity supply authority; and (f) telecommunications to the standard of infrastructure nominated by the relevant telecommunication supply authority.
	AO _{19.2}	Water supply, sewerage, drainage and roads are to be designed and constructed in accordance with AUS-SPEC development specifications as amended by Townsville City Council.
	AO _{19.3}	Development does not redirect water flows to neighbouring development or increase local water levels.
PO ₂₀ The safe and efficient operation of roads are maintained having regard to: <ul style="list-style-type: none"> • the type of vehicles using the roads; and • the location of uses that may be adversely affected by noise or dust generated by the road. 		No acceptable outcome prescribed.
Subdivision Design		
PO ₂₁ New lots are designed and developed with sufficient: <ul style="list-style-type: none"> • road frontage for safe vehicle and pedestrian access; and • area and proportions for activities and works associated with the proposed use including parking, vehicle manoeuvring, appropriate setbacks and landscaping. 		No acceptable outcome is prescribed.

Recreation and open space zone		
Performance outcomes	Acceptable outcomes	
PO ₂₂ New lots are designed and developed to: (a) link with the trail network and existing wildlife corridors; (b) avoid fragmenting natural features and areas of environmental significance.	AO _{22.1}	The new lot allows the development of a pedestrian and cycle trail network.
	AO _{22.2}	New lots are not created in areas identified as MSES in the Matters of State Environmental Significance (MSES) Overlay maps OM5-0 and 5-1.
Cultural Precinct		
PO ₂₃ Development supports the role of the precinct as an arts and cultural centre.	AO _{23.1}	Development is for community uses and tourism activities that have a focus on culture and art.
PO ₂₄ Development does not inhibit the long-term use of the precinct for community and cultural events, festivals, markets, and informal gatherings.	AO _{24.1}	Buildings and structures on the periphery of the precinct to allow for public gatherings.
PO ₂₅ Development integrates with the pedestrian environment and provides strong pedestrian linkages to public areas Bwgcolman town centre, retail precinct, foreshore, jetty, and the trail and open space networks.		No acceptable outcome prescribed.

6.2.6 Rural zone code

6.2.6.1 Application

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

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

6.2.6.2 Purpose and overall outcomes

- (1) The purpose of the rural zone code is to:
 - (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes;
 - (c) protect identified Future Urban areas from incompatible development that would compromise their potential urban development opportunities following further investigation; and
 - (d) protect or manage significant natural features, resources, and processes, including the capacity for primary production.
- (2) The purpose of the rural zone code will be achieved through the following overall outcomes.
- (3) The overall outcomes for the rural zone code are:
 - (a) manage development to:
 - (i) protect the long-term use of rural land for rural activities;
 - (ii) protect the long-term use of future urban areas for residential and industrial activities where identified in Map 6.2.6 – Rural zone;
 - (iii) ensure adequate separation distances between intensive horticulture, sensitive land uses and significant natural environments;
 - (iv) protect the rural character, amenity, and environmental features of rural land;
 - (v) protect MSES wetlands of high ecological significance, as shown on Overlay maps OM5-0 and 5-1 by locating development in areas that avoids significant adverse impacts and retaining the wetland in its natural state;
 - (vi) protect, maintain and enhance the features of ecological, cultural, and heritage significance, including access to these features; and
 - (vii) maintain the Shire's scenic values and views to and from these features;
 - (b) development:
 - (i) where required, provides infrastructure appropriate to the proposed use and the natural features of the site;
 - (ii) is respectful and responsive to the site's natural topography;
 - (iii) does not occur in areas vulnerable to natural disasters and climate change; and
 - (iv) where proposed in a Future Urban area as identified on Map 6.2.6 – Rural zone, and is for a non-urban activity does not compromise the use of the land for future urban purpose.

6.2.6.3 Specific benchmarks for assessment

Table 6.2.6.3—Benchmarks for development that is accepted subject to requirements and assessable development

Rural zone		
Performance outcomes	Acceptable outcomes	
Character and amenity		
<p>PO₁ Development is:</p> <ul style="list-style-type: none"> (a) compatible with the rural amenity of the area; (b) of a similar size and general appearance to the surrounding development; (c) and provides for the needs of local residents. 	AO _{1.1}	<p>Development is for:</p> <ul style="list-style-type: none"> (a) animal husbandry; (b) animal keeping; (c) aquaculture; (d) cropping; (e) dwelling house; (f) roadside stalls; or (g) rural industry.
<p>PO₂ Buildings and structures are of a type and scale that is compatible with the surrounding area.</p>	AO _{2.1}	<p>Buildings or structures, other than farm sheds or structures, do not:</p> <ul style="list-style-type: none"> (a) exceed 8.5m above ground level; and (b) have a single building or structure footprint that greater than 500m².
<p>PO₃ Development has adequate separation from sensitive land uses.</p> <p>Editor's note—sensitive land uses are defined in the Planning Regulation 2017.</p>	AO _{3.1}	<p>Development for rural activities adjacent the general residential zone and the environmental management and conservation zone provides a buffer of native bush or landscaping that is:</p> <ul style="list-style-type: none"> (a) 100m from the boundary of rural industry; or (b) 10m from the boundary of all other rural activities.
<p>PO₄ Uses and works are located and designed to:</p> <ul style="list-style-type: none"> • respect the cultural and historic values of the site; • integrate with the physical attributes of the sites; and • not detract from the significance of prominent 	AO _{4.1}	<p>Places of heritage and cultural value are not disturbed or destroyed and access is maintained.</p>
	AO _{4.2}	<p>Uses and works are designed, sited, built and operated to retain:</p> <ul style="list-style-type: none"> (a) natural landforms; (b) natural drainage patterns; (c) mature trees; and (d) significant landmarks.

Rural zone		
Performance outcomes	Acceptable outcomes	
natural features and landmarks.	AO4.3	Development does not obstruct views from a public place to: (a) Mount Bentley; (b) Curacoa Island; (c) Fantome Island; (d) Esk Island; or (e) Brisk Island.
	AO4.4	Development does not clear vegetation within 25m of a watercourse or MSES wetland of high ecological significance, as shown in Overlay maps OM5-0 and 5-1.
<p>PO₅ Development on, or adjacent to a historic, heritage or culturally important place:</p> <ul style="list-style-type: none"> • does not degrade, disturb, destroy or detract from the value of the site, objects or histories; • is designed to be consistent with the historic, heritage or culture features objects or histories; and • where appropriate, maintains access. 	AO5.1	<p>Development is:</p> <ul style="list-style-type: none"> (a) carried out in accordance with a cultural heritage management plan; and (b) not located on or adjacent to a place identified on the Palm Island Heritage register in Schedule SC5.3.
Site layout		
<p>PO₆ Uses and works are located and designed and operated to provide:</p> <ul style="list-style-type: none"> • sufficient areas for activities associated with the use; • adequate car parking for the anticipated demands of the use; • safe and efficient access and manoeuvring areas to safely satisfy the anticipated demands of the use; • waste storage; • noise attenuation; and • landscaping. 	AO6.1	<p>Site layout and building design provides for:</p> <ul style="list-style-type: none"> (a) on site car parking at a rate set out in Planning Scheme Policy 5.2: Car Parking Requirements; (b) space for loading and unloading at a rate set out in Planning Scheme Policy 5.2: Car Parking Requirements; (c) safe vehicle manoeuvring including onsite queuing and passenger set down and pick up facilities appropriate to the use; (d) waste storage is screened from public view; (e) landscaping including a 3m buffer from residential uses; and (f) required setbacks.
PO ₇ Uses are located and designed to:	AO7.1	<p>Doors and windows and other building openings face away from dwellings and other sensitive land uses.</p> <p>Editor's note—sensitive land uses are defined in the Planning Regulation 2017.</p>

Rural zone		
Performance outcomes	Acceptable outcomes	
<ul style="list-style-type: none"> • minimise the adverse impact on the amenity of adjacent properties; • provide a clear definition of boundaries between public and private space; and • contribute to safe public space. 	AO _{7.2}	External lighting is orientated away from the sensitive land use.
	AO _{7.3}	Site boundaries are defined by: <ul style="list-style-type: none"> (a) buildings; (b) landscaping; or (c) fencing.
Infrastructure		
PO ₈ Development is provided with infrastructure appropriate to use and rural location to be: <ul style="list-style-type: none"> • a standard considered appropriate by Council at no impost to Council; • robust and fit for purpose and intended period of operation; and • easily maintained without unnecessary specialist expertise or equipment. 	AO _{8.1}	Water supply, sewerage, drainage and roads are to be designed and constructed in accordance with AUS-SPEC development specifications as amended by Townsville City Council.
Assessable development		
PO ₉ Development for non-rural activities does not occur on land with agricultural or environmental value, unless there is an overriding need for the development.		No acceptable outcome is prescribed.
PO ₁₀ In Future Urban Areas identified in Map 6.2.6 – Rural zone, development does not compromise the use of that land for potential future urban purposes.		No acceptable outcome is prescribed.
PO ₁₁ Development protects, maintains and enhances ecological values and areas of state environmental significance (MSES) as shown on Overlay maps OM5-0 and 5-1.		No acceptable outcome prescribed.

Rural zone		
Performance outcomes	Acceptable outcomes	
PO ₁₂ The safe and efficient operation of roads are maintained having regard to: <ul style="list-style-type: none"> • the type of vehicles using the roads; and • the location of uses that may be adversely affected by noise or dust generated by the road. 		No acceptable outcome prescribed.
Subdivision Design		
PO ₁₃ New lots are designed and developed: <ul style="list-style-type: none"> • with sufficient vehicular access to a road; and • with sufficient area and proportions for activities and works associated with the proposed use; and • to avoid fragmenting natural features and areas of environmental significance. 	AO _{13.1}	New lots have a minimum size of 5 ha.
	AO _{13.2}	New lots are not created in areas identified as MSES in the Matters of State Environmental Significance (MSES) Overlay maps OM5-0 and 5-1.

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Palm Island Aboriginal Shire Council

Legend

- Local Government Area
- Pathways
- Helipad
- Airport
- Jetty
- Major Centre
- Proposed port
- Sand extraction area
- Social and Community Infrastructure
- Future Urban Investigation Area
- Future Urban Area (Industry)
- Major Centre
- Industry
- Urban
- Rural
- Nature Conservation and Open Space

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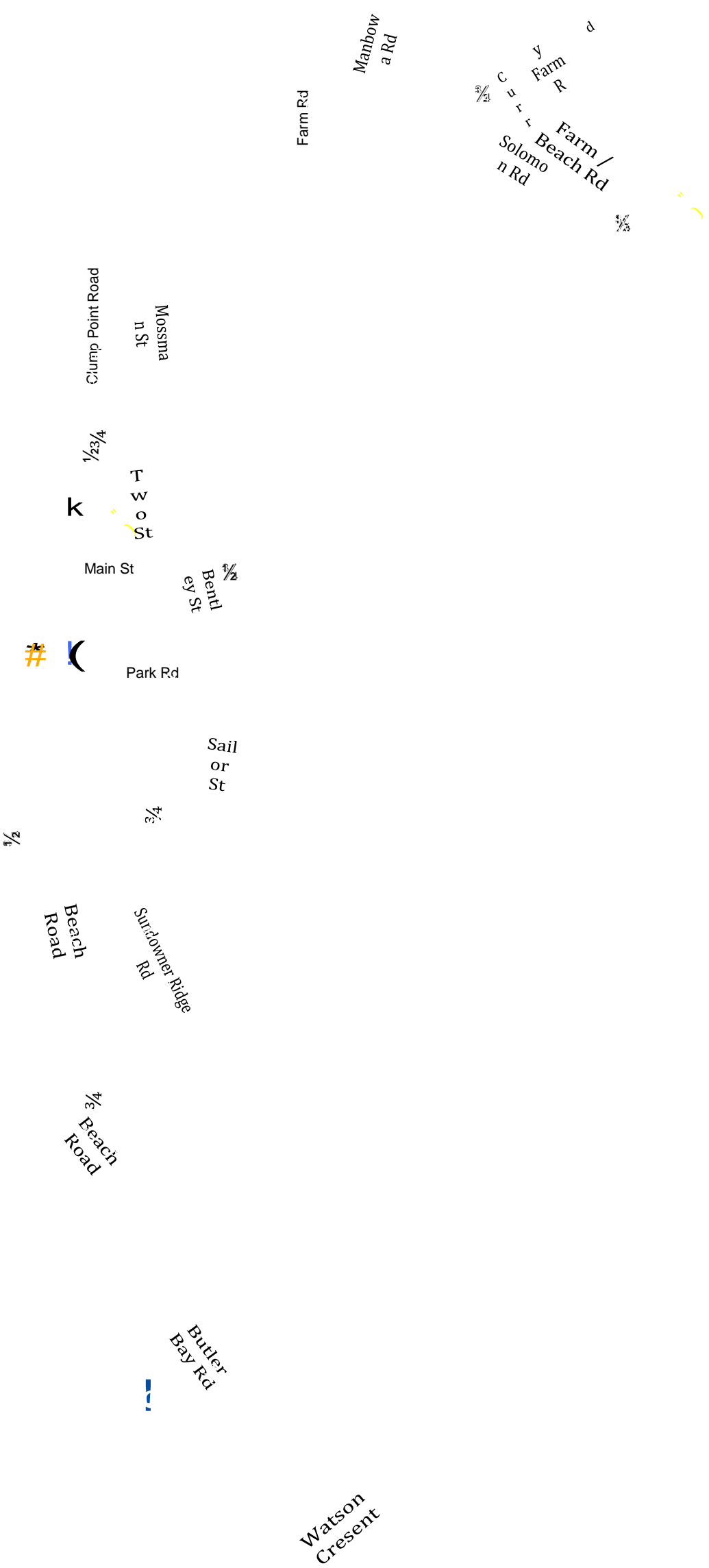
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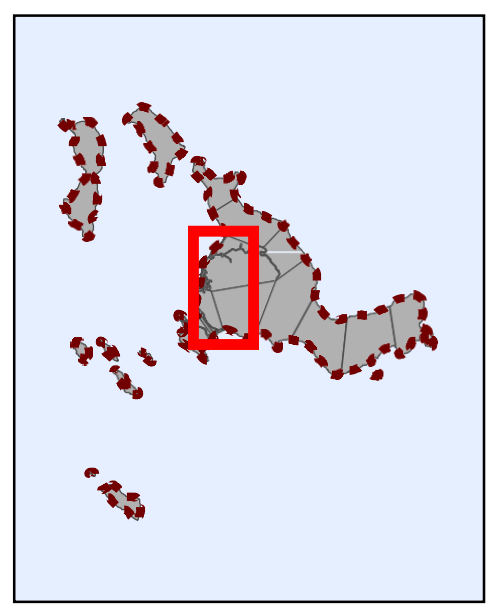
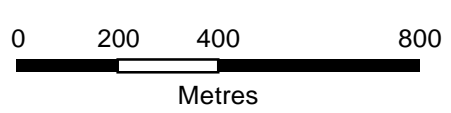


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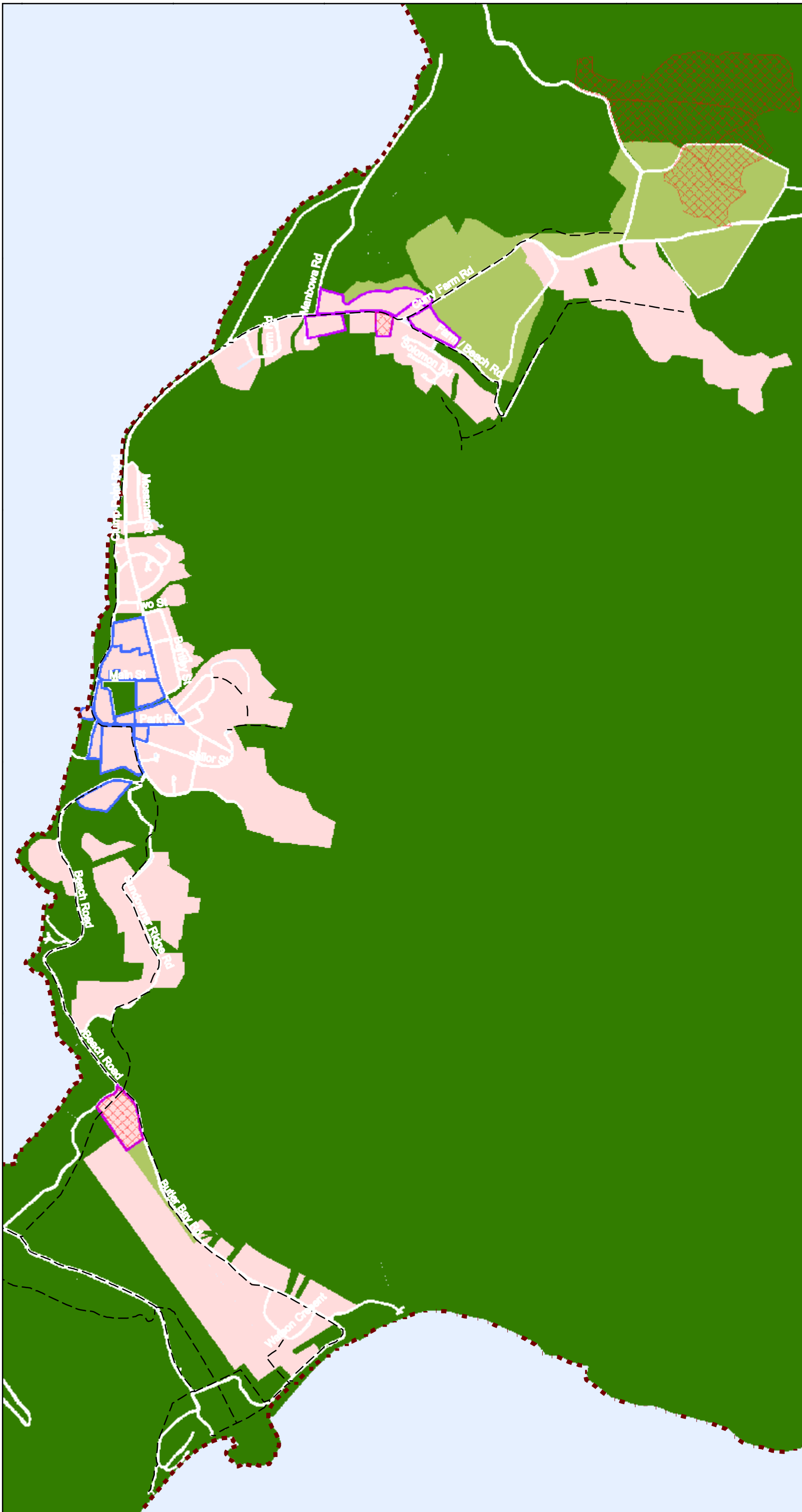
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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Map 6.2.6 - Rural zone



6.2.7 Specialised centre zone code

6.2.7.1 Application

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

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

6.2.7.2 Purpose and overall outcomes

- (1) The purpose of the specialised centre zone code provides for one (or more) specialised uses.
- (2) This zone is focussed on the specialised uses that are fundamental pieces of community infrastructure, the airport and jetty. The airport and jetty are the sole access to and from Palm Island and their ability to operate efficiently and effectively now and in the future must be protected and enhanced.
- (3) The purpose of the specialised centre zone code will be achieved through the following overall outcomes.
- (4) The overall outcomes for the specialised centre zone are to:
 - (a) protect the viability of the airport and jetty for their ongoing use and potential to expand in the future;
 - (b) manage development within the specialised centre zone so that it does not compromise the viability of the major centre zone;
 - (c) reinforce the importance of the role of the airport and jetty as the entry and exit points of the island; and
 - (d) to provide strong and safe pedestrian and cyclist connections between the jetty and the foreshore, the cultural precinct, and the town centre.

6.2.7.3 Specific benchmarks for assessment

Table 6.2.7.3—Benchmarks for development that is accepted subject to requirements and assessable development

Specialised centre zone		
Performance outcomes	Acceptable outcomes	
Character and Amenity		
PO ₁ Buildings and structures are designed to complement the landscape and character of Palm Island.	AO _{1.1}	No acceptable outcome prescribed.
PO ₂ Development is of: (a) similar size, height and general appearance to the surrounding centre uses; and (b) provides for the needs of Shire’s residents and visitors.		No acceptable outcome prescribed.
PO ₃ Development of buildings used by the public incorporates public art that is relevant to the culture of Palm Island.		No acceptable outcome prescribed.
PO ₄ Uses and works are located, designed and operated to: <ul style="list-style-type: none"> not impact on cultural values of the site; integrate with the physical attributes of the site; and not detract from the significance of prominent natural features and landmarks. 	AO _{4.1}	Development and works are consistent with the management recommendations of a cultural heritage management plan or study.
	AO _{4.2}	Uses and works are designed, sited and built to retain: (a) natural landforms; (b) natural drainage patterns; and (c) mature trees.
	AO _{4.3}	Development does not obstruct views from a public place to: (a) Mount Bentley; (b) Curacoa Island; (c) Fantome Island; (d) Esk Island; or (e) Brisk Island.
PO ₅ Development on or adjacent to a historic, heritage or culturally important place: <ul style="list-style-type: none"> does not degrade, disturb, destroy or detract from the value of the site, objects or histories; is designed to be consistent with the historic, heritage or culture features objects or histories; and where appropriate, maintains access. 	AO _{5.1}	Development on or adjacent to a historic, heritage, or cultural important place is carried out in accordance with a cultural heritage management plan.

Specialised centre zone		
Performance outcomes	Acceptable outcomes	
Infrastructure		
<p>PO₆ Development is provided with infrastructure appropriate to use and rural location to be:</p> <ul style="list-style-type: none"> <input type="checkbox"/> a standard considered appropriate by Council at no impost to Council; <input type="checkbox"/> robust and fit for purpose and intended period of operation; and <input type="checkbox"/> easily maintained without unnecessary specialist expertise or equipment. 	AO _{6.1}	Water supply, sewerage, drainage and roads are to be designed and constructed in accordance with AUS-SPEC development specifications as amended by Townsville City Council.
<p>PO₇ The safe and efficient operation of roads are maintained having regard to:</p> <ul style="list-style-type: none"> • the type of vehicles using the roads; and • the location of uses that may be adversely affected by noise or dust generated by the road. 		No acceptable outcome prescribed.
PO ₈ Development is provided with infrastructure appropriate to use.	AO _{8.1}	<p>Development is to be provided with:</p> <ul style="list-style-type: none"> (a) reticulated water supply without affecting the capacity or pressure of the system; (b) reticulated sewerage without affecting the capacity of the system; (c) stormwater drainage and stormwater quality management; (d) access to sealed roads and footpaths that have a stormwater management strategy; (e) electricity to the standard of infrastructure nominated by the relevant electricity supply authority; and (f) telecommunications to the standard of infrastructure nominated by the relevant telecommunication supply authority.
	AO _{8.2}	Water supply, sewerage, drainage and roads are to be designed and constructed in accordance with AUS-SPEC development specifications as amended by Townsville City Council.

Specialised centre zone		
Performance outcomes	Acceptable outcomes	
	AO _{8.3}	Development does not redirect water flows to neighbouring development or increase local water levels.
Development at the airport		
PO ₉ Development is: <ul style="list-style-type: none"> • consistent and compatible with the airport; and • does not adversely affect the safe and effective operations of the airport, and its ability to expand in the future. 		No acceptable outcome prescribed.
Development at the jetty		
PO ₁₀ Development is: <ul style="list-style-type: none"> • Consistent and compatible with the jetty; and • does not adversely affect the safe and effective operations of the jetty and its ability to expand in the future. 		No acceptable outcome prescribed.
PO ₁₁ Development integrates with the pedestrian environment and provides strong, safe, and legible pedestrian linkages between the jetty, the foreshore, and the town centre.		No acceptable outcome prescribed.

7 - OVERLAYS



Part 7 Overlays

7.1 Preliminary

- (1) Overlays identify areas within the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
 - (a) there is particular sensitivity to the effects of development;
 - (b) there is a constraint to land use or development outcomes;
 - (c) there is the presence of valuable resources; and
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay;
 - (b) a code for an overlay.
 - (c) a zone code
 - (d) a development code
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) Matters of State Environmental Significance (MSES) overlay;
 - (b) Hazards area overlay;
 - (c) Heritage places overlay; and
 - (d) Infrastructure buffer overlay.

7.2 Overlay codes

7.2.1 Matters of State Environmental Significance (MSES) overlay code

7.2.1.1 Application

This code applies to development located in areas mapped as Matters of State Environmental Significance (MSES) on planning scheme overlay maps OM 5-0 and 5-1.

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

7.2.1.2 Purpose

- (1) The purpose of the Matters of State Environmental Significance (MSES) overlay code is for development in and adjacent to areas of MSES (including High ecological significance wetlands) to be planned, designed, constructed and operated to minimise or prevent the loss or degradation of high ecological significant areas and their values, or enhance their values.
- (2) The purpose of the areas of Matters of State Environmental Significance (MSES) overlay code will be achieved through the following overall outcomes:
 - (a) development is located outside areas of MSES, including wetlands of High ecological significance;
 - (b) development facilitates the protection and enhancement of areas of MSES;
 - (c) development is located in areas that avoid significant adverse impacts on areas of MSES;
 - (d) where significant adverse impacts cannot be avoided, development:
 - (i) is located in areas least constrained by MSES;
 - (ii) restores areas of MSES not impacted by development;
 - (iii) maintains and enhances ecological connectivity; and
 - (iv) provides an environmental offset in accordance with state government requirements.
 - (e) development that cannot achieve outcomes 2(a) and (b) may be considered where it:
 - (i) is a development commitment; or
 - (ii) is for the following types of community infrastructure:
 - (A) emergency service facilities;
 - (B) wharves, public jetties and navigational facilities;
 - (C) domestic gas pipelines; or
 - (D) storage and works depots and similar facilities, including the administrative facilities associated with the provision or maintenance of the above community infrastructure.

Explanatory note—Environmental offset is applied only to MSES and means an activity undertaken to counterbalance a significant residual impact of a prescribed activity on a prescribed environmental matter. An offset can be located within or outside the geographic site of the activity or development. The provision of an environmental offset is to be guided by the *Queensland Government Offsets Policy 2014*, and any relevant specific issue offset policy.

7.2.1.3 Specific benchmarks for assessment

Table 7.2.1.3—Benchmarks for development that is accepted subject to requirements and assessable development

Matters of State Environmental Significance (MSES) overlay code		
Performance outcomes	Acceptable outcomes	
Development in areas of MSES		
<p>PO₁ Development:</p> <ul style="list-style-type: none"> (a) avoids locating in areas of MSES as illustrated in OM5-0 and OM5-1; or (b) where development cannot be located outside of MSES it: <ul style="list-style-type: none"> (i) is located in an area least constrained by MSES; (ii) avoids interrupting, interfering, or otherwise adversely impacting on underlying natural ecosystem processes including water quality, hydrology, geomorphology and biological processes; (iii) restores areas of MSES not impacted by development; (iv) maintains and enhances ecological connectivity; (v) offsets unavoidable impacts in accordance with State government requirements. 	AO _{1.1}	Development is located outside of MSES areas illustrated in OM5-0 and OM5-1.
<p>PO₂ Development is located, designed and operated to avoid adverse significant impacts on environmental and natural resource values, and minimise and mitigate impacts that cannot be avoided.</p>		No acceptable outcome prescribed.
<p>PO₃ Permitted clearing of native vegetation within Matters of State Environmental Significance does not diminish the conservation of:</p> <ul style="list-style-type: none"> (a) regional ecosystems; (b) biodiversity values; and (c) ecological processes. 		No acceptable outcome prescribed.
Development in wetlands of high ecological significance		
<p>PO₄ Development is not carried out in an MSES high ecological significance wetland as illustrated in the Matters of State Environmental Significance Overlay Map 5.1.</p>	AO _{4.1}	Development is not located within a MSES high ecological significance wetland, Wetland buffer area or Wetland protection area as shown in Overlay Map OM5.0 and OM5.1 Matters of State Environmental Significance (MSES) Overlay Map.

Matters of State Environmental Significance (MSES) overlay code		
Performance outcomes	Acceptable outcomes	
<p>PO₅ An adequate buffer to an MSES wetland is provided to:</p> <ul style="list-style-type: none"> (a) separate development from sensitive environmental features; (b) protect the water quality, ecological functioning and natural processes of the wetland; (c) preserve native vegetation and ecosystems adjoining the wetland; and (d) protect the natural character of, and views to, the wetland. 	AO _{5.1}	<p>A buffer surrounding a MSES wetland is provided and has a minimum width of:</p> <ul style="list-style-type: none"> (a) 200m where the MSES high ecological significance wetland is located outside an urban area; or (b) 50m where the MSES high ecological significance wetland is located within an urban area. <p>Note—If an alternative buffer is provided an evaluation of the environmental values, functioning and threats to the MSES wetland is provided. This assessment must be undertaken by a suitably qualified person.</p> <p>Note—Protection of natural drainage and water quality is provided in section 8.2.1 – Healthy waters code.</p>
	AO _{5.2}	<p>Development does not change the existing groundwater or surface water hydrological regime of the wetland through:</p> <ul style="list-style-type: none"> (a) draining of the wetland or surrounding groundwater; (b) direction of additional waterflows into the wetland; (c) interruption or direction of natural water flows away from the wetland.

7.2.2 Hazards overlay code

7.2.2.1 Application

This code applies to assessing development located in an area identified as being affected by hazards on planning scheme maps OM 1 to 4.2.

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

7.2.2.2 Purpose

- (1) The purpose of the hazards area overlay code is to manage development in areas prone to landslide, bushfire, coastal hazards, acid sulfate soils, flooding and the dam failure impact area to maintain the safety of people and minimise potential for damage to property.

Explanatory note—The coastal hazard area includes projections for sea level rise and high hazard storm tide inundation areas.

- (2) The purpose of the hazards area overlay will be achieved through the following overall outcomes:
 - (a) people and property are not put at increased risk from natural hazards, dam failure and the projected effects of climate change as a result of new development;
 - (b) development does not negatively impact on the natural features and processes of natural hazards;
 - (c) development has an effective, efficient and unconstrained evacuation route;
 - (d) the manufacture or storage of hazardous materials is appropriately managed to minimise any risks to public safety and the environment;
 - (e) development does not occur in high impact natural hazard areas² unless it can be demonstrated that the hazard's impacts can be mitigated to an acceptable or tolerable level; and
 - (f) protecting communities, infrastructure and coastal ecosystems from adverse impacts of natural hazards, including the projected effects of climate change.

Editor's note—Land shown as a bushfire hazard area on Overlay maps OM2-0 to OM2-4 is designated as the bushfire prone area for the purposes of section 12 of the Building Regulation 2006. The bushfire hazard area (bushfire prone area) includes land covered by very high, high and medium hazard areas as well as the potential impact buffer category.

Editor's note—For the purposes of Section 13 of the Building Regulation 2006:

- (1) Land shown as flood hazard on Overlay Maps OM2-0 to OM2-4 is designated as the flood hazard area.
- (2) The defined flood hazard area is declared to be the level to which flood water is likely to reasonably be expected to rise to within the flood hazard area during the estimated maximum probably flood event.

²Footnote—High impact natural hazard areas include the flood hazard area, high storm tide hazard area, dam failure impact area, high landslide hazard area and very high and high impact bushfire hazard area.

7.2.2.3 Specific benchmarks for assessment

Table 7.2.2.3—Benchmarks for development that is accepted subject to requirements and assessable development

Hazard overlay code		
Performance outcomes	Acceptable outcomes	
Landslide hazard area		
PO ₁ Development is not exposed to high landslide hazard that creates unreasonable risk to people and property.	AO _{1.1}	Development is located outside of areas identified as high landslide hazard on OM 3.0 – OM3.4.
PO ₂ Development in areas identified as medium landslide hazard incorporates measures that ensure: <ul style="list-style-type: none"> the long term stability of the development site; the safety of people and property; and the development site will not be adversely affected by landslide activity originating on sloping land above the site. 	AO _{2.1}	Development in areas identified as medium landslide hazard: <ol style="list-style-type: none"> does not involve vegetation clearing; does not involve new building work other than minor building work; does not alter ground levels or stormwater conditions; has direct access to an evacuation route that does not exceed a road pavement gradient of 1 in 6; and provides measures that ensure the stability of the land is maintained post-development. <p>Editor's note—Land stability is to be demonstrated through a geotechnical report prepared by a suitably qualified person.</p>
PO ₃ Facilities with a role in emergency management and community support are able to function effectively during and immediately after a landslide event.		No acceptable outcome prescribed.
Development in the erosion prone, storm tide inundation and sea level rise areas identified in the coastal hazards overlay map		
PO ₄ Development in an area identified as an erosion prone area does not increase the risk to people and property from exposure to coastal erosion.	AO _{4.1}	Development in an area identified as an erosion prone area occurs only where it is: <ol style="list-style-type: none"> coastal-dependent development; or a use which is temporary, readily relocatable; or essential community infrastructure that cannot feasibly be located elsewhere.
PO ₅ Development design and location mitigates the risks of coastal hazards	AO _{5.1}	Development within a coastal hazard area is: <ol style="list-style-type: none"> designed to withstand the erosion and storm tide inundation hazard; and designed and located to minimise susceptibility to erosion and storm tide inundation by: <ol style="list-style-type: none"> ensuring floor levels are above the defined inundation level; and locating built structures as far landward as practicable; or

Hazard overlay code		
Performance outcomes	Acceptable outcomes	
		<p>(iii) locating built structures landward of the alignment of adjacent habitable buildings.</p> <p>Note—To demonstrate achievement with this AO, a report prepared by a suitably qualified RPEQ (Registered Professional Engineer of Queensland) with coastal engineering experience may be required.</p>
PO ₆ Essential community infrastructure is able to function effectively during and immediately after a coastal hazard.		No acceptable outcome prescribed.
PO ₇ Development provides for an evacuation route that is available at all times.		No acceptable outcome prescribed.
PO ₈ Development avoids the release of hazardous materials into coastal waters.	AO _{8.1}	Materials manufactured or stored on-site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged during a coastal hazard. OR
	AO _{8.2}	Structures used for the manufacture or storage of hazardous materials are located above the defined inundation level.
PO ₉ Development: <ul style="list-style-type: none"> (a) maintains vegetation on coastal landforms where its removal or damage may: <ul style="list-style-type: none"> (i) destabilise the area and increase the potential for erosion; or (ii) interrupt natural sediment trapping processes or sand dune or land building processes; and (b) maintains the sediment volumes of sand dunes and near-shore coastal landforms; and (c) maintains physical coastal processes outside the development, including longshore transport of sediment along the coast. 		No acceptable outcome prescribed.
Development in the Bushfire hazard area as identified in the bushfire and flooding overlay map		
PO ₁₀ Development is not exposed to very high bushfire hazard that creates unreasonable risk to people and property.	AO _{10.1}	Development is not located on land subject to very high bushfire hazard as identified on OM 2.0 – OM2.4.

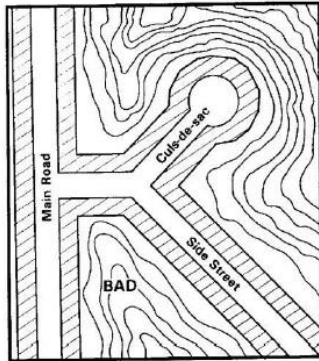
Hazard overlay code		
Performance outcomes	Acceptable outcomes	
<p>PO₁₁ Development maintains the safety of people and property by:</p> <ul style="list-style-type: none"> • avoiding areas of high or medium bushfire hazard; or • mitigating the risk through; <ul style="list-style-type: none"> ○ lot design and the siting of buildings; ○ including fire breaks that provided: <ul style="list-style-type: none"> - setbacks between buildings / structures and hazardous vegetation: and - access for fire-fighting/ other emergency vehicles; • providing adequate road access for fire fighting/emergency vehicles and safe evacuation; and • providing an adequate and accessible water supply for fire-fighting. 	AO _{11.1}	<p>Buildings and structure located in a high or medium bushfire hazard area:</p> <p>(a) on lots greater than 2,500m²:</p> <ul style="list-style-type: none"> (i) are sited in locations of lowest hazard within the lots; and (ii) achieve setbacks from hazardous vegetation of 1.5 times the predominate mature canopy tree height or 10m, whichever is the greater; (iii) 10m away from any retained vegetation strips or small areas of vegetation; and (iv) are sited so that elements of the development least susceptible to fire are sites closest to the bushfire hazard; and <p>(b) on lots less than or equal to 2,500m² maximise setbacks from hazardous vegetation.</p>
	AO _{11.2}	<p>For uses located in a high or medium bushfire hazard area involving new or existing buildings with a gross floor area greater than 50m² each lots has:</p> <p>(a) a reliable reticulated water supply that has sufficient flow and pressure characterises for fire fighting purposes at all times (minimum pressure and flow is 10 litres a second at 200kPa); or</p> <p>(b) an on-site water storage of not less than 5,000 litres (e.g. accessible dam or tank with fire brigade tank fittings, swimming pool).</p>
	AO _{11.3}	<p>For development located in a high or medium bushfire hazard area that will result in multiple buildings or lots:</p> <p>(a) residential lots area designed so that their size and shape allow for:</p> <ul style="list-style-type: none"> (i) efficient emergency access to building for fire-fighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings); and (ii) setbacks and building siting in accordance with AO_{17.2}. <p>(b) firebreaks are provided by:</p> <ul style="list-style-type: none"> (i) a perimeter road that separates lots from areas of bushfire hazard and that road has: <ul style="list-style-type: none"> • a minimum cleared width of 20m; and • a constructed road width and weather standard complying with local government standards; or

Hazard overlay code	
Performance outcomes	Acceptable outcomes
	<p>(ii) fire maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard and the fire/maintenance trails:</p> <ul style="list-style-type: none"> • have a minimum cleared width of 6m; • have a formed with and gradient and erosion control devices to Council standards; • have vehicular access at each end; • provide passing bays and turning for fire fighting appliances; and • are either located on public land, or within an access easement that is granted in favour of the Council and QRFS; <p>(iii) sufficient cleared breaks of 6m minimum width in retained bushland within the development (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response; and</p> <p>(iv) roads are designed and constructed in accordance with Council and State government standards and:</p> <ul style="list-style-type: none"> • have maximum gradient of 12.5%; • exclude cul-de-sac, except where a perimeter road isolates the development from hazardous vegetation; or the cul-de-sac are provided with an alternative access linking the cul-de-sac to other through roads. Refer to the below image for further detail.
	<p>AO_{11.4}</p> <p>Development, other than single dwellings on existing lots, in high bushfire hazard areas complies with a bushfire management plan for the premises.</p>

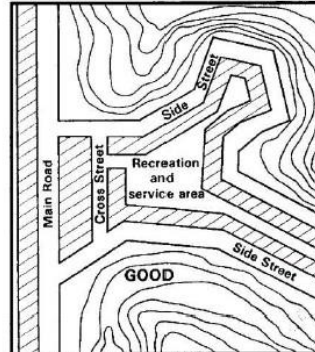
Hazard overlay code

Performance outcomes

Acceptable outcomes



Unacceptable design with a Medium Risk –
Hazardous ridge top development has no breaks and obstructs fire fighters



Acceptable design - Ring road system
provides a fire break and access for fire fighters

Preferred Road Layout in Bushfire Hazard Areas

PO₁₂ Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat level of 29kW/m² at the edge of the building or envelope respectively.

The radiant heat level is achieved by separation unless this is not practically achievable.

Note—Building works are assessed against the provisions of Australian Standard 3959 when undertaken in a declared Bushfire Prone Area. In those areas included in the Bushfire hazard area, this assessment is also to occur at the planning stage, ie. at the stage the development application is lodged with the Council, so as to ensure that the proposed building or building envelope on the site can achieve a tolerable level of risk.

AO₁₂

Buildings or building envelopes in medium and high bushfire hazard areas are separated from hazardous vegetation by a distance that achieves a radiant heat level of 29kW/m² at the edge of the building or envelope respectively.

Note—Separation distances may be achieved by existing cleared developed areas external to the site or other land whose tenure or use ensures it will retain a low level of hazard.

PO₁₃ Public safety and the environment are not adversely affected by the storage or manufacture of hazardous materials within bushfire hazards areas.

AO₁₃

No hazardous materials are manufactured or stored in bulk within a medium, high or very high bushfire hazard area.

Hazard overlay code		
Performance outcomes	Acceptable outcomes	
<p>PO₁₄ Facilities with a role in emergency management and community support are able to function effectively during and immediately after a bushfire.</p>	AO _{14.1}	Facilities with a role in emergency management and community support are not located in a medium, high or very high bushfire hazard area; OR
	AO _{14.2}	Facilities with a role in emergency management and community support do not involve any new building work other than a minor extension of less than 20m ² gross floor area.
	AO _{14.3}	<p>Development for facilities with a role in emergency management and community support are consistent with a bushfire management plan prepared for the area.</p> <p>Note—The development application should include and comply with a comprehensive Bushfire Management Plan carried out by a suitably qualified person.</p>
<p>Development in the floodplain area identified in the bushfire and flooding overlay map and/or the impact area identified on the dam failure impact areas overlay map</p>		
<p>PO₁₅ The location, layout and siting of development responds to flooding potential, maintains personal safety at all times, and is resilient to flood events by ensuring design and built form account for potential risk of flooding.</p> <p>Note—For information on Resilient building materials for use within the Queensland Floodplain Assessment Overlay area refer to the Queensland Reconstruction Authority's publication - "Rebuilding in storm tide prone areas: Tully Heads and Hull Heads". Information may also be obtained from Building Certifiers and the relevant building assessment provisions.</p>	AO _{15.1}	Development does not increase the number of people living and working in flood hazard and dam impact failure areas.
	AO _{15.2}	<p>New buildings are:</p> <ul style="list-style-type: none"> (a) not located within the flood hazard area; or (b) located in areas least constrained by inundation; and (c) have a floor level located above the established flood level; and (d) provided with clear and direct pedestrian and vehicle evacuation routes to areas free of hazard. <p>Note—If part of the site is located outside of the identified floodplain, this is the preferred location for all buildings.</p> <p>Note—To achieve compliance with item (c), the applicant must provide a flood impact assessment prepared by a suitably qualified person.</p>
	AO _{15.3}	<p>For reconfiguring a lot, new lots are:</p> <ul style="list-style-type: none"> (a) located outside of the overlay area; or (b) located in areas least constrained by inundation; and (c) have a safe and efficient evacuation route to areas free of hazard. <p>Note—If part of the site is outside the identified floodplain, this is the preferred location for all lots (excluding parks or other relevant open space and recreation lots).</p> <p>Note—Buildings subsequently developed on the lots created will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p>

Hazard overlay code		
Performance outcomes	Acceptable outcomes	
	AO _{15.4}	Signage is provided on site indicating: <ul style="list-style-type: none"> (a) the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as floodway crossings or entrances to low-lying reserves.
<p>PO₁₆ Development is resilient to flood events by ensuring design, siting, location and built form account for the potential risk of flooding.</p> <p>Note—All development within the Bushfire & Flooding Overlay maps OM2-0 to OM2-4 must be accompanied by a flood assessment report that establishes, at a minimum, the risk and intensity of flooding, flood height, potential impact on the site and neighbouring sites pre and post development and the responses to manage the impact of flooding to an acceptable or tolerable level.</p>	AO _{16.1}	Residential dwellings are constructed of resilient building materials and elevated and have a floor level a minimum of 300mm above the established flood level.
	AO _{16.2}	<p>Ground levels of elevated residential dwellings comprise of non-habitable rooms.</p> <p>Note—The highset 'Queenslander'-style house is a resilient low-density housing solution for floodplain areas.</p> <p>Note—Non-habitable rooms include uses like garages and laundries.</p> <p>Note—To achieve compliance with AO16.1, the applicant must provide a flood impact assessment prepared by a suitably qualified person</p>
	AO _{16.3}	<p>Non-residential buildings and structures are constructed of resilient building materials and allow for flow through of flood waters on the ground floor.</p> <p>Note—Businesses should ensure that they have the necessary continuity plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</p> <p>Note—The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Queensland Floodplain Assessment Overlay area and must take account of the flood potential within the area.</p> <p>Note—Resilient building materials for use within the Queensland Floodplain Assessment Overlay area should be determined in consultation with Council, in accordance with the relevant building assessment provisions.</p>

Hazard overlay code		
Performance outcomes	Acceptable outcomes	
PO ₁₇ 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.	AO _{17.1}	Works in urban areas do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling.
	AO _{17.2}	Works in areas other than an urban area either: (a) do not involve a net increase in filling greater than 50m ³ ; 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: (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.
	AO _{17.3}	Development does not result in worsening the severity or impact of flooding on the property or neighbouring properties.
PO ₁₈ Development avoids the release of hazardous materials into floodwaters.	AO _{18.1}	Materials manufactured or stored on site are not hazardous; or
	AO _{18.2}	Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of floodwaters and the development is located on the highest part of the site to enhance flood immunity. Note—Refer to the <i>Dangerous Goods Safety Management Act 2001 and associated Regulation</i> , the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances.

Hazard overlay code		
Performance outcomes	Acceptable outcomes	
PO ₁₉ Town infrastructure and services maintain function during and after a flood event.	AO _{19.1}	Water, sewerage, electrical and telecommunication infrastructure is: (a) located outside of the flood hazard area; or (b) designed and constructed to withstand floodwater intrusion and resist hydrostatic and hydrodynamic forces as a result of inundation by a flood event; and (c) can operate during and immediately after a flood event.
PO ₂₀ Facilities with a role in emergency management and community support are able to function effectively during and immediately after flood events.		No acceptable outcome prescribed.
Development below the 20m AHD contour line identified in the Land Slide and Potential Acid Sulfate Soils overlay map		
PO ₂₁ Development avoids disturbing acid sulfate soils, so that (a) the environmental values, water quality and ecological health of receiving waters is maintained or enhanced; (b) human health and safety is protected; and (c) buildings and infrastructure are not subject to accelerated corrosion. Editor's note—the applicant may be required to provide results of an on site acid sulfate soil investigation and an acid sulfate soil management plan to demonstrate compliance with the acceptable outcomes. This investigation must be undertaken in accordance with the State Planning Policy Guideline.	AO _{21.1}	Development does not: (a) involve excavating or removing soil exceeding 100m ³ or more where above the 5m AHD contour line but below the 20m AHD contour line; (b) involve excavating or remove soil below the 5m AHD contour line; (c) permanently or temporarily extract groundwater that results in the aeration of previously saturated acid sulfate soils; or (d) involve filling that results in: (i) 500m ³ or more of material with an average depth of 0.5m or greater below the 20m AHD contour line; (ii) actual acid sulfate soils being moved below the water table; and (iii) previously saturated acid sulfate soils being aerated.
	AO _{21.2}	Where disturbance of acid sulfate soils cannot be avoided, development will: (a) neutralise existing acidity and prevent the generation of acid and metal contaminants; and (b) prevent the release of surface or groundwater flows containing acid and metal contaminants into the environment.

7.2.3 Heritage places overlay code

7.2.3.1 Application

This code applies to development in and adjacent to heritage places or objects identified in schedule SC5.3 – Palm Island Heritage Register.

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

7.2.3.2 Purpose

- (1) The purpose of the heritage places overlay code is to manage development in and adjacent to heritage places or objects to protect and preserve all Aboriginal and historical cultural heritage.
- (2) The purpose of the heritage places overlay code will be achieved through the following overall outcomes:
 - (a) Aboriginal culture, heritage and historical places is protected and managed in a culturally appropriate way;
 - (b) places having heritage significance in Palm Island Aboriginal shire, listed in schedule SC5.3 are conserved, effectively managed and adaptively re-used where appropriate;
 - (c) development adjacent to a heritage place is sensitive and respectful of the heritage place and/or object;
 - (d) access to heritage places and objects are not obstructed by development;
 - (e) development does not damage or remove heritage objects and;
 - (f) development does not impact on the visibility, access or importance of cultural, heritage or historic places or objects.

7.2.3.3 Specific benchmarks for assessment

Table 7.2.3.3—Benchmarks for development that is accepted subject to requirements and assessable development

Heritage places overlay code		
Performance outcomes	Acceptable outcomes	
PO ₁ There are no adverse impacts on any place that has cultural heritage significance to the Manbarra People and the Aboriginal community of Palm Island.	AO _{1.1}	Development is in accordance with an agreed cultural heritage management plan for the site.
PO ₂ The cultural significance of a place is maintained.	AO _{2.1}	Development is in accordance with an agreed cultural heritage management plan for the site.
PO ₃ Development on a site listed in on the Palm Island Heritage Register must: <ul style="list-style-type: none"> • provide for the conservation and management of the heritage values of the listed site; • enable continued access by the community to a level considered appropriate by the traditional owners and custodians of the site; • provide for the adaptive re-use of heritage places and buildings where the new use is sensitive to values of the place; • enable the continued management of the site by the traditional owners and custodians; and • provide opportunity for the community's involvement where practicable. 		No acceptable outcome prescribed.
PO ₄ Development on sites adjoining places listed in the Palm Island Heritage Register must be designed, constructed and operated to: <ul style="list-style-type: none"> • be compatible with the heritage values of the place or object, • not negatively impact the setting of the place or object; • not obscure the appearance or prominence of the place or object when viewed from adjacent public areas, open spaces or roads; and • not intrude into the heritage place. 		No acceptable outcome is prescribed.

7.2.4 Infrastructure buffer overlay code

7.2.4.1 Application

This code applies to development located within the infrastructure buffer shown on overlay map OM 6.

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

7.2.4.2 Purpose

- (1) The purpose of the infrastructure buffer overlay code is to manage development in the infrastructure buffer area to mitigate the adverse impacts of infrastructure facilities and their operations on the amenity of the surrounding area.
- (2) The purpose of the infrastructure buffer overlay code will be achieved through the following overall outcomes:
 - (a) sensitive land uses are adequately buffered from infrastructure facilities so that their occupants are not subject to harm from air and noise emissions.

7.2.4.3 Specific benchmarks for assessment

Table 7.2.4.3—Benchmarks for development that is accepted subject to requirements and assessable development

Infrastructure buffer overlay code		
Performance outcomes	Acceptable outcomes	
Landfill buffer		
PO ₁ Development for sensitive land uses are separated from landfill sites by a distance that effectively minimises the odour or other air pollutant impacts on the amenity of the development. Editor's note—sensitive land uses are defined in the Planning Regulation 2017	AO _{1.1}	Development for sensitive land uses is not located within landfill buffers.

8 - DEVELOPMENT CODES



Part 8 Development codes

8.1 Preliminary

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

8.2.1.1 Application

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

Explanatory note: Urban purposes means a purpose for which land is used in cities or towns – (a) including residential, industrial, sporting, recreation and commercial purposes; but (b) not including rural residential, environmental, conservation, rural, natural or wilderness area purposes. Waste water is defined by the *Environmental Protection (Water) Policy 2009* as an aqueous waste, including contaminated stormwater.

8.2.1.2 Purpose

- (1) The purpose of the healthy waters code is to ensure development is planned, designed, constructed and operated to manage stormwater and wastewater in ways to that help protect environmental values specified in the *Environmental Protection (Water) Policy 2009*.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Stormwater, wastewater and overland flow created by development is suitably managed to protect the water quality of creeks, gullies, natural drainage paths, waterways, wetlands and other drainage areas important to the ecological functioning of Palm Island.
 - (b) Development uses best practice Water Sensitive Urban Design outcomes to sustainably treat stormwater quality prior to leaving the site.

8.2.1.3 Specific benchmarks for assessment

Table 8.4.1.3—Benchmarks for development that is accepted subject to requirements and assessable development

Healthy waters code		
Performance outcomes	Acceptable outcomes	
Protecting Water Quality		
PO ₁ The development is planned and designed considering the constraints of the site for achieving stormwater design objectives.	AO _{1.1}	Development is consistent with a site quality stormwater management plan (SQMP) that provides for achievable stormwater quality treatment measures in accordance with Table 8.4.1.3 below.
PO ₂ Development does not discharge wastewater to a waterway or off site unless demonstrated to be best practice environmental management in accordance with section 21 of the <i>Environmental Protection Act 1994</i> and having regard to: (a) water quality objectives for receiving waters; (b) ecosystem health of receiving waters; and (c) ecological value of waterways. Note—To demonstrate achievement with this PO, a wastewater management plan may be required to be prepared by a suitably qualified person.		No acceptable outcome is prescribed.
PO ₃ Construction activities for the development avoid or minimise adverse impacts on stormwater quality. Note—To demonstrate achievement with this PO, an erosion and sediment control plan may be required to be prepared by a suitably qualified RPEQ (Registered Professional Engineer of Queensland), Certified Practising Soil Scientist (CPSS) or Certified Professional in Erosion and Sediment Control (CPESC).		No acceptable outcome is prescribed.
PO ₄ Operational activities for the development avoid or minimise changes to waterway hydrology from negative impacts of altered stormwater quality and flow.	AO _{4.1}	Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 8.4.1.3 below.

Table 8.4.1.3(a)—Stormwater management design objectives

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

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1 - DEFINITIONS



Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a specific meaning for the purpose of the planning scheme.
 - (2) Any use not listed in table SC1.1.2 column one is an undefined use.
- Note—Development comprising a combination of defined uses is not considered to be an undefined use.
- (3) A use listed in table SC1.1.2 column one has the meaning set out beside that term in column two.
 - (4) The use definitions listed here are the definitions used in our planning scheme.
 - (5) Column three of table SC1.1.2 identifies examples of the types of activities which fall within the use identified in column one.
 - (6) Column four of table SC1.1.2 identifies examples of activities which do not fall within the use identified in column one.
 - (7) Columns three and four of table SC1.1.2 are not exhaustive lists.
 - (8) 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.
 - (9) The use definitions listed here are the definitions used in this planning scheme.

Table SC1.1.1—Index of use definitions

Adult store	Dwelling unit	Marine industry	Roadside stall
Agricultural supplies store	Educational establishment	Market	Rooming accommodation
Air services	Emergency services	Medium impact industry	Rural industry
Animal husbandry	Environment facility	Motor sport facility	Rural workers' accommodation
Animal keeping	Extractive industry	Multiple dwelling	Sales office
Aquaculture	Food and drink outlet	Nature-based tourism	Service industry
Bar	Function facility	Nightclub entertainment facility	Service station
Brothel	Funeral parlour	Non-resident workforce accommodation	Shop
Bulk landscape supplies	Garden centre	Office	Shopping centre
Caretaker's accommodation	Hardware and trade supplies	Outdoor sales	Short-term accommodation
Car wash	Health care services	Outdoor sport and recreation	Showroom
Cemetery	High impact industry	Outstation	Special industry
Child care centre	Home based business	Park	Substation
Club	Hospital	Parking station	Telecommunications facility
Community care centre	Hotel	Permanent plantation	Theatre

Community residence	Indoor sport and recreation	Place of worship	Tourist attraction
Community use	Intensive animal industry	Port services	Tourist park
Crematorium	Intensive horticulture	Relocatable home park	Transport depot
Cropping	Landing	Renewable energy facility	Utility installation
Detention facility	Low impact industry	Research and technology industry	Veterinary services
Dual occupancy	Major electricity infrastructure	Residential care facility	Warehouse
Dwelling house	Major sport, recreation and entertainment facility	Resort complex	Wholesale nursery
		Retirement facility	Winery

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or the sale or display of underwear or lingerie or the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural products and		Bulk landscape supplies, garden

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		centre, outdoor sales wholesale nursery
Air services	Premises used for any of the following: <ul style="list-style-type: none"> • the arrival and departure of aircraft • the housing, servicing, refuelling, maintenance and repair of aircraft • the assembly and dispersal of passengers or goods on or from an aircraft • any ancillary activities directly serving the needs of passengers and visitors to the use • associated training and education facilities • aviation facilities. 	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Bar	<p>Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time.</p> <p>The use may include ancillary sale of food for consumption on the premises and entertainment activities.</p>		Club, hotel, nightclub entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	<p>Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes 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 clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	Premises containing two dwellings, each for a separate household, and consisting of:	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single	Dwelling house, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> a single lot, where neither dwelling is a secondary dwelling or two lots sharing common property where one dwelling is located on each lot. 	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 Titles Act 1980</i> continues to apply.	
Dwelling house	<p>A residential use of premises for one household that contains a single dwelling.</p> <p>The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.</p>		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<p>Premises used for training and instruction designed to impart knowledge and develop skills.</p> <p>The use may include outside hours school care for students or on-site student accommodation.</p>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency	Community use, hospital, residential care facility

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

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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	serving the needs of patients and visitors.		
Hotel	Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. The use includes the ancillary storage and packing of feed and produce.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> negligible impacts on sensitive land uses due to 	Repairing motor vehicles, fitting and turning workshop Note—additional examples may be shown in SC1.1.2 industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>offsite emissions including aerosol, fume, particle, smoke, odour and noise</p> <ul style="list-style-type: none"> • 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>medium impact industry, high impact industry, special industry</p>
Major electricity infrastructure	<p>All aspects of development for either the transmission grid or electricity supply networks as defined under the Electricity Act 1994.</p> <p>The use may include ancillary telecommunication facilities.</p>	<p>Powerlines greater than 66kV</p>	<p>Minor electricity infrastructure, substation</p>
Major sport, recreation and entertainment facility	<p>Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.</p>	<p>Convention and exhibition centres, entertainment centres, sports stadiums, horse racing</p>	<p>Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation</p>
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>	<p>Boat building, boat storage, dry dock</p>	<p>Marina</p>
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>	<p>Flea market, farmers market, car boot sales</p>	<p>Shop, roadside stall</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Medium impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for noticeable offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates an elevated demand on the local infrastructure network • onsite controls are required for emissions and dangerous goods risks • the use is primarily undertaken indoors • evening or night activities are undertaken indoors and not outdoors. 	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry</p>
Motor sport facility	<p>Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.</p>	<p>Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks</p>	<p>Major sport, recreation and entertainment facility, outdoor sport and recreation</p>
Multiple dwelling	<p>Premises containing three or more dwellings for separate households.</p>	<p>Apartments, flats, units, townhouses, row housing, triplex</p>	<p>Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility</p>
Nature-based tourism	<p>The use of land or premises for a tourism activity, including</p>	<p>Environmentally responsible</p>	<p>Environment facility</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>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> <ul style="list-style-type: none"> • Nature-based tourism activities typically: • maintain a nature based focus or product • promote environmental awareness, education and conservation • carry out sustainable practices. 	<p>accommodation facilities including lodges, cabins, huts and tented camps</p>	
Nightclub entertainment facility	<p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor and food for consumption on site.</p>		<p>Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall</p>
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>	<p>Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation</p>	<p>Relocatable home park, short-term accommodation, tourist park</p>
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:</p> <ul style="list-style-type: none"> • business or professional advice • service of goods that are not physically on the premises • office based administrative functions of an organisation. 	<p>Bank, real estate agent, administration building</p>	<p>Home based business, home office, shop, outdoor sales</p>
Outdoor sales	<p>Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly</p>	<p>Agricultural machinery sales yard, motor</p>	<p>Bulk landscape supplies, market</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	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.	vehicles sales yard	
Outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.</p> <p>The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	<p>Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people.</p> <p>The use provides for intermittent short stay and/or long term camping.</p> <p>The use may involve permanent low scale built infrastructure.</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	<p>Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities.</p> <p>Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or	Forestry for wood production, biofuel production

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
		natural resource management	
Place of worship	<p>Premises used by an organised group for worship and religious activities.</p> <p>The use may include ancillary facilities for social, educational and associated charitable activities.</p>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	<p>Premises used for the following:</p> <ul style="list-style-type: none"> • the arrival and departure of vessels • the movement of passengers or goods on or off vessels • any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels. 	Marina, ferry terminal	Landing
Relocatable home park	<p>Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.</p> <p>The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.</p>		Tourist park
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use may include emerging industries such as energy, aerospace, and biotechnology.		
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including: <ul style="list-style-type: none"> • restaurants and bars • meeting and function facilities • sporting and fitness facilities • staff accommodation • transport facilities directly associated with the tourist facility such as a ferry terminal and air services. 	Island resort	
Retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	Premises used for the accommodation of one or more households where each resident: <ul style="list-style-type: none"> • has a right to occupy one or more rooms 	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> • does not have a right to occupy the whole of the premises in which the rooms are situated • may be provided with separate facilities for private use • may share communal facilities or communal space with one or more of the other residents. <p>The use may include:</p> <ul style="list-style-type: none"> • rooms not in the same building on site • provision of a food or other service • on site management or staff and associated accommodation. <p>Facilities includes furniture and equipment as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i></p>		
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	The temporary use of premises for displaying a land parcel or	Display dwelling	Bank, office

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	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.		
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		

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	<p>Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:</p> <ul style="list-style-type: none"> • a large area for handling, display or storage • direct vehicle access to the building by members of the public for loading and unloading items purchased or hired. 	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
Special industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for extreme offsite impacts in the event of fire, explosion or toxic release • onsite controls are required for emissions and dangerous goods risks • the use generally involves night time and outdoor activities • the use may involve the storage and handling of large volumes of dangerous goods 	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Low impact industry, medium impact industry, high impact industry, service industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> requires significant separation from non-industrial uses. 		
Substation	<p>Premises forming part of a transmission grid or supply network under the Electricity Act 1994, and used for:</p> <ul style="list-style-type: none"> converting or transforming electrical energy from one voltage to another regulating voltage in an electrical circuit controlling electrical circuits switching electrical current between circuits a switchyard or communication facilities for 'operating works' as defined under the Electricity Act 1994 or for workforce operational and safety communications. 	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the Telecommunications Act 1997
Theatre	<p>Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.</p> <p>The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Premises used for providing on-site entertainment, recreation or similar facilities for the general public. The use may include	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	provision of food and drink for consumption on site.		entertainment facility
Tourist park	<p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	<p>Premises used to provide the public with the following services:</p> <ul style="list-style-type: none"> • supply or treatment of water, hydraulic power or gas • sewerage, drainage or stormwater services • transport services including road, rail or water • waste management facilities or • network infrastructure. <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	Premises used for the storage and distribution of goods,	Self-storage sheds	Hardware and trade supplies,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>		<p>outdoor sales, showroom, shop</p>
Wholesale nursery	<p>Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.</p>		<p>Bulk landscape supplies, garden centre</p>
Winery	<p>Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.</p>		<p>Rural industry</p>

SC1.1.1 Defined activity groups

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

Table SC1.1.1.1—Index of defined activity groups

Accommodation activities	Industry activities	Rural activities
Centre activities	Recreation activities	

Table SC1.1.1.2—Defined activity groups

Column 1 Activity group	Column 2 Uses
Accommodation activities	<ul style="list-style-type: none"> • Caretaker's accommodation • Community residence • Dual occupancy • Dwelling house • Home based business • Hostel • Multiple dwelling • Non-residential workforce accommodation • Residential care facility • Retirement facility • Short-term accommodation
Centre activities	<ul style="list-style-type: none"> • Caretaker's accommodation • Club • Child care centre • Community care centre • Community use • Educational establishment (where excluding exclusive outdoor recreation facilities) • Food and drink outlet • Health care services • Hostel • Multiple dwelling • Office • Place of worship • Residential care facility • Retirement facility • Service industry • Service station • Shop • Shopping centre • Short-term accommodation
Industry activities	<ul style="list-style-type: none"> • Low impact industry • Medium impact industry • Service industry • Warehouse
Recreation activities	<ul style="list-style-type: none"> • Indoor sport and recreation

Column 1 Activity group	Column 2 Uses
	<ul style="list-style-type: none"> • Outdoor sport and recreation • Park
Rural activities	<ul style="list-style-type: none"> • Animal husbandry • Animal keeping • Aquaculture • Cropping • Roadside stall • Rural industry

SC1.1.2 Industry thresholds

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

Table SC1.1.2.1—Industry thresholds

Use	Additional examples include
Low impact industry	<ol style="list-style-type: none"> (1) Repairing and servicing motor vehicles, including mechanical; components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; (2) Repairing and servicing lawn mowers and outboard engines; (3) Fitting and turning workshop; (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spraypainting; (5) Assembling wood products not involving cutting, routing, sanding or spray painting; (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components; (7) Service station, not including above ground tanks of class 2.1 (flammable gasses) or class 3 (flammable liquids) dangerous goods greater than 16kL; <p>Note—class 2.1 and class 3 dangerous goods are defined in the Australian Dangerous Goods Code.</p> <ol style="list-style-type: none"> (8) Dangerous goods location not including the storage of toxic gases.
Medium impact industry	<ol style="list-style-type: none"> (1) Metal foundry, metal casting, boiler making or engineering works, producing less than 10 tonnes per year; (2) Large dangerous goods location not including the storage of toxic gases; (3) Abrasive blasting workshop; (4) Spray painting, enamelling, electroplating, anodising, galvanising or powder coating producing less than 5,000 tonnes per year; (5) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including de-bonding brake or clutch components; (6) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per year;

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

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

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.
- (2) A term listed in table SC1.2.2 column 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 SC1.2.1—Index of administrative definitions

Adjoining premises	Domestic outbuilding	Planning assumptions
Advertising device	Dwelling	Plot ratio
Affordable housing	Gross floor area	Projection area(s)

Average width	Ground level	Secondary dwelling
Base date	High storm tide hazard event	Setback
Basement	Household	Service catchment
Boundary clearance	Medium storm tide hazard	Site
Building height	Minor building work	Site cover
Coastal hazard	Minor electricity infrastructure	Storey
Coastal hazard area	Net developable area	Temporary use
Defined storm tide event	Netserv plan	Ultimate development
Demand unit	Non-resident workers	Urban purposes
Development footprint	Outermost projection	

Table SC1.2.2—Administrative definitions

Column 1 Term	Column 2 Definition
Adjoining premises	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes.
Average width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
Boundary clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: (a) if the projection is a roof and there is a fascia—the outside face of the fascia or (b) if the projection is a roof and there is no fascia—the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments.
Building height	If specified: (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like (b) in storeys, the number of storeys above ground level or (c) in both metres and storeys, both (a) and (b) apply.
Coastal hazard	Coastal erosion of the foreshore or tidal inundation (including temporary or permanent inundation) that has the potential for loss or harm to the community, property and environment.
Coastal hazard area	An area affected by a coastal hazard, including: • a storm tide inundation area;

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> • an erosion prone area; and/or • any other area identified by a local government as an area affected by a coastal hazard, based on a fit for purpose coastal hazard study, and contained within that local government's planning scheme.
Defined storm tide inundation area	A medium or high storm tide inundation area shown on the SPP interactive mapping system and on Overlay Maps OM1.0 – OM1.4.
Demand unit	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
Development footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Domestic outbuilding	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
Dwelling	<p>A building or part of a building used or capable of being used as a self-contained residence that must include the following:</p> <ul style="list-style-type: none"> (a) food preparation facilities (b) a bath or shower (c) a toilet and wash basin (d) clothes washing facilities. <p>This term includes outbuildings, structures and works normally associated with a dwelling.</p>
Gross floor area	<p>The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:</p> <ul style="list-style-type: none"> (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not.
Ground level	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.
High storm tide hazard event	The area identified as 'High hazard' in the SPP interactive mapping system and on Overlay Maps OM1.0 – OM1.4.
Household	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
Medium storm tide hazard event	The area identified as 'Medium hazard' in the SPP interactive mapping system and on Overlay Maps OM1.0 – OM1.4.
Minor building work	An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five per cent of the gross floor area of the existing building(s) or 50 square metres, whichever is the lesser.
Minor electricity infrastructure	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

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

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

2 - MAPPING



Schedule 2 Mapping

SC2.1 Map index

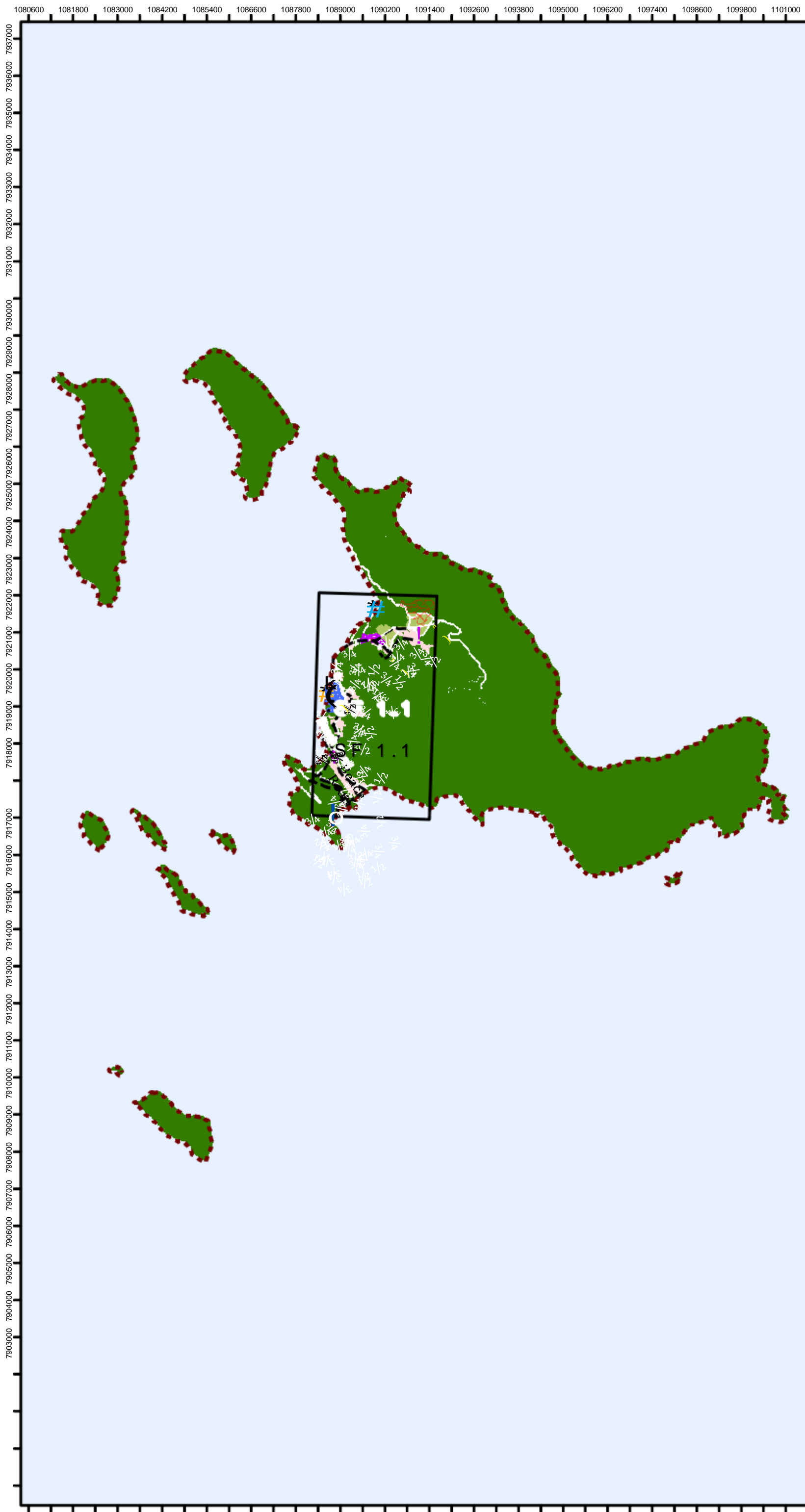
The table below lists all strategic plan, zoning and overlay maps applicable to the planning scheme area.

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework maps		
Map SF 1.0	Strategic Framework Map (Whole of Shire)	3 June 2016
Map SF 1.1	Strategic Framework Map (Bwgcolman)	3 June 2016
Zone and precinct maps		
Map ZM 1.0	Zoning and Precincts (Whole of Shire)	3 June 2016
Map ZM 1.1	Zoning and Precincts (Bwgcolman)	3 June 2016
Map ZM 1.2	Zoning and Precincts (Francis Creek/The Farm Area)	3 June 2016
Map ZM 1.3	Zoning and Precincts (Town Centre and Reservoir Ridge)	3 June 2016
Map ZM 1.4	Zoning and Precincts (Butler Bay)	3 June 2016
Overlay maps		
Map OM 1.0	Coastal Hazards –Overlay Map (Whole of Shire)	3 June 2016
Map OM 1.1	Coastal Hazards Overlay Map (Bwgcolman)	3 June 2016
Map OM 1.2	Natural Hazards Overlay Map (Francis Creek and Farm Area)	3 June 2016
Map OM 1.3	Coastal Hazards Overlay Map (Town Centre and Reservoir Ridge))	3 June 2016
Map OM 1.4	Coastal Hazards Overlay Map (Butler Bay)	3 June 2016
Map OM 2.0	Bushfire and Flooding Overlay Map (Whole of Shire)	3 June 2016
Map OM 2.1	Bushfire and Flooding Overlay Map (Bwgcolman)	3 June 2016
Map OM 2.2	Bushfire and Flooding Overlay Map (Francis Creek and Farm Area)	3 June 2016
Map OM 2.3	Bushfire and Flooding Overlay Map (Town Centre and Reservoir Ridge)	3 June 2016
Map OM 2.4	Bushfire and Flooding Overlay Map (Butler Bay)	3 June 2016
Map OM 3.0	Landslide and Acid Sulfate Soils Overlay Map (Whole of Shire)	3 June 2016
Map OM 3.1	Landslide and Acid Sulfate Soils Overlay Map (Bwgcolman)	3 June 2016
Map OM 3.2	Landslide and Acid Sulfate Soils Overlay Map (Francis Creek and Farm Area)	3 June 2016
Map OM 3.3	Landslide and Acid Sulfate Soils Overlay Map (Town Centre and Reservoir Ridge)	3 June 2016
Map OM 3.4	Landslide and Acid Sulfate Soils Overlay Map (Butler Bay)	3 June 2016
Map OM 4.0	Dam Failure Impact Areas Overlay Map (Whole of Shire)	3 June 2016
Map OM 4.1	Dam Failure Impact Areas Overlay Map (Bwgcolman)	3 June 2016
Map OM 4.2	Dam Failure Impact Areas Overlay Map (Francis Creek and Farm Area)	3 June 2016
Map OM 5.0	Areas of High Ecological Significance Overlay Map (Whole of Shire)	3 June 2016
Map OM 5.1	Areas of High Ecological Significance Overlay Map (Bwgcolman)	3 June 2016

Map number	Map title	Gazettal date
Map OM 6	Infrastructure Buffer Overlay Map	3 June 2016

SC2.2 Strategic framework map



Palm Island Aboriginal Shire Council Strategic Framework Map

Legend

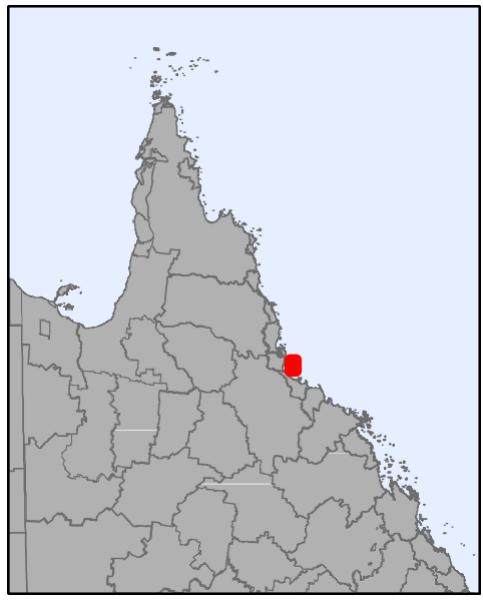
- Local Government Area
- Pathways
- K** Helipad
- Airport
- Jetty
- Major Centre
- Proposed port
- Sand extraction area
- Social and Community Infrastructure
- Future Urban Investigation Area
- Future Urban Area (Industry)
- Major Centre
- Industry
- Urban
- Rural
- Nature Conservation and Open Space

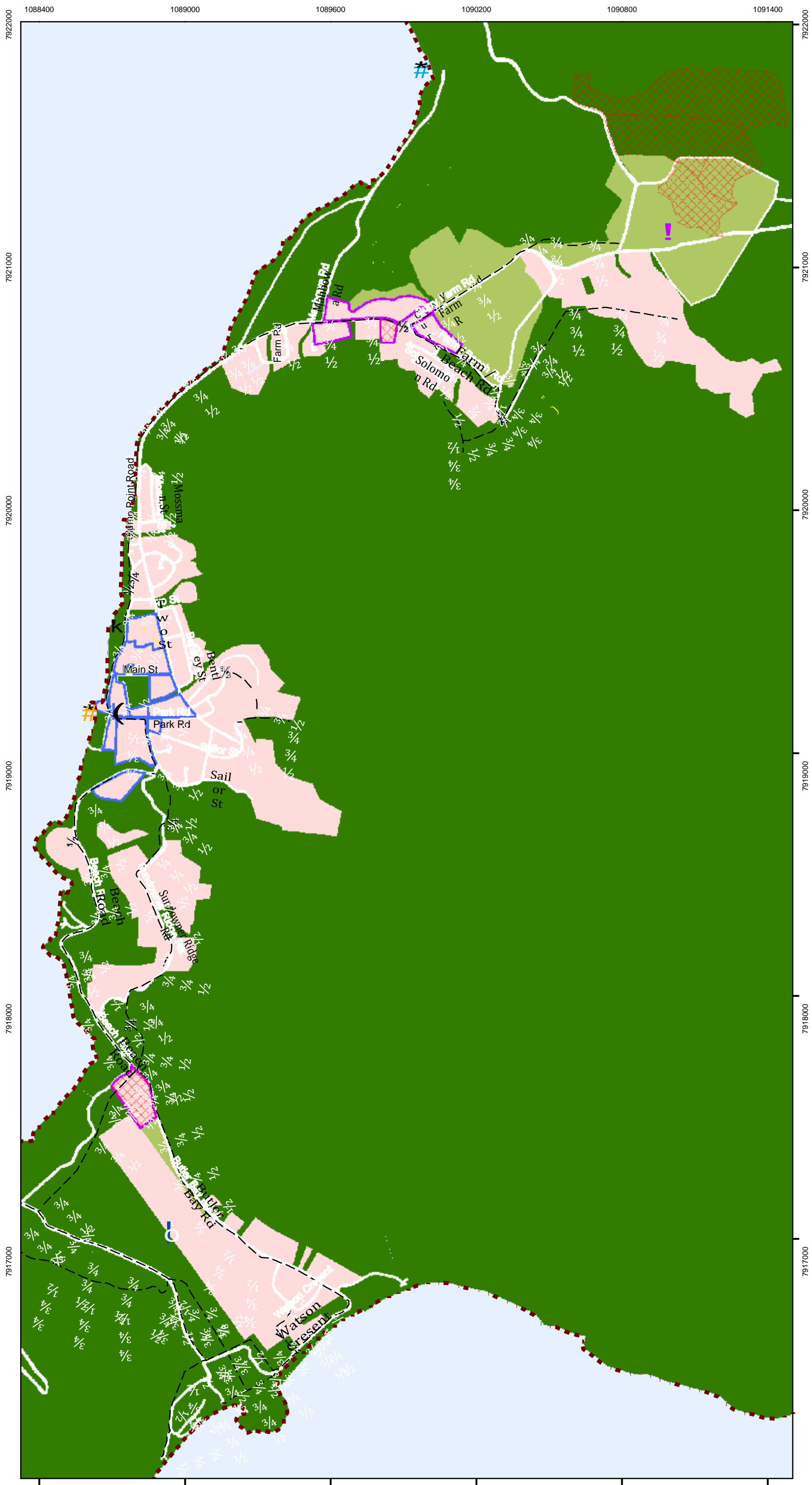
Data Source:
Based on or contains data provided by the (former) Department of Environment & Resource Management Queensland 2009 which gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability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

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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000





Palm Island Aboriginal Shire Council Strategic Framework Map

Legend

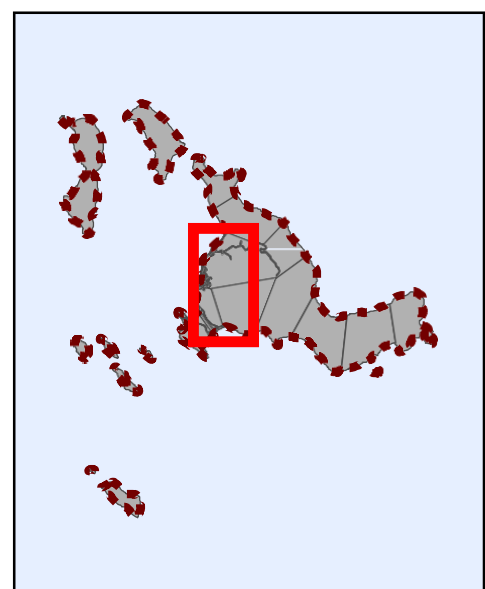
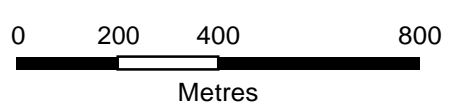
- Local Government Area
- Pathways
- Helipad
- Airport
- Jetty
- Major Centre
- Proposed port
- Sand extraction area
- Social and Community Infrastructure
- Future Urban Investigation Area
- Future Urban Area (Industry)
- Major Centre
- Industry
- Urban
- Rural
- Nature Conservation and Open Space

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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Map SF 1.1 Strategic Framework Map

SC2.3 Zone and precincts maps

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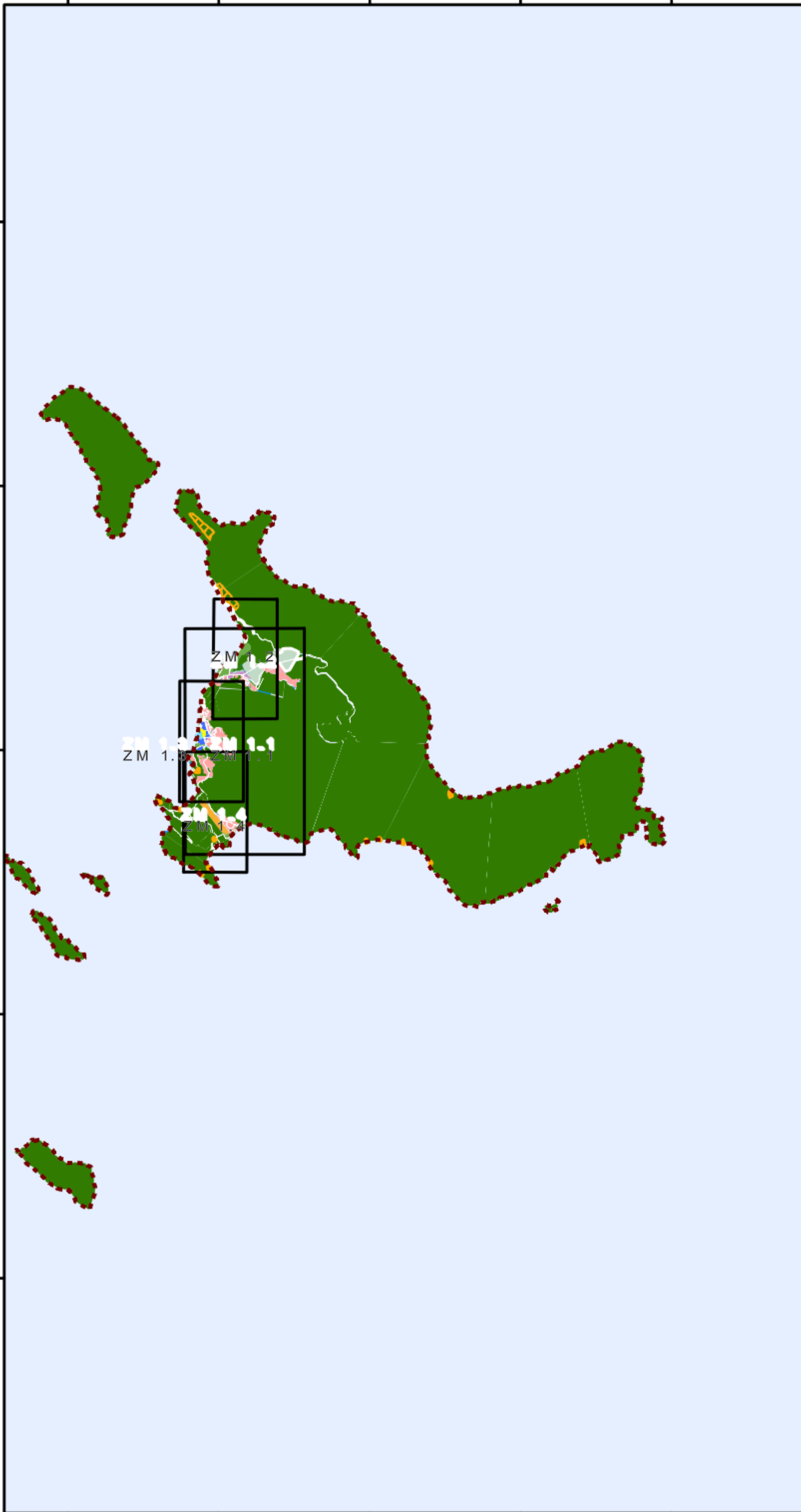
Palm Island Aboriginal Shire Council Zoning and Precinct Map

Legend

-  Local Government Area
-  General Residential
-  Major Centre
-  Retail Precinct
-  Industry
-  Environmental Management and Conservation
-  Family Camp Precinct
-  Open Space and Recreation
-  Cultural Precinct
-  Rural
-  Special Purpose

7942000
7935000
7928000
7921000
7914000

7942000
7935000
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7914000

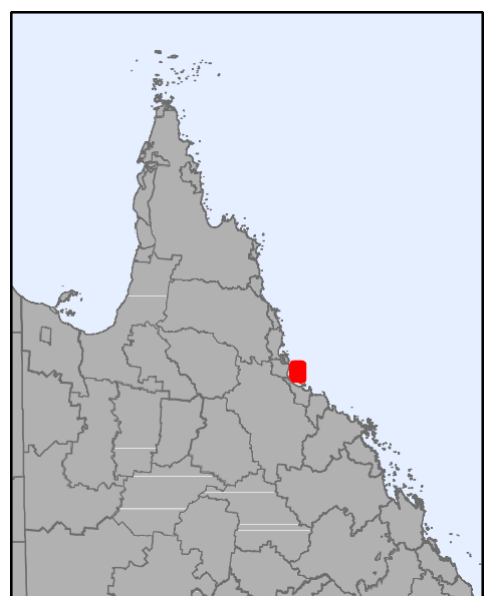


Data Source:
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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Map ZM 1.0 Zoning and Precincts

452000 456000 460000 464000 468000

455400 456000 456600 457200 457800

7931000

7930000

7929000

7928000

7927000

7926000

455400 456000 456600 457200 457800



Palm Island Aboriginal Shire Council Zoning and Precinct Map

Legend

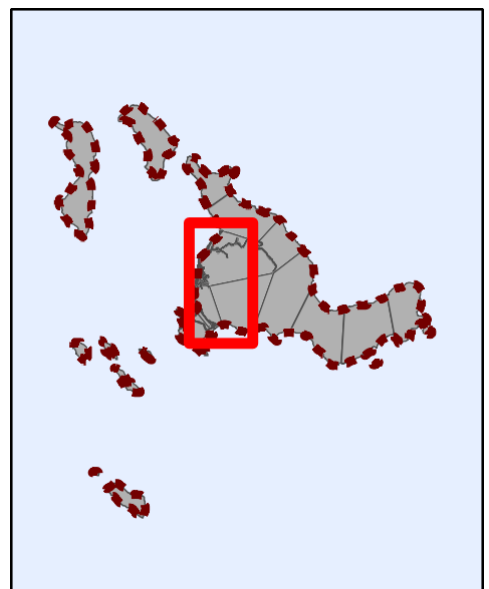
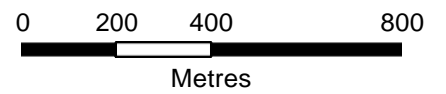
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-  General Residential
-  Major Centre
-  Retail Precinct
-  Industry
-  Environmental Management and Conservation
-  Family Camp Precinct
-  Open Space and Recreation
-  Cultural Precinct
-  Rural
-  Special Purpose

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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Map ZM 1.1 Zoning and Precincts
(Bwgcolman)



Palm Island Aboriginal Shire Council Zoning and Precinct Map

Legend

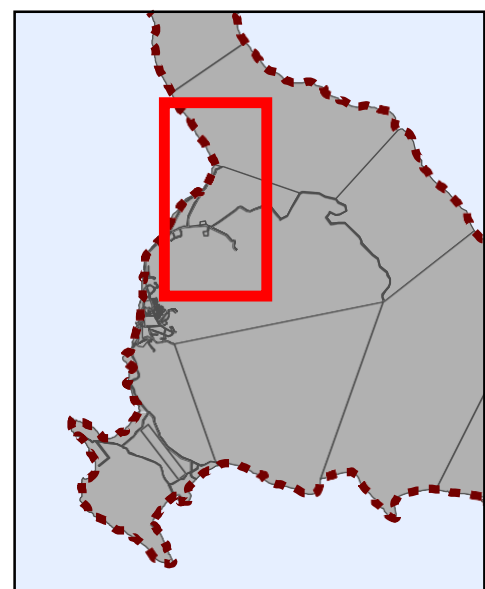
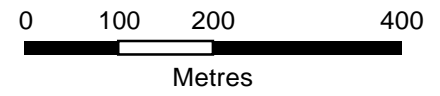
- Local Government Area
- General Residential
- Major Centre
- Retail Precinct
- Industry
- Environmental Management and Conservation
- Family Camp Precinct
- Open Space and Recreation
- Cultural Precinct
- Rural
- Special Purpose

Data Source:
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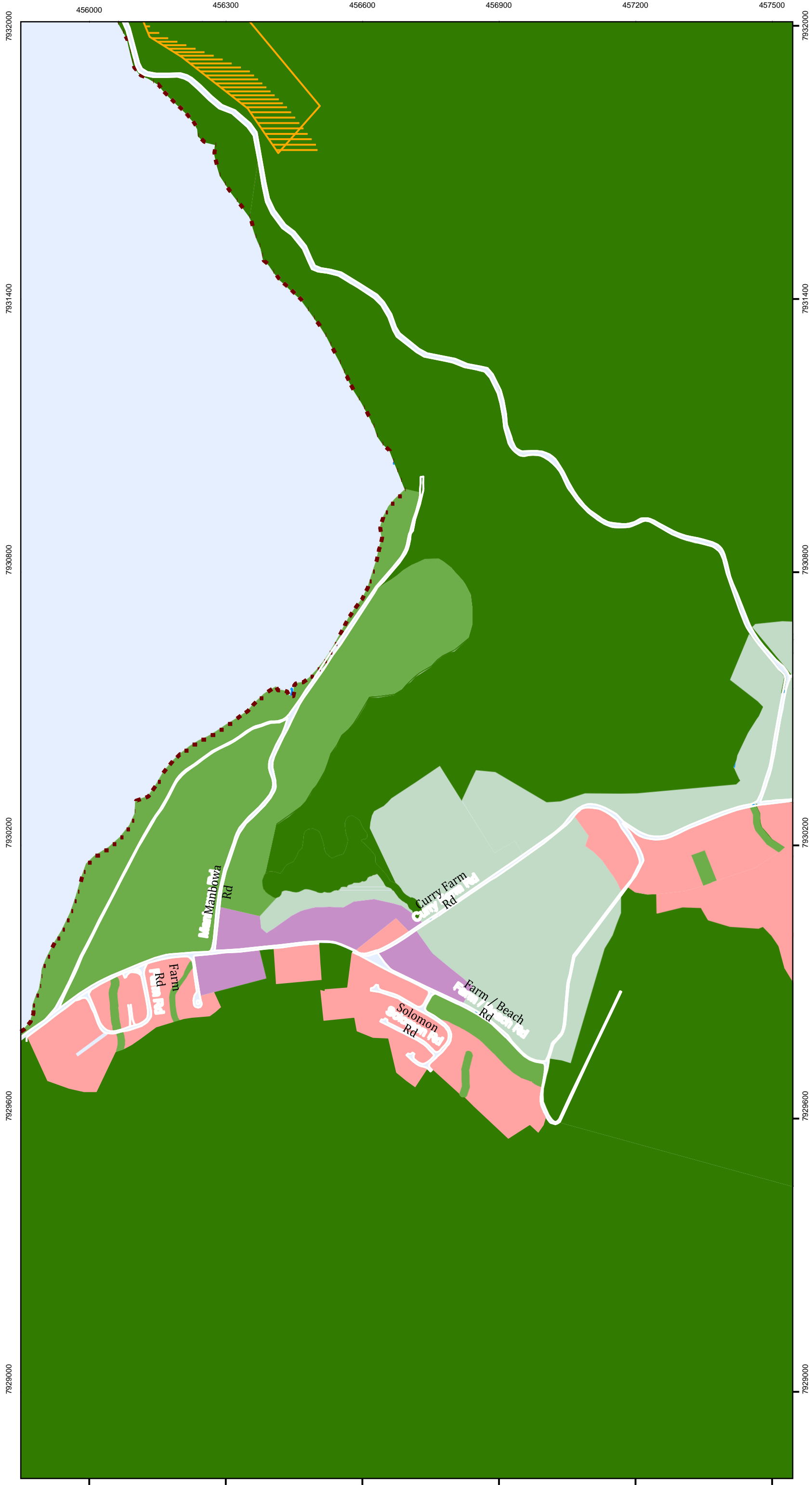
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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Map ZM 1.2 Zoning and Precincts
(Francis Creek and The Farm Area)





Palm Island Aboriginal Shire Council Zone and Precinct Map

Legend

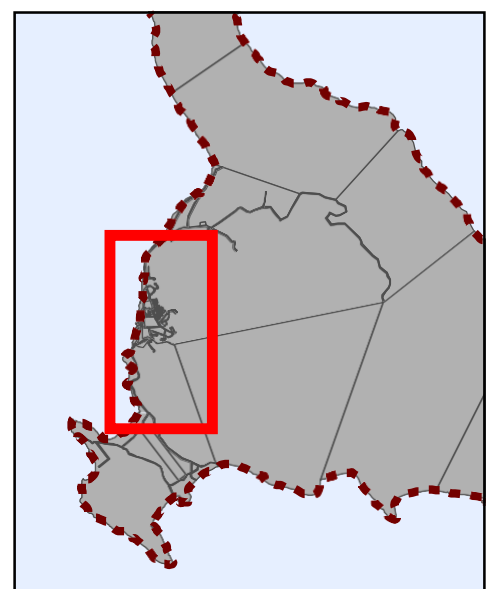
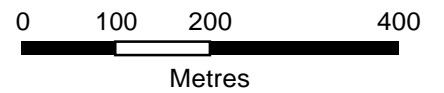
- Local Government Area
- General Residential
- Major Centre
- Retail Precinct
- Industry
- Environmental Management and Conservation
- Family Camp Precinct
- Open Space and Recreation
- Cultural Precinct
- Rural
- Special Purpose

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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Map ZM 1.3 Zoning and Precincts
(Town Centre and Reservoir Ridge)

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Palm Island Aboriginal Shire Council Zoning and Precinct Map

Legend

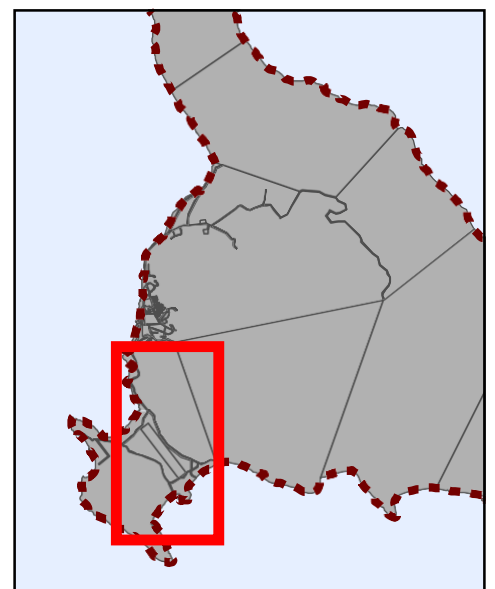
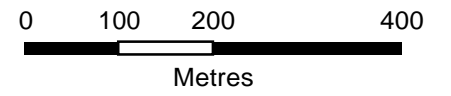
-  Local Government Area
-  General Residential
-  Major Centre
-  Retail Precinct
-  Industry
-  Environmental Management and Conservation
-  Family Camp Precinct
-  Open Space and Recreation
-  Cultural Precinct
-  Rural
-  Special Purpose

Data Source:
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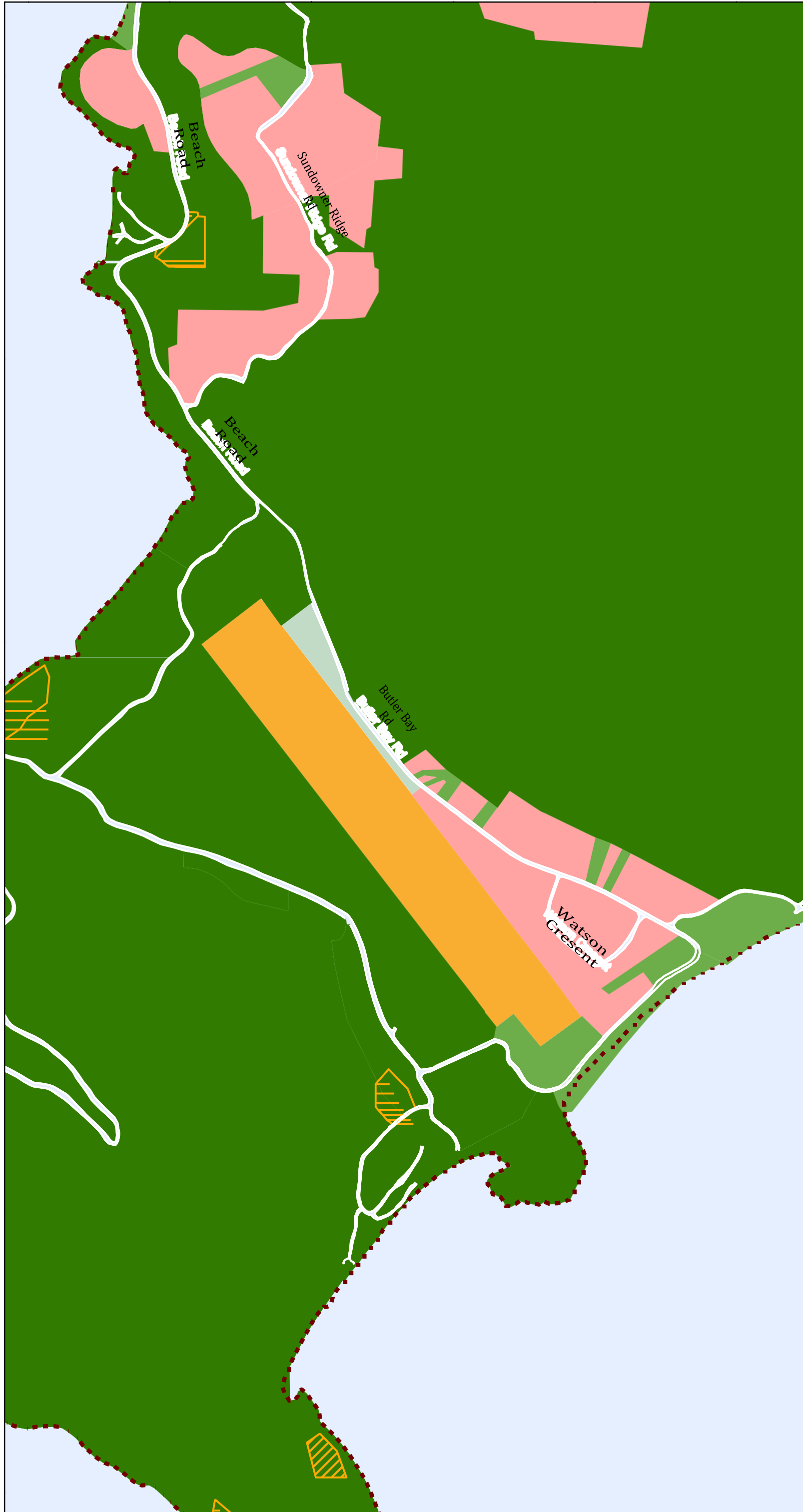
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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

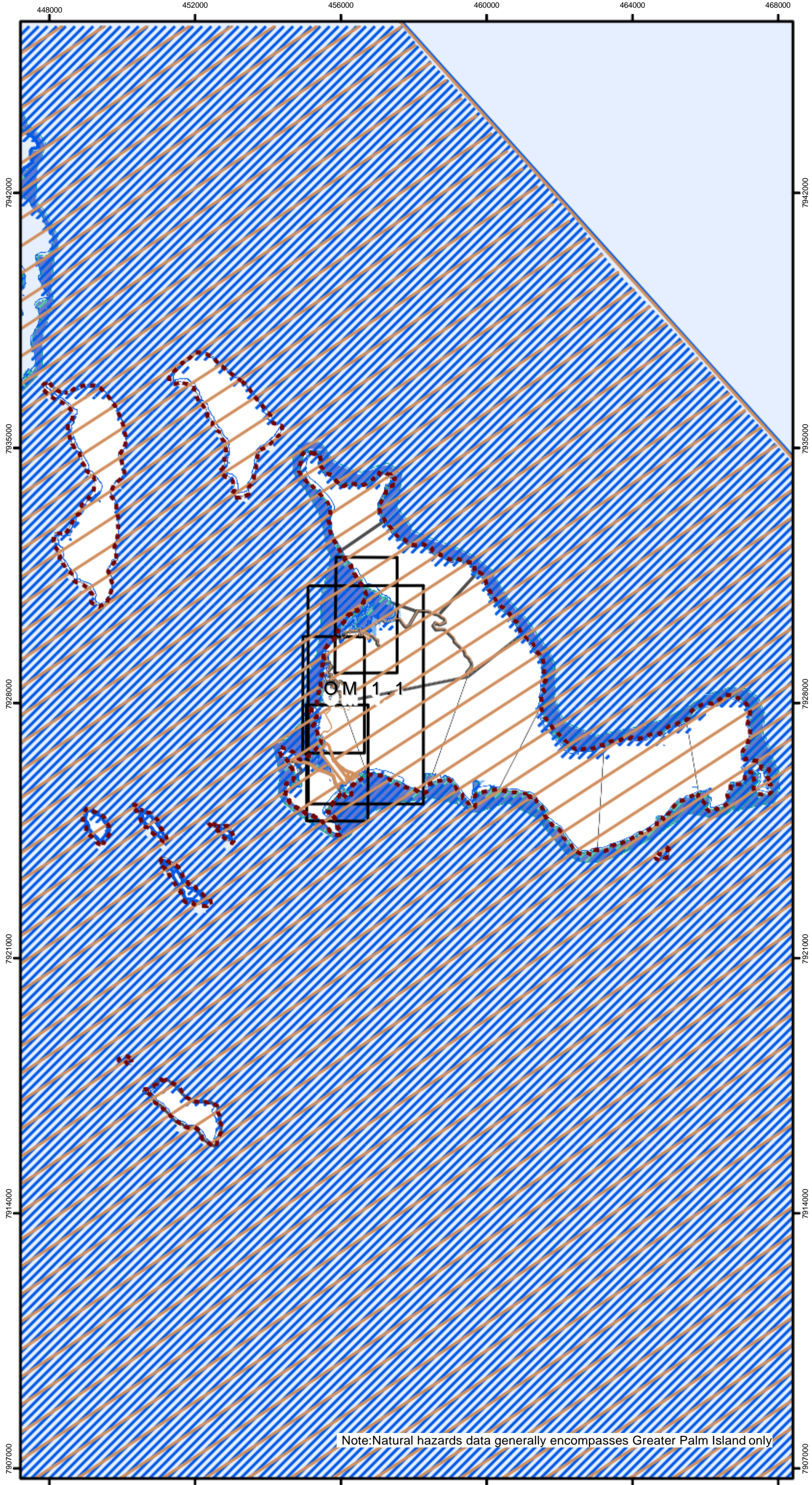
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Map ZM 1.4 Zoning and Precincts
(Butler Bay)









SC2.4 Overlay maps



**Palm Island
Aboriginal Shire Council
Planning Scheme
Coastal Hazards Overlay Map**

Legend

-  Coastal Management District
-  Erosion Prone Areas
-  Sea Level Rise
-  High Storm Tide Hazard
-  Medium Storm Tide Hazard
-  Local Government Area

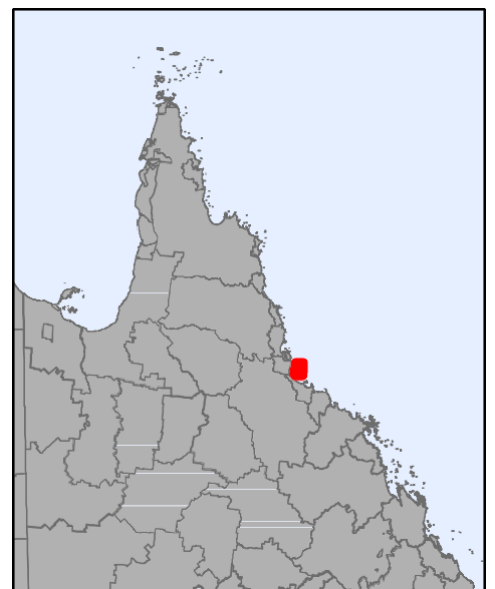
Data Source:
Coastal Management District published 7 Jan 2015
(downloaded 13 Aug 2015).
Erosion Prone Areas, Sea Level Rise and Storm Tide
Hazard published 8 July 2015 (downloaded 13 Aug 2015).

Based on or contains data provided by the Queensland
Government 2015 which gives no warranty in relation to
the data (including accuracy, reliability, completeness or
suitability) and accepts no liability (including without
limitation, liability in negligence) for any loss, damage or
costs (including consequential damage) relating to any
use of the data.

Disclaimer:
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negligence) for all expenses, losses, damages, (including
indirect or consequential damage) and costs you may
incur as a result of the product being inaccurate or
incomplete in any way for any reason.

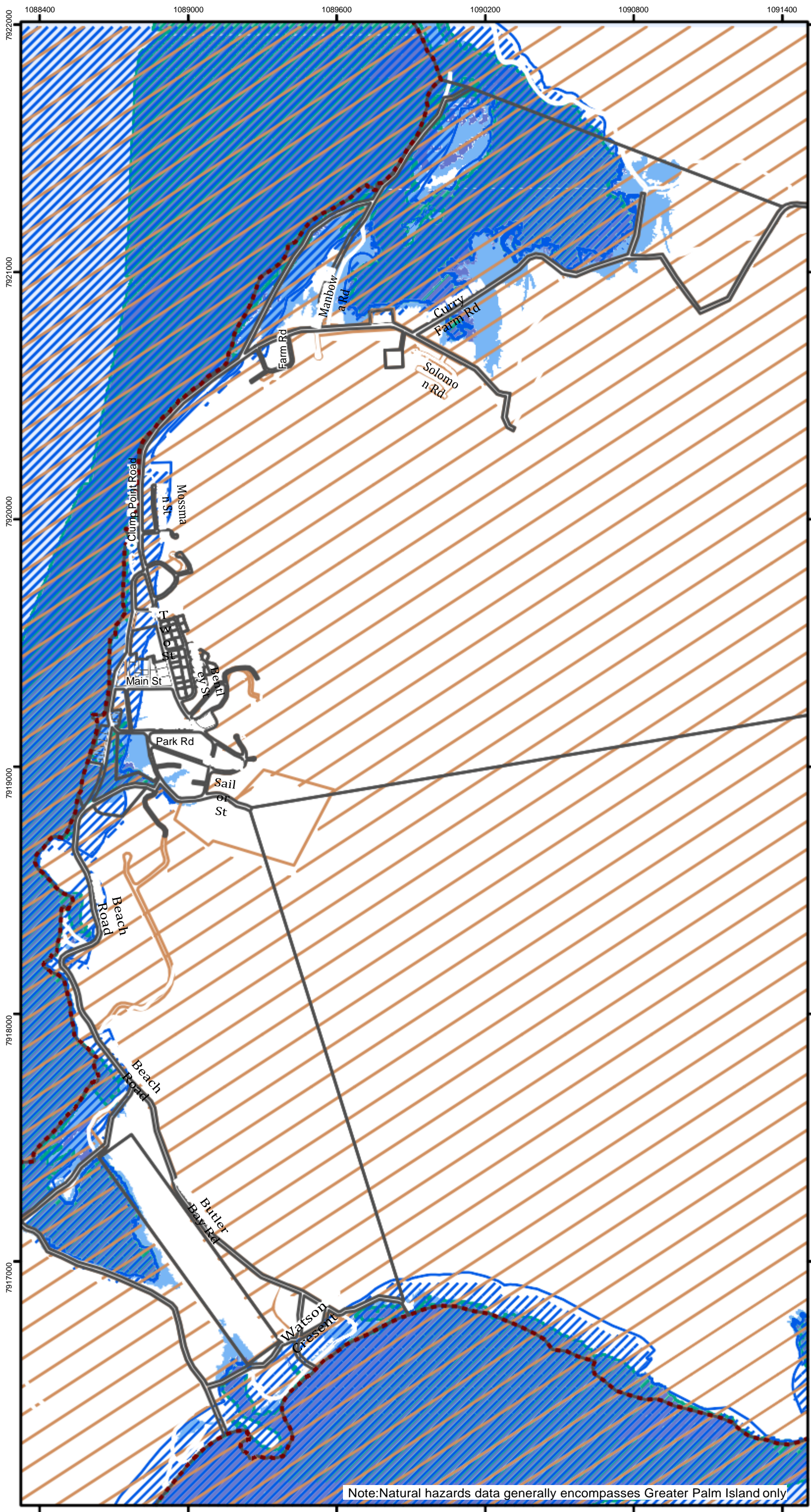
Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000









Note: Natural hazards data generally encompasses Greater Palm Island only

Map OM 1.0 Coastal Hazards
Overlay Map (Whole of Shire)



**Palm Island
Aboriginal Shire Council
Coastal Hazard Overlay Map**

Legend

-  Coastal Management District
-  Erosion Prone Areas
-  Sea Level Rise
-  High Storm Tide Hazard
-  Medium Storm Tide Hazard
-  Local Government Area

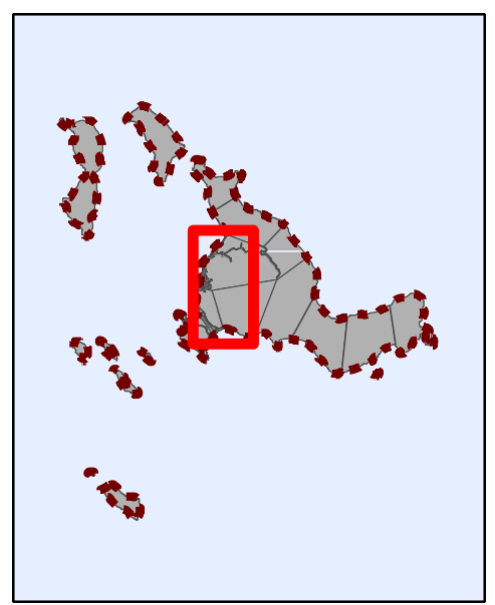
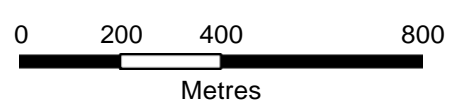
Data Source:
Coastal Management District published 7 Jan 2015 (downloaded 13 Aug 2015).
Erosion Prone Areas, Sea Level Rise and Storm Tide Hazard published 8 July 2015 (downloaded 13 Aug 2015).

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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000









Map OM 1.1 Coastal Hazards



Palm Island Aboriginal Shire Council Coastal Hazard Overlay Map

Legend

-  Coastal Management District
-  Erosion Prone Areas
-  Sea Level Rise
-  High Storm Tide Hazard
-  Medium Storm Tide Hazard
-  Local Government Area

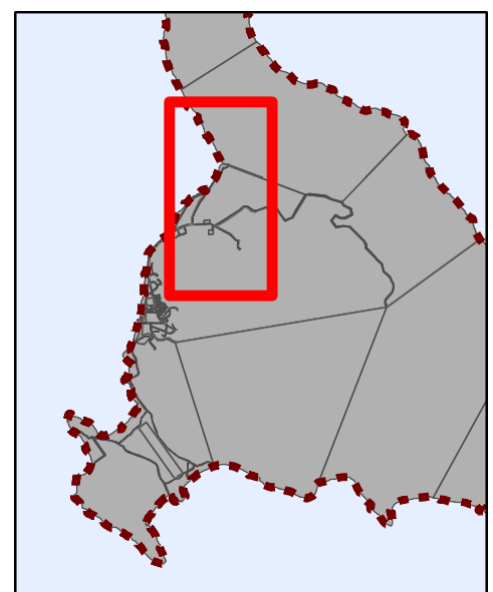
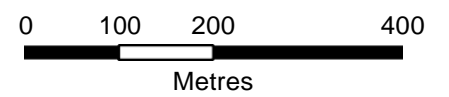
Data Source:
Coastal Management District published 7 Jan 2015
(downloaded 13 Aug 2015).
Erosion Prone Areas, Sea Level Rise and Storm Tide
Hazard published 8 July 2015 (downloaded 13 Aug 2015).

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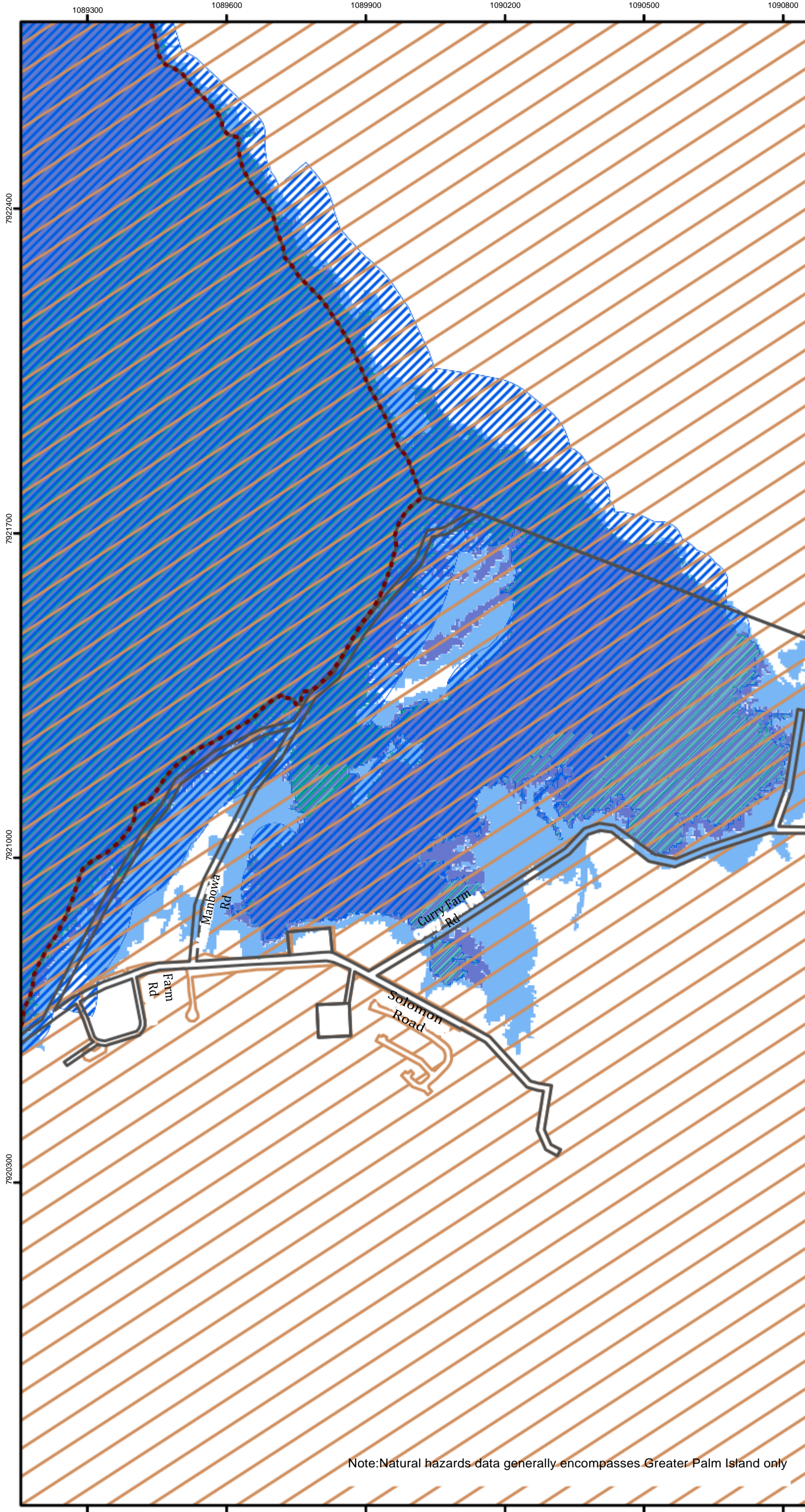
Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Map OM 1.2 Coastal Hazards
Overlay Map (Francis Creek
and The Farm Area)

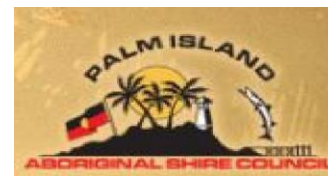
Note: Natural hazards data generally encompasses Greater Palm Island only



1088400







1089000

1089600



Palm Island Aboriginal Shire Council Coastal Hazards Overlay Map

Legend

-  Coastal Management District
-  Erosion Prone Areas
-  Sea Level Rise
-  High Storm Tide Hazard
-  Medium Storm Tide Hazard
-  Local Government Area

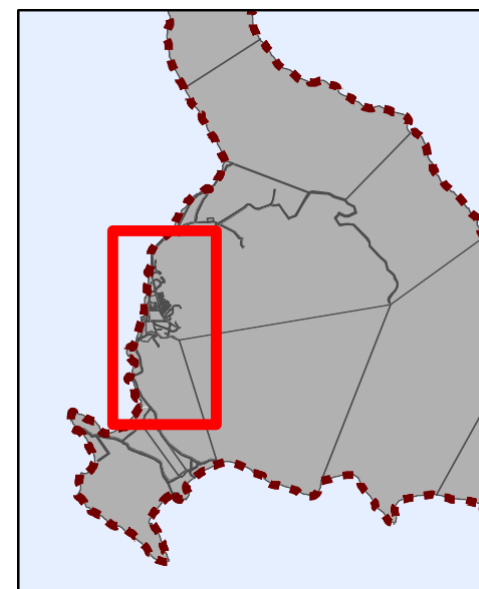
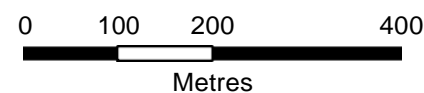
Data Source:
Coastal Management District published 7 Jan 2015 (downloaded 13 Aug 2015).
Erosion Prone Areas, Sea Level Rise and Storm Tide Hazard published 8 July 2015 (downloaded 13 Aug 2015).

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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Map OM 1.3 Coastal Hazards Overlay Map (Town Centre)

7920000

7920000

7919000

7919000

7918000

7918000

1088400

1089000

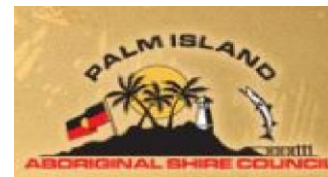
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Note: Natural hazards data generally encompasses Greater Palm Island only

1088400







1089000

1089600



Palm Island Aboriginal Shire Council Coastal Hazards Overlay Map

Legend

-  Local Government Area
-  Coastal Management District
-  Erosion Prone Areas
-  Sea Level Rise
-  High Storm Tide Hazard
-  Medium Storm Tide Hazard

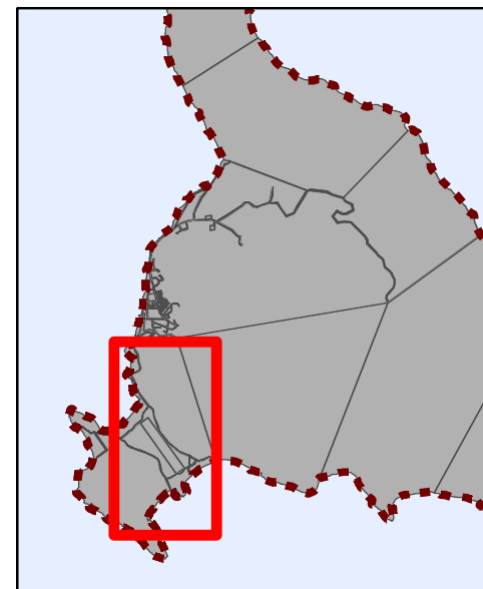
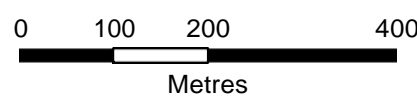
Data Source:
Coastal Management District published 7 Jan 2015
(downloaded 13 Aug 2015).
Erosion Prone Areas, Sea Level Rise and Storm Tide
Hazard published 8 July 2015 (downloaded 13 Aug 2015).

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incomplete in any way for any reason.

Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Note: Natural hazards data generally encompasses Greater Palm Island only

Map OM 1.4 Coastal Hazards
Overlay Map (Butler Bay)

7918000

7918000

7917000

7917000

7916000

7916000

1088400

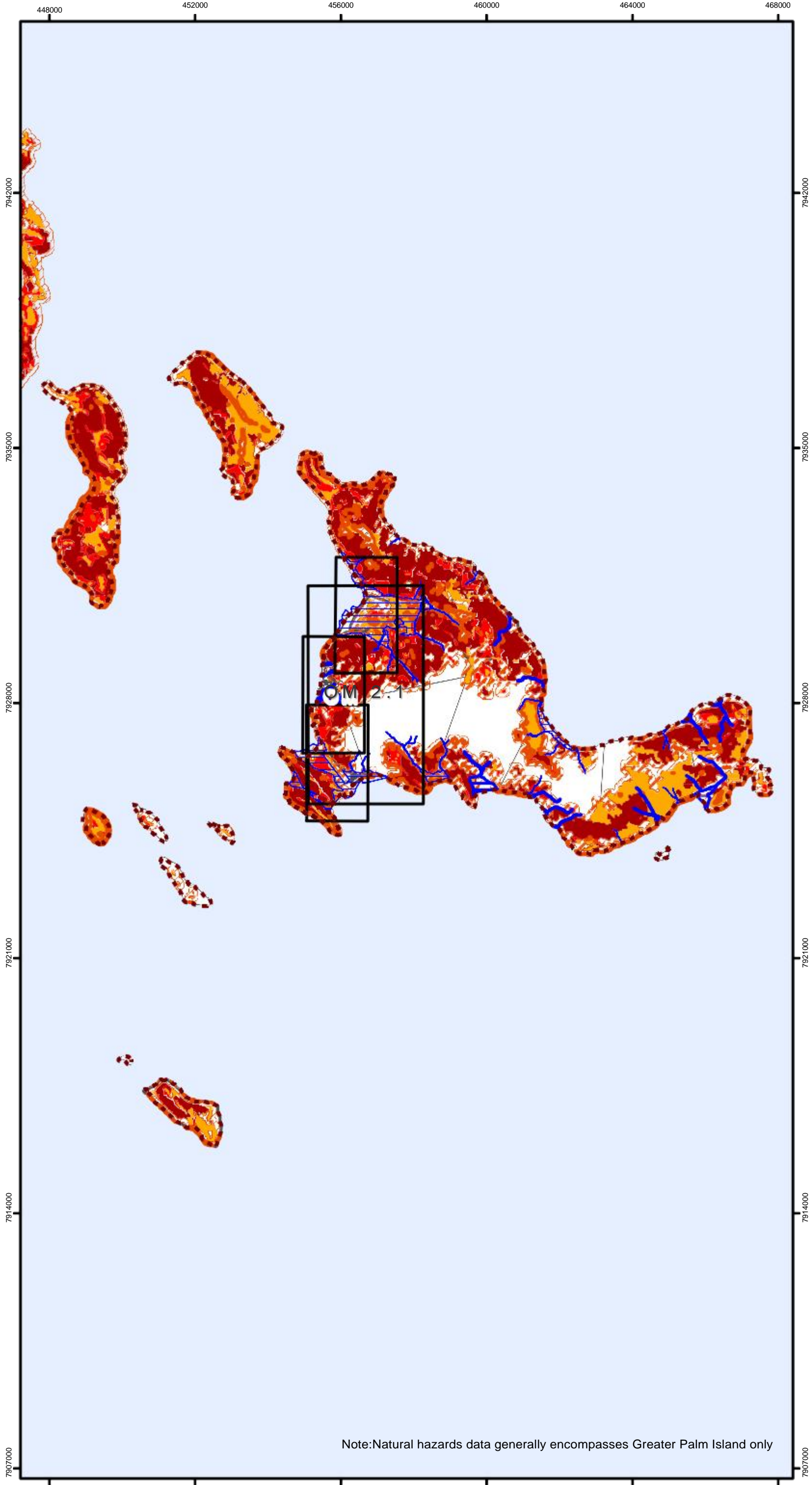
1089000

1089600

Beach
Road







Beach
Road

Butler Bay
Rd.



**Palm Island
Aboriginal Shire Council
Bushfire and Flooding
Overlay Map**

Legend

-  Flood Hazard
-  Very High Potential Bushfire Intensity
-  High Potential Bushfire Intensity
-  Medium Potential Bushfire Intensity
-  Potential Impact Buffer
-  Local Government

Data Source:
Bushfire Prone Area published 15 July 2015 (downloaded 13 Aug 2015).

Flood Hazard layer has been prepared using the Queensland Floodplain Assessment Overlay published 17 Oct 2013 (downloaded 13 Aug 2015). This layer has been locally verified and amended accordingly.

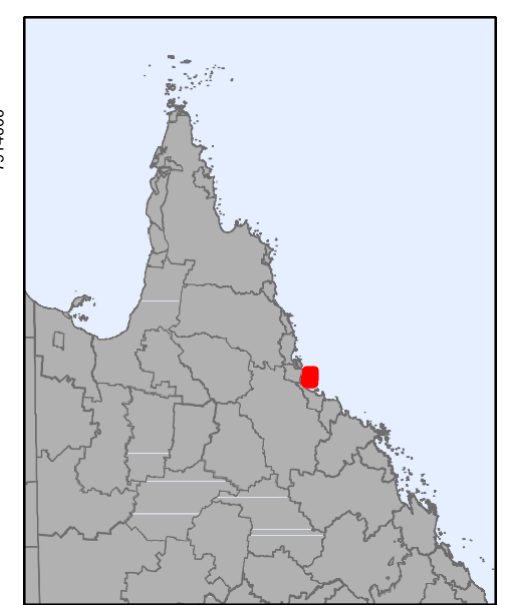
Verification of Flooding on Palm Island
Prepared by the Remote Indigenous Land and Infrastructure Program Office of the Department of Aboriginal, Torres Strait Islander Partnerships on behalf of Palm Island Aboriginal Shire Council - 19 November 2015.

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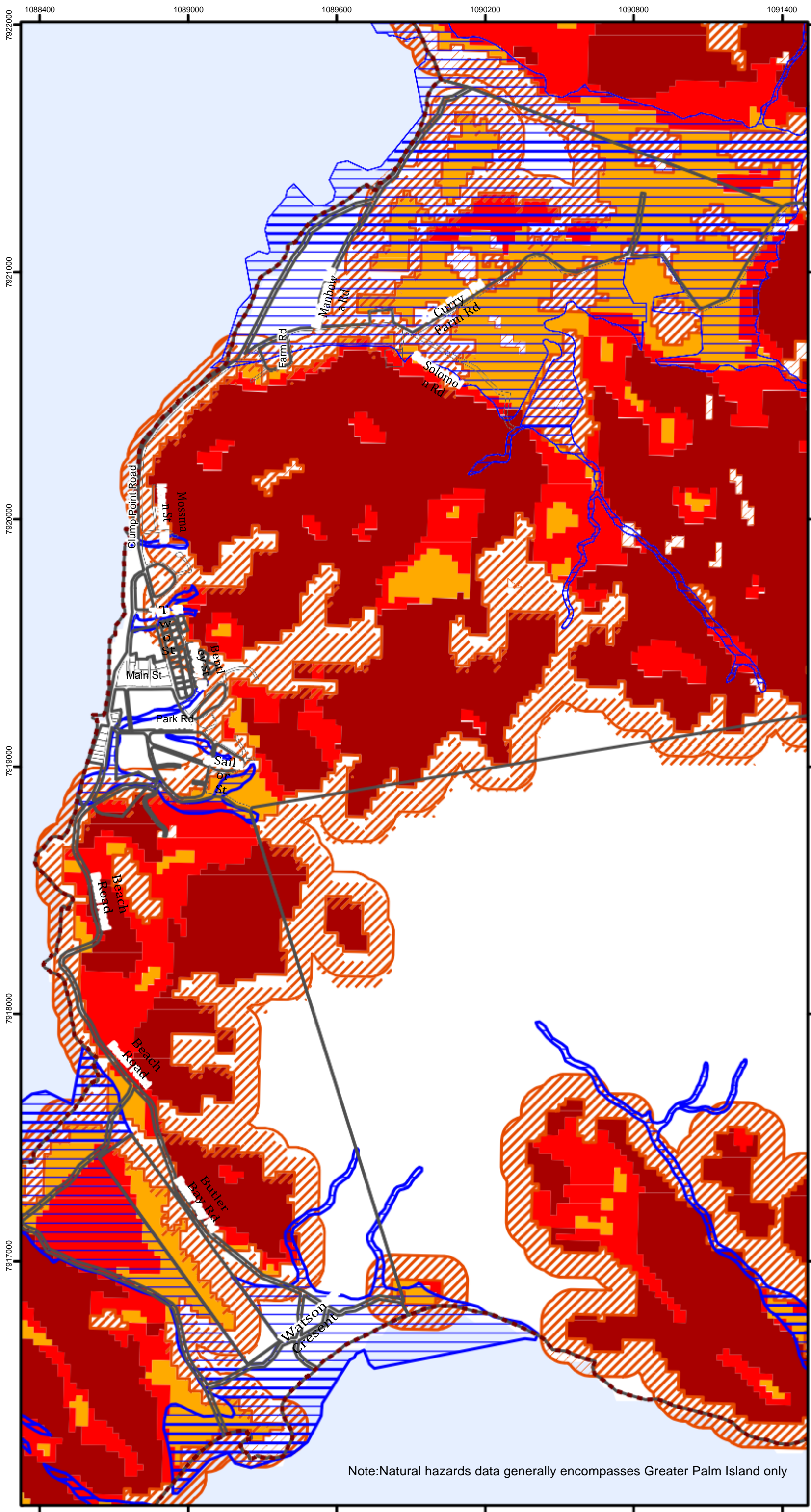
Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000









Map OM 2.0 Bushfire & Flooding Overlay Map (Whole of Shire)

Note: Natural hazards data generally encompasses Greater Palm Island only



**Palm Island
Aboriginal Shire Council
Bushfire and Flooding
Overlay Map**

Legend

-  Flood Hazard
-  Very High Potential Bushfire Intensity
-  High Potential Bushfire Intensity
-  Medium Potential Bushfire Intensity
-  Potential Impact Buffer
-  Local Government Area

Data Source:
Bushfire Prone Area published 15 July 2015 (downloaded 13 Aug 2015).

Flood Hazard layer has been prepared using the Queensland Floodplain Assessment Overlay published 17 Oct 2013 (downloaded 13 Aug 2015). This layer has been locally verified and amended accordingly.

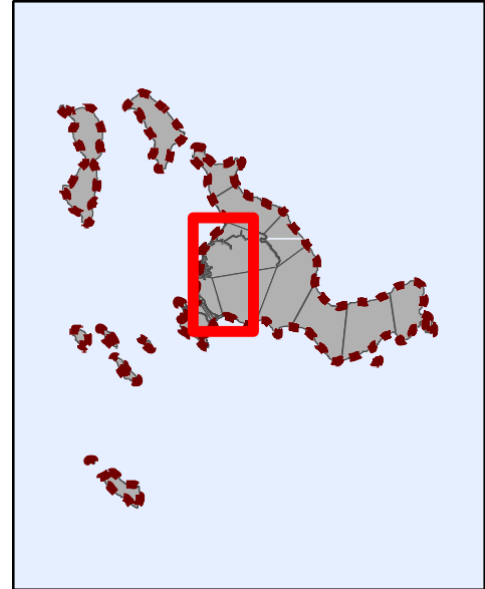
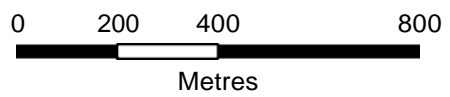
Verification of Flooding on Palm Island
Prepared by the Remote Indigenous Land and Infrastructure Program Office of the Department of Aboriginal, Torres Strait Islander Partnerships on behalf of Palm Island Aboriginal Shire Council - 19 November 2015.

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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Note: Natural hazards data generally encompasses Greater Palm Island only

Map OM 2.1 Bushfire & Flooding Overlay Map (Bwgcolman)

1089600

1090200

1090800

7923000

7923000

7922000

7922000

7921000

7921000

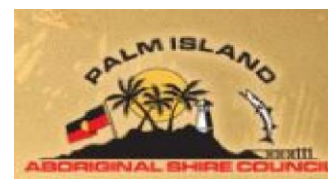
7920000

7920000

1089600







1090200

1090800



Palm Island Aboriginal Shire Council Bushfire and Flooding Overlay Map

Legend

-  Flood Hazard
-  Very High Potential Bushfire Intensity
-  High Potential Bushfire Intensity
-  Medium Potential Bushfire Intensity
-  Potential Impact Buffer
-  Local Government Area

Data Source:
Bushfire Prone Area published 15 July 2015 (downloaded 13 Aug 2015).

Flood Hazard layer has been prepared using the Queensland Floodplain Assessment Overlay published 17 Oct 2013 (downloaded 13 Aug 2015). This layer has been locally verified and amended accordingly.

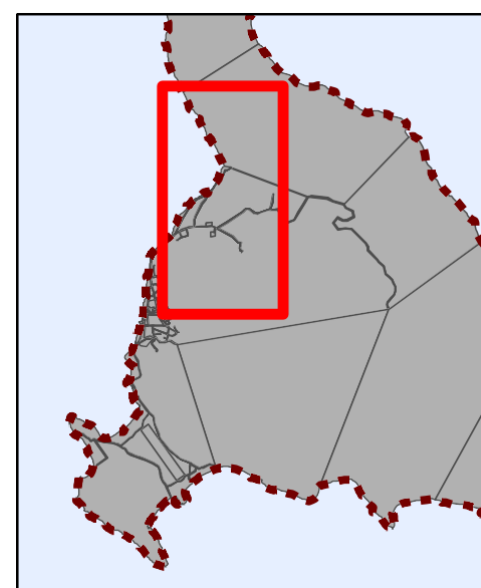
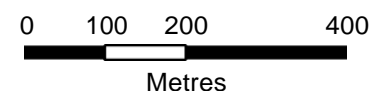
Verification of Flooding on Palm Island
Prepared by the Remote Indigenous land and Infrastructure Program Office of the Department of Aboriginal, Torres Strait Islander Partnerships on behalf of Palm Island Aboriginal Shire Council - 19 November 2015.

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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000









Note: Natural hazards data generally encompasses Greater Palm Island only

Map OM 2.2 Bushfire & Flooding
Overlay Map (Francis Creek and
Farm Area)



Palm Island Aboriginal Shire Council Bushfire and Flooding Overlay Map

Legend

-  Flood Hazard
-  Very High Potential Bushfire Intensity
-  High Potential Bushfire Intensity
-  Medium Potential Bushfire Intensity
-  Potential Impact Buffer
-  Local Government Area

Data Source:
Bushfire Prone Area published 15 July 2015 (downloaded 13 Aug 2015).

Flood Hazard layer has been prepared using the Queensland Floodplain Assessment Overlay published 17 Oct 2013 (downloaded 13 Aug 2015). This layer has been locally verified and amended accordingly.

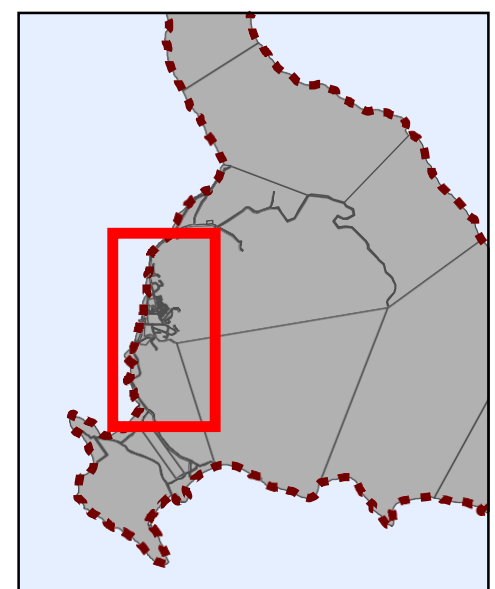
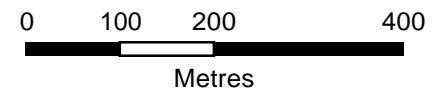
Verification of Flooding on Palm Island
Prepared by the Remote Indigenous land and Infrastructure Program Office of the Department of Aboriginal, Torres Strait Islander Partnerships on behalf of Palm Island Aboriginal Shire Council - 19 November 2015.

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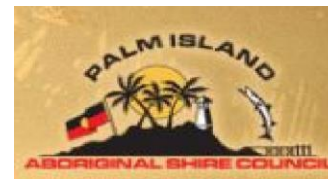
Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000









Map OM 2.3 Bushfire & Flooding
Overlay Map (Town Centre and
Reservoir Ridge)

Note: Natural hazards data generally encompasses Greater Palm Island only



Palm Island Aboriginal Shire Council Bushfire and Flooding Overlay Map

Legend

-  Flood Hazard
-  Very High Potential Bushfire Intensity
-  High Potential Bushfire Intensity
-  Medium Potential Bushfire Intensity
-  Potential Impact Buffer
-  Local Government Area

Data Source:
Bushfire Prone Area published 15 July 2015 (downloaded 13 Aug 2015).

Flood Hazard layer has been prepared using the Queensland Floodplain Assessment Overlay published 17 Oct 2013 (downloaded 13 Aug 2015). This layer has been locally verified and amended accordingly.

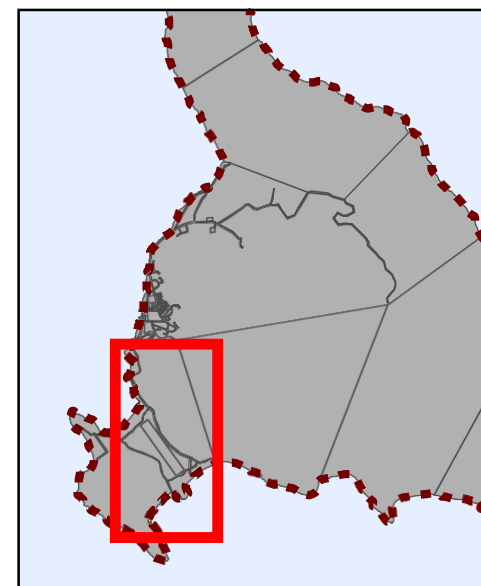
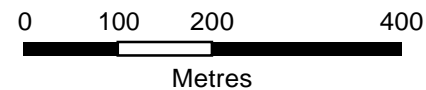
Verification of Flooding on Palm Island
Prepared by the Remote Indigenous land and Infrastructure Program Office of the Department of Aboriginal, Torres Strait Islander Partnerships on behalf of Palm Island Aboriginal Shire Council - 19 November 2015.

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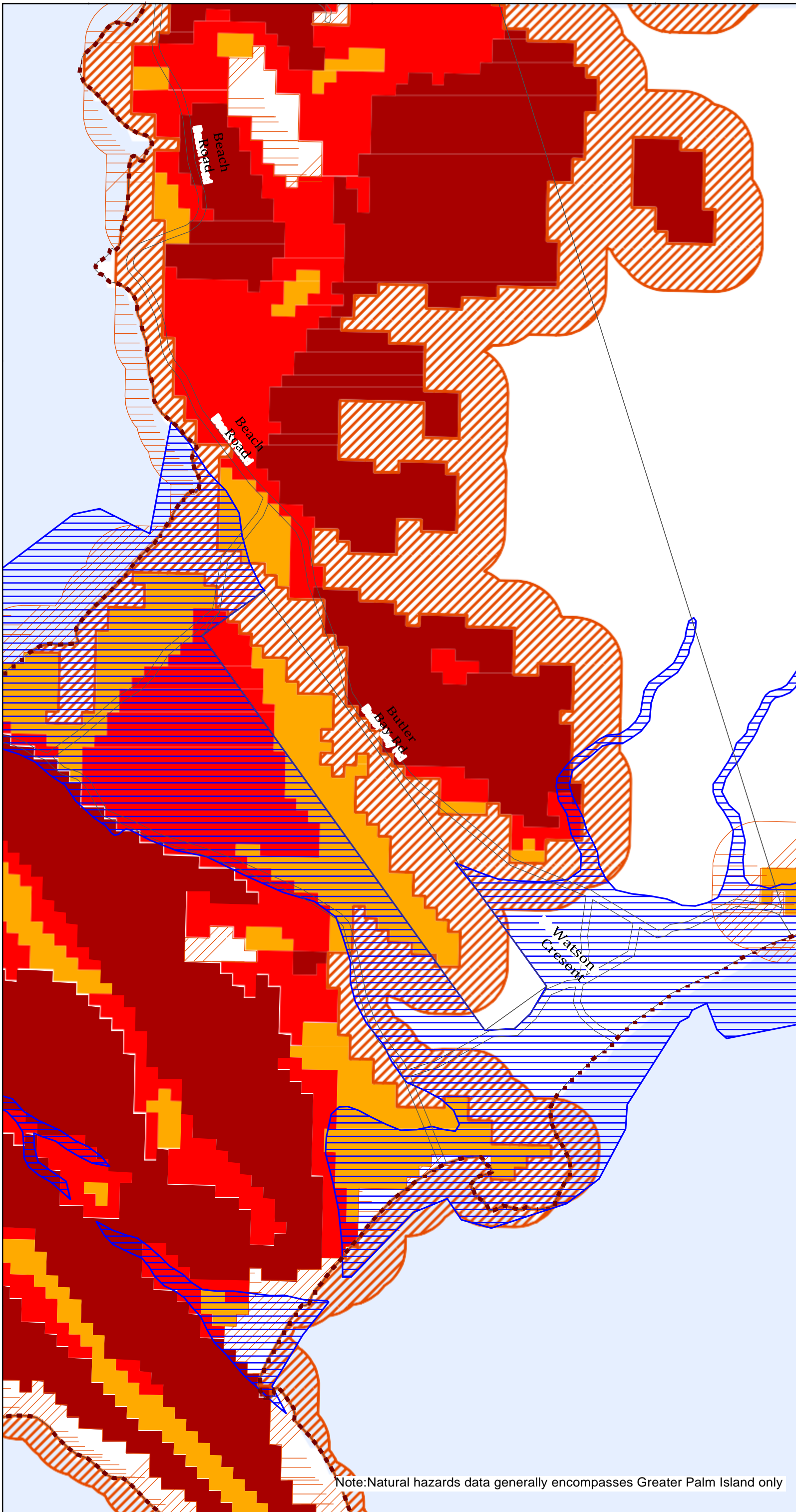
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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Map OM 2.4 Bushfire & Flooding
Overlay Map (Butler Bay)



Note: Natural hazards data generally encompasses Greater Palm Island only

448000

452000

456000

460000

464000

468000



Palm Island Aboriginal Shire Council Landslide and Potential Acid Sulfate Soils Overlay Map

Legend

Potential Acid Sulfate Soils

- - - 5m AHD Contour
- 20m AHD Contour

Landslide Hazard:

- Medium Hazard Area
- High Hazard Area
- Local Government Area

7942000

7942000

7935000

7935000

7928000

7928000

7921000

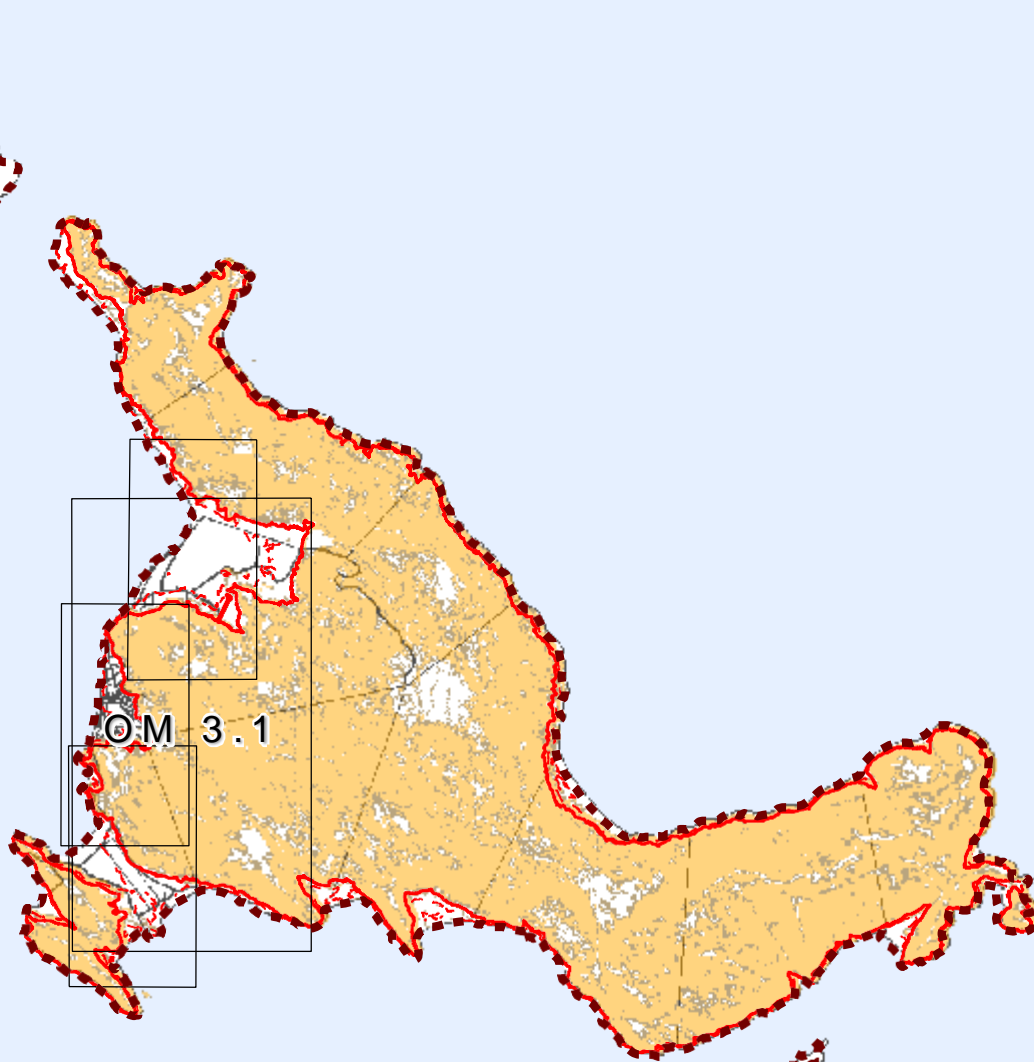
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7914000

7914000

7907000

7907000

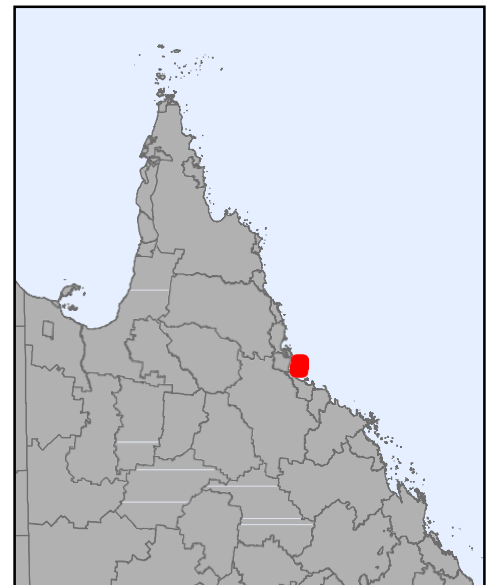
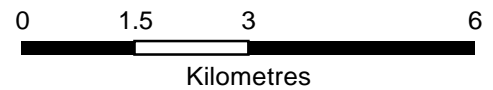


Data Source:
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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Map OM 3.0 Landslide and Potential Acid Sulfate Soils Overlay Map (Whole of Shire)

Note: Natural hazards data generally encompasses Greater Palm Island only

448000

452000

456000

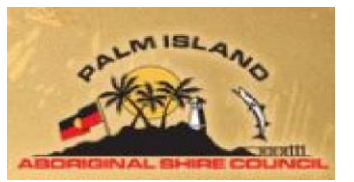
460000

464000

468000

455400 456000 456600 457200 457800

7931000
7930000
7929000
7928000
7927000
7926000



**Palm Island
Aboriginal Shire Council
Landslide and Potential Acid
Sulfate Soils Overlay Map**

Legend

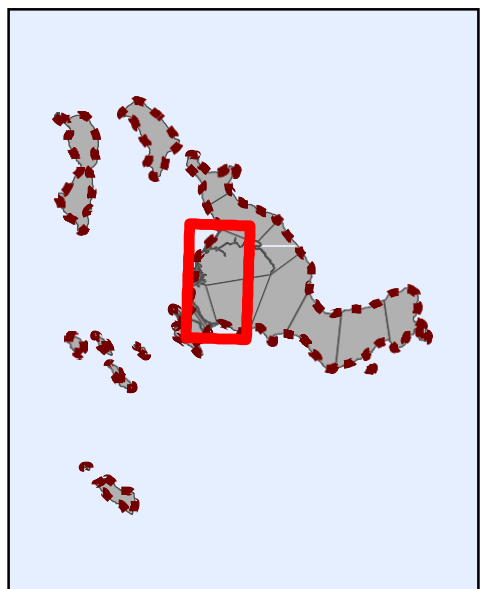
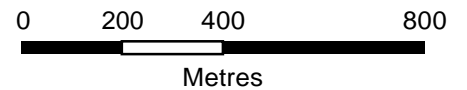
- Local Government Area
- Potential Acid Sulfate Soils**
- 5m AHD Contour
- 20m AHD Contour
- Landslide Hazard:**
- Medium Hazard Area
- High Hazard Area

Data Source:
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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

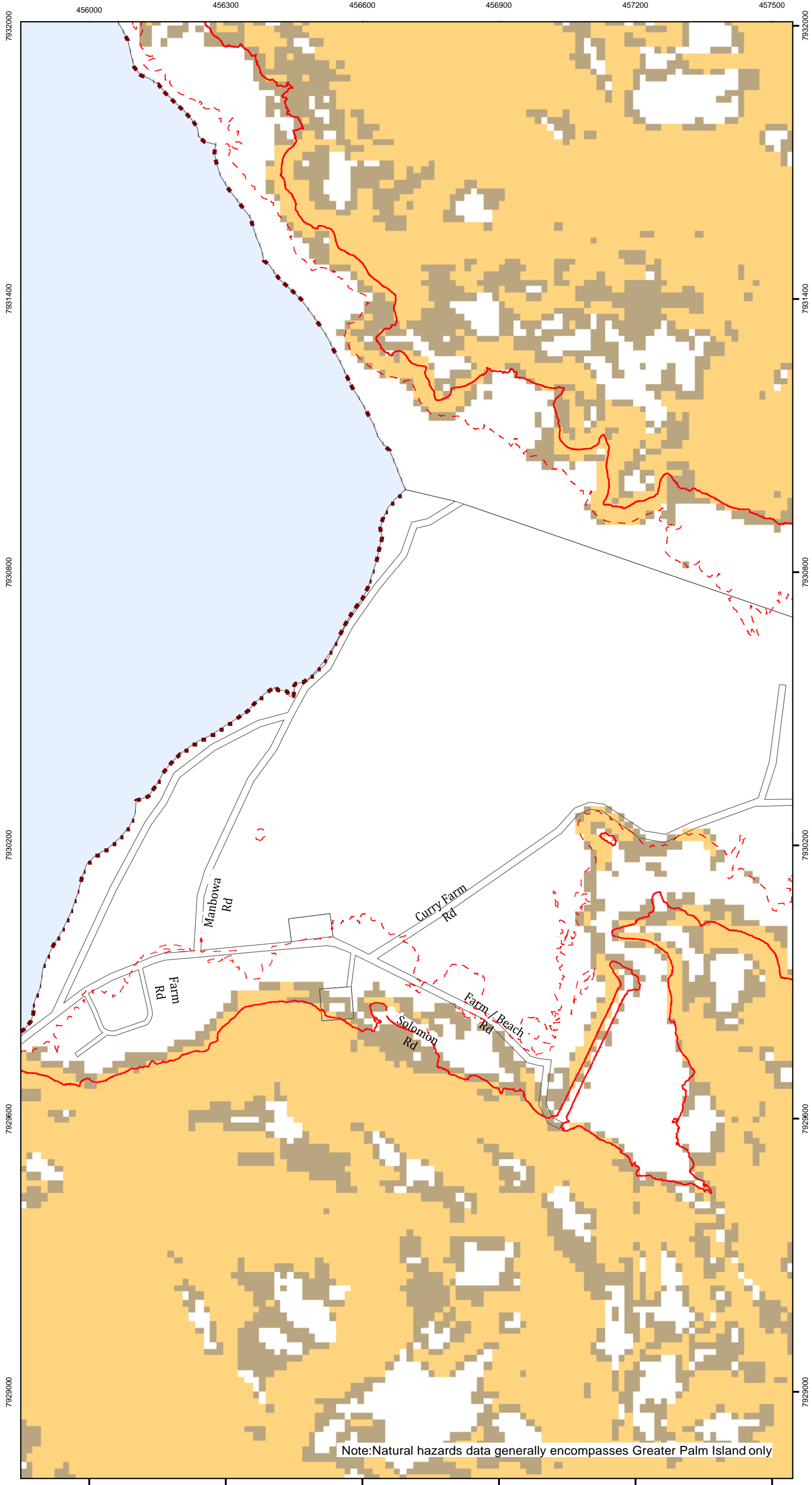
Scale at A3 1:15,000



Note: Natural hazards data generally encompasses Greater Palm Island only

Map OM 3.1 Landslide and Potential Acid Sulfate Soils Overlay Map (Bwgcolman)

455400 456000 456600 457200 457800



**Palm Island
Aboriginal Shire Council
Landslide and Potential Acid
Sulfate Soils Overlay Map**

Legend

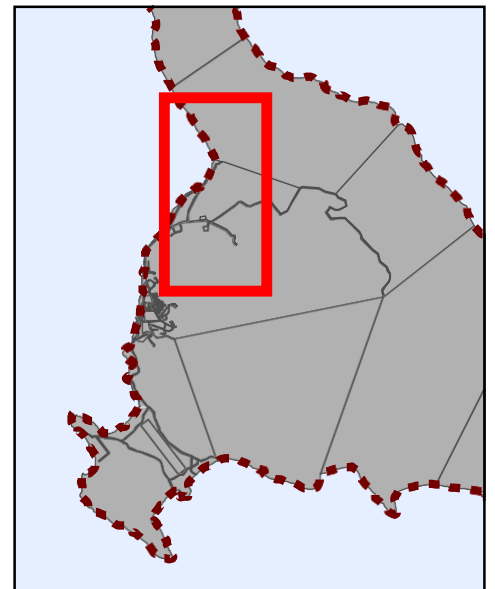
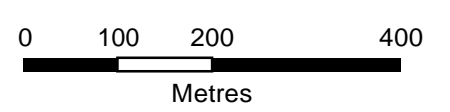
- Potential Acid Sulfate Soils**
- - - 5m AHD Contour
 - 20m AHD Contour
- Landslide Hazard:**
- Medium Hazard Area
 - High Hazard Area
 - Local Government Area

Data Source:
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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Note: Natural hazards data generally encompasses Greater Palm Island only

Map OM 3.2 Landslide and Potential Acid Sulfate Soils Overlay Map (Francis Creek and The Farm Area)

455100 455400 455700 456000 456300 456600

7929600

7929000

7928400

7927800

7927200



Palm Island Aboriginal Shire Council Landslide and Potential Acid Sulfate Soils Overlay Map

Legend

Potential Acid Sulfate Soils

- - - 5m AHD Contour
- 20m AHD Contour

Landslide Hazard:

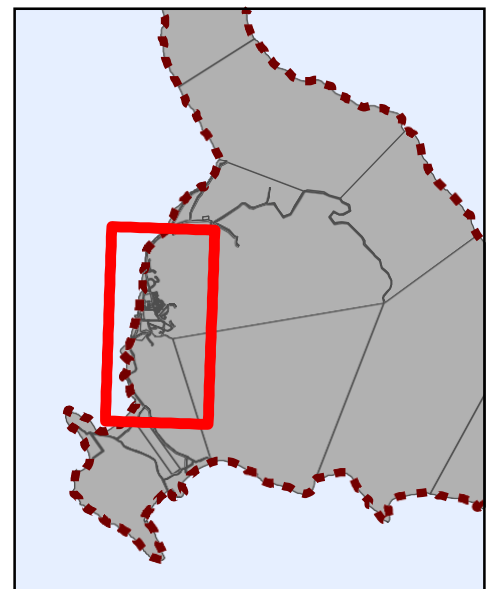
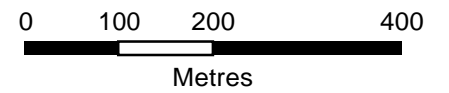
- Medium Hazard Area
- High Hazard Area
- Local Government Area

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

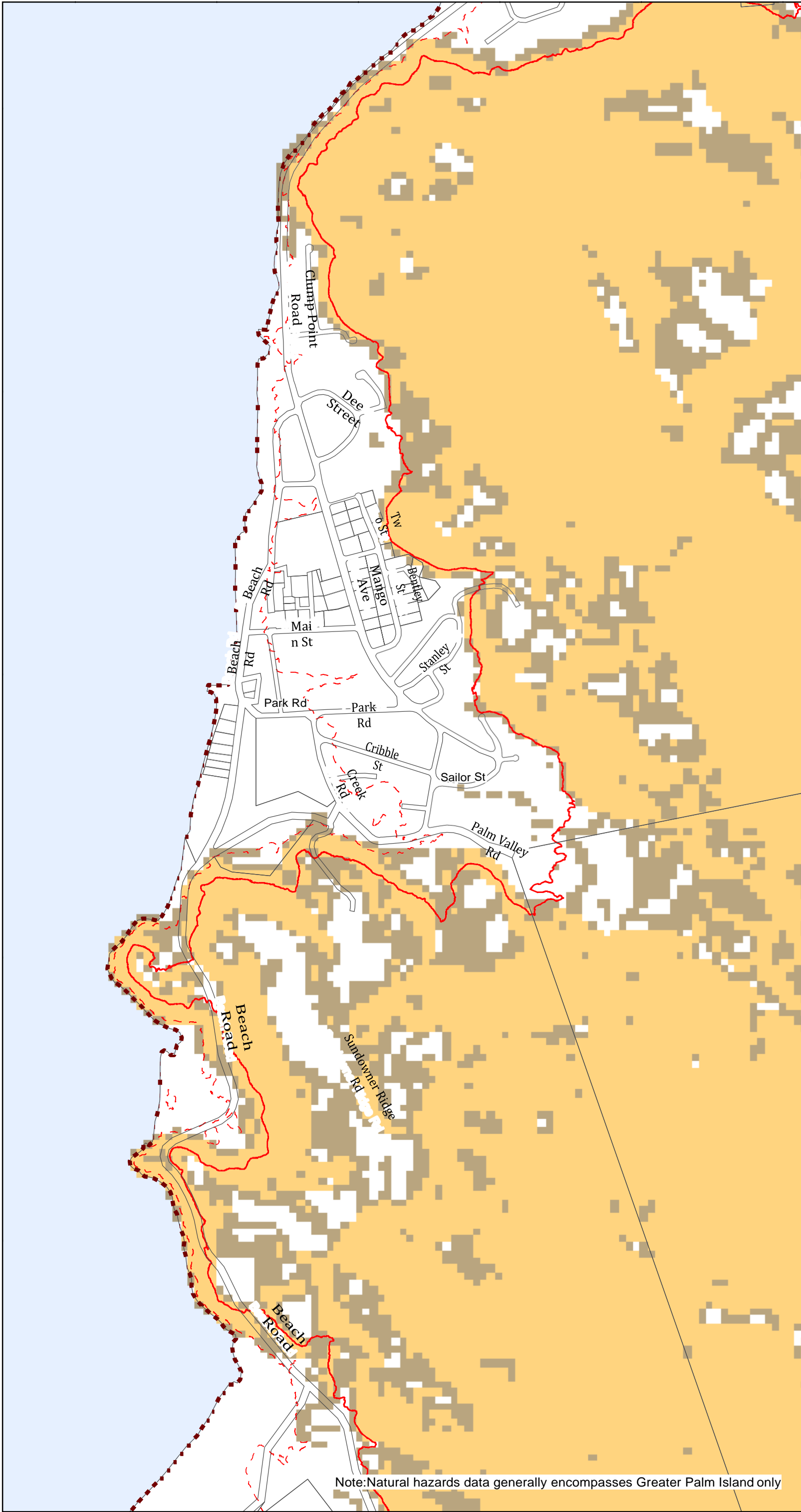
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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Map OM 3.3 Landslide and Potential Acid Sulfate Soils Overlay Map (Town Centre and Reservoir Ridge)

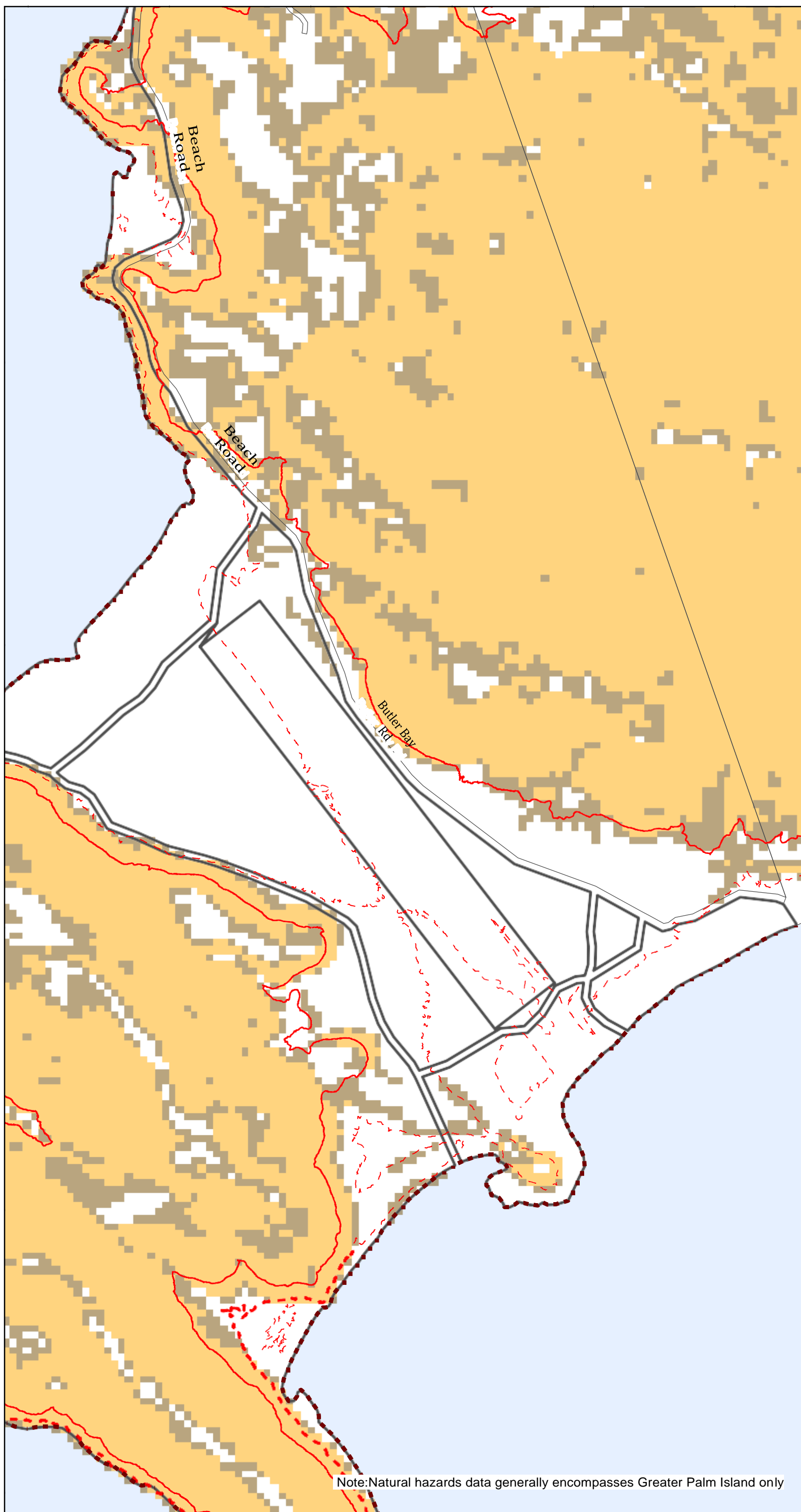


Note: Natural hazards data generally encompasses Greater Palm Island only

455100 455400 455700 456000 456300 456600

455100 455400 455700 456000 456300 456600

7927800
7927200
7926600
7926000
7925400
7924800



**Palm Island
Aboriginal Shire Council
Landslide and Potential Acid
Sulfate Soils Overlay Map**

Legend

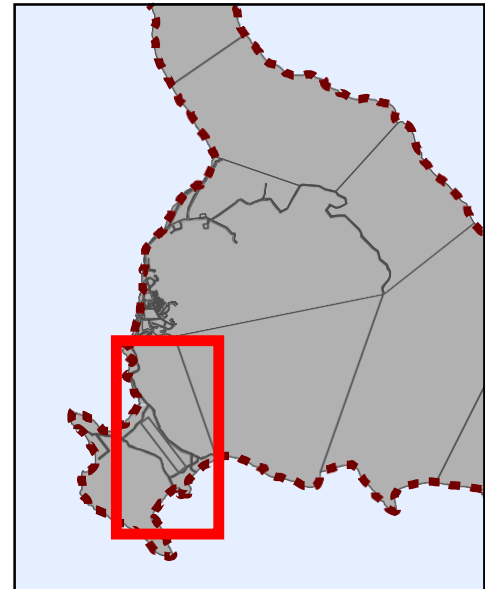
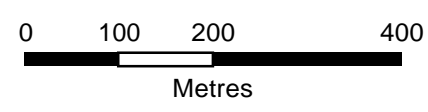
- Potential Acid Sulfate Soils**
- - - 5m AHD Contour
 - 20m AHD Contour
- Landslide Hazard:**
- Medium Hazard Area
 - High Hazard Area
 - Local Government Area

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

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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Note: Natural hazards data generally encompasses Greater Palm Island only

Map OM 3.4 Landslide and Potential Acid Sulfate Soils Overlay Map (Butler Bay)

455100 455400 455700 456000 456300 456600

448000

452000

456000

460000

464000

468000

7942000

7935000

7928000

7921000

7914000

7907000

7942000

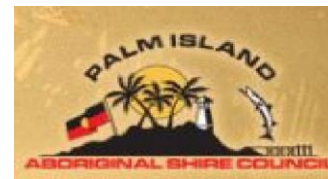
7935000

7928000

7921000




7914000

7907000



**Palm Island
Aboriginal Shire Council
Dam Failure Risk Impact
Areas Overlay Map**

Legend

-  Minggudjamba Banbarribarra Dam Failure Risk Impact Area
-  Solomon Dam Failure Risk Impact Area
-  Local Government

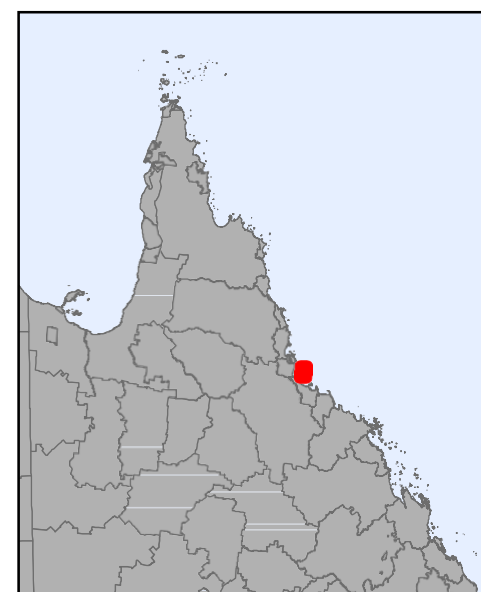
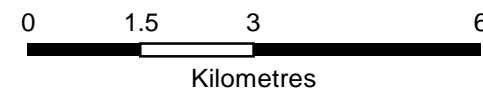
Data Source:
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Dam Failure Impact Area: Based on data provided and developed by SunWater as part of the Dam Failure Impact Assessment Reports for Solomon Dam and Minggudjamba-Banbarribarra Dam, conducted in April 2011.
It is noted that the dam failure impact areas have been identified through dam failure assessments and modelling conducted for each dam individually. The reports were produced to provide information for client use only, and are limited by the scope and the purpose of the study, and should not be regarded as completely exhaustive.

Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Map OM 4.0 Dam Failure Risk Impact Areas Overlay Map (Whole of Shire)

Note: Natural hazards data generally encompasses Greater Palm Island only

448000

452000

456000

460000




464000

468000



Palm Island Aboriginal Shire Council Dam Failure Risk Impact Areas Overlay Map

Legend

-  Local Government Area
-  Minggudjamba Banbarriarra Dam Failure Risk Impact Area
-  Solomon Dam Failure Risk Impact Area

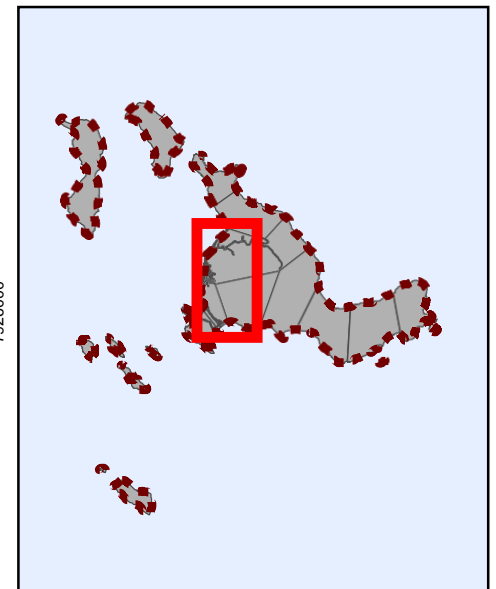
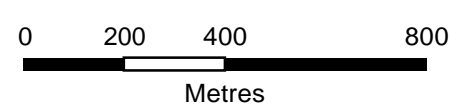
Data Source:
Based on or contains data provided by the (former) Department of Environment & Resource Management Queensland 2009 which gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability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

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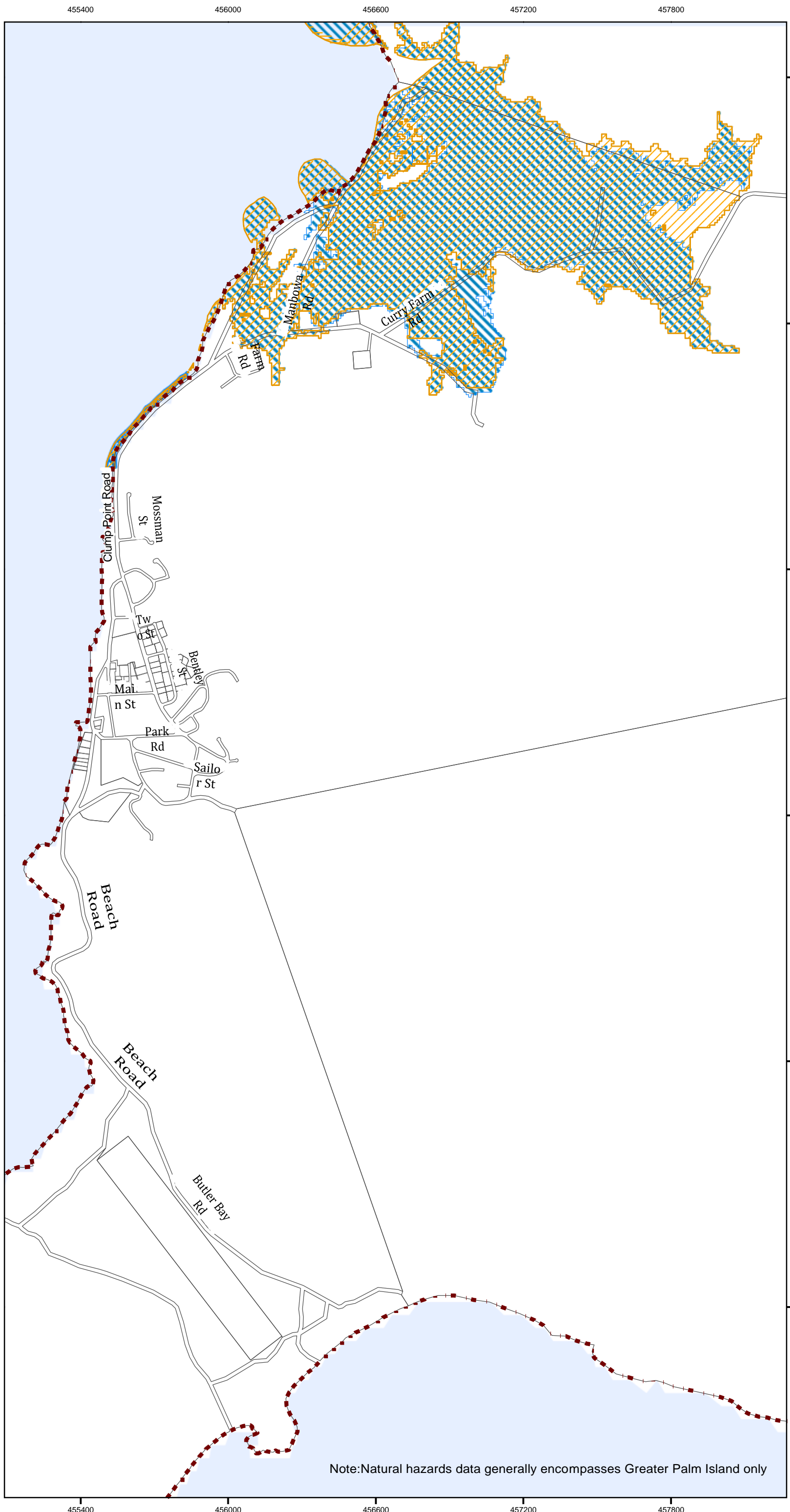
Dam Failure Impact Area: Based on data provided and developed by SunWater as part of the Dam Failure Impact Assessment Reports for Solomon Dam and Minggudjamba-Banbarriarra Dam, conducted in April 2011.
It is noted that the dam failure impact areas have been identified through dam failure assessments and modelling conducted for each dam individually. The reports were produced to provide information for client use only, and are limited by the scope and the purpose of the study, and should not be regarded as completely exhaustive.

Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

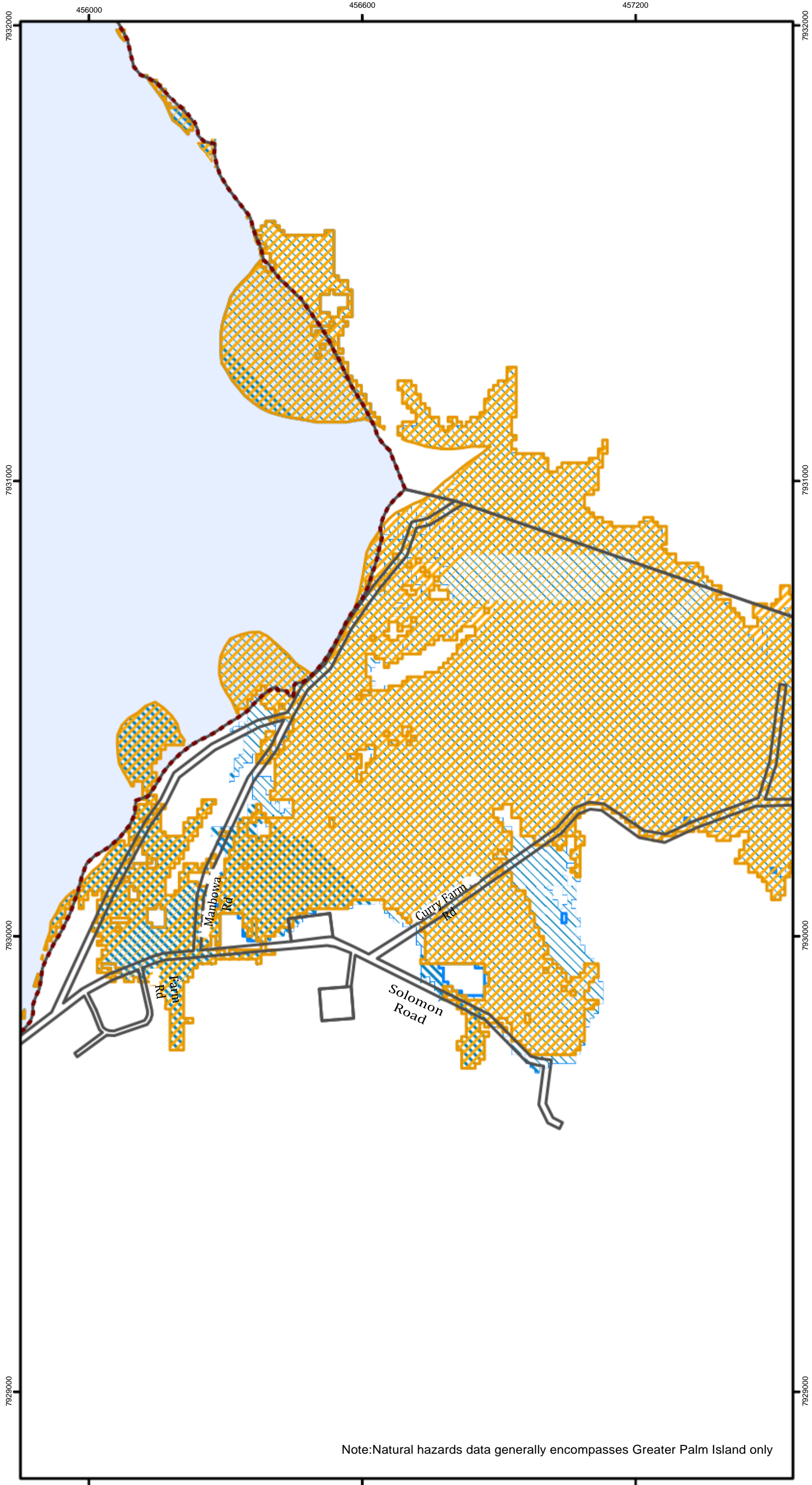
Scale at A3 1:15,000



Map OM 4.1 Dam Failure Risk Impact Areas Overlay Map (Bwgcolman)






Note: Natural hazards data generally encompasses Greater Palm Island only



Palm Island Aboriginal Shire Council Dam Failure Risk Impact Areas Overlay Map

Legend

-  Local Government
-  Minggudjamba Banbarribarra Dam Failure Risk Impact Area
-  Solomon Dam Failure Risk Impact Area

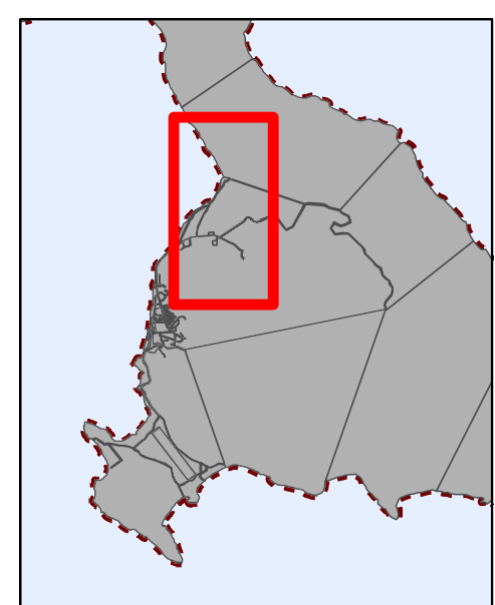
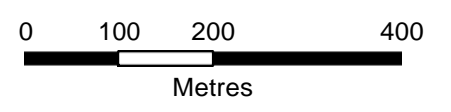
Data Source:
Based on or contains data provided by the (former) Department of Environment & Resource Management Queensland 2009 which gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability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

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Dam Failure Impact Area: Based on data provided and developed by SunWater as part of the Dam Failure Impact Assessment Reports for Solomon Dam and Minggudjamba-Banbarribarra Dam, conducted in April 2011. It is noted that the dam failure impact areas have been identified through dam failure assessments and modelling conducted for each dam individually. The reports were produced to provide information for client use only, and are limited by the scope and the purpose of the study, and should not be regarded as completely exhaustive.

Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

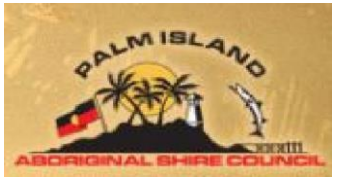
Scale at A3 1:15,000



Map OM 4.2 Dam Failure Risk Impact Areas Overlay Map (Francis Creek and The Farm Area)

Note: Natural hazards data generally encompasses Greater Palm Island only

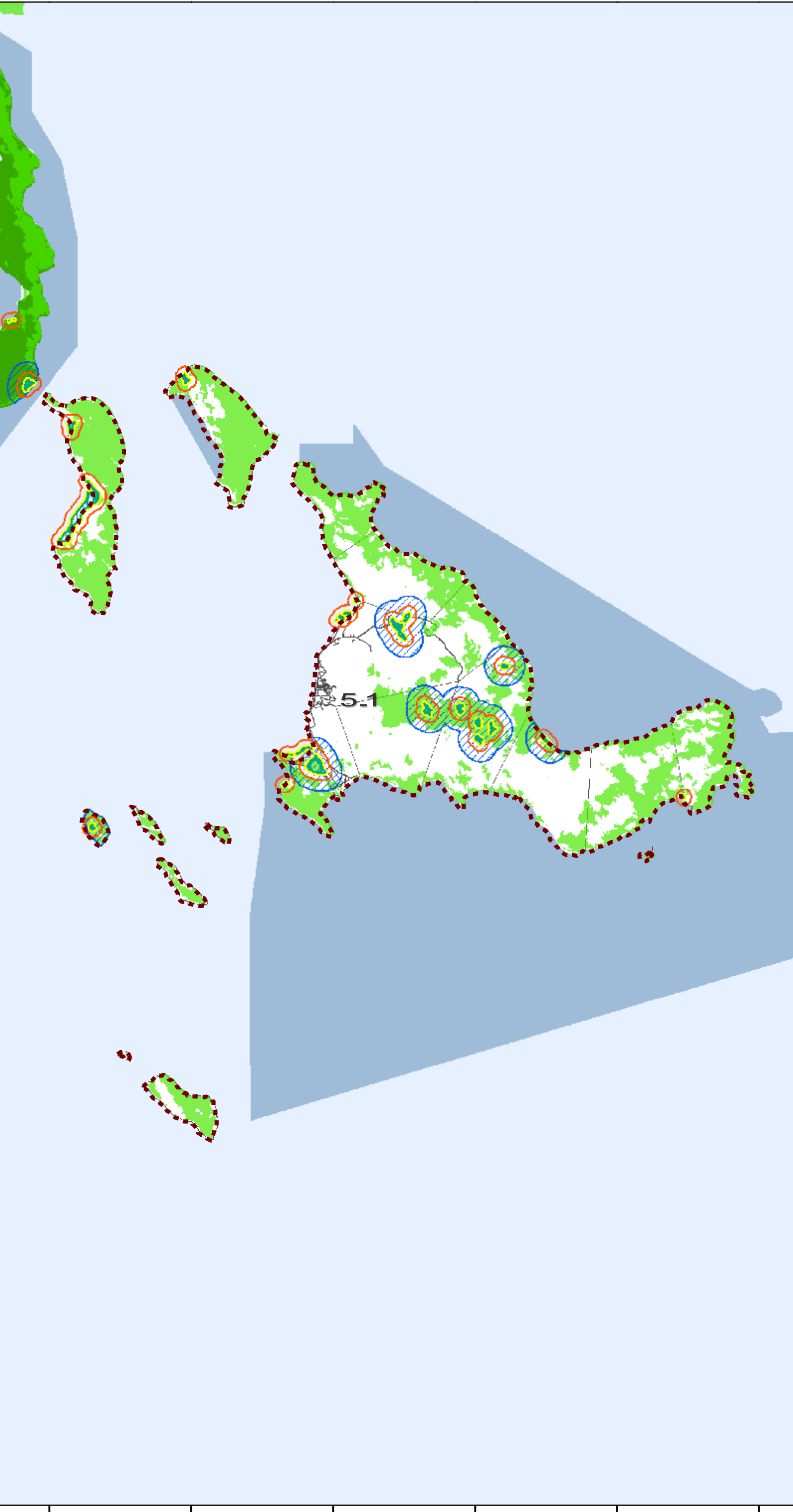
4800 4600 4600 4600 4600 4600



Palm Island Aboriginal Shire Council Matters of State Environmental Significance (MSES) Overlay Map

Legend

-  MSES - Protected area
-  MSES - Regulate vegetation
-  MSES - High Ecological Significance wetlands
-  Wetland Protection Area
-  Wetland Buffer Area (20m)
-  Wetland Buffer Area (50m)
-  MSES - Mainepart
-  Local Government Area



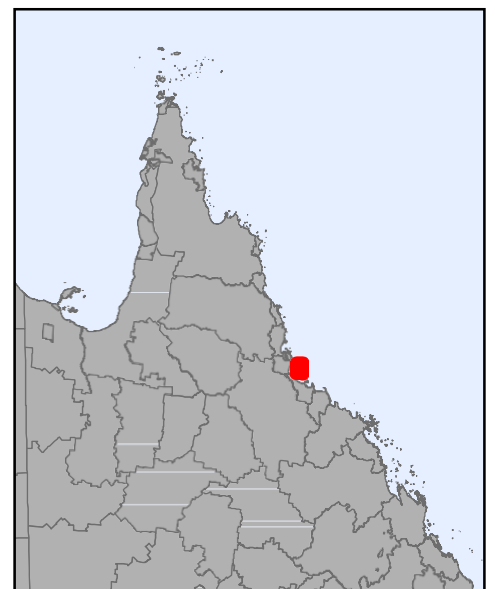
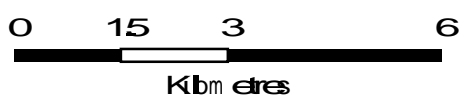
Data Source:
Matters of State Environmental Significance Version 4.1 published 1 Dec 2014 (owned 14 Aug 2015).
Matters of State Environmental Significance Drainage Lines Version 4 published 1 Aug 2014 (owned 14 Aug 2015).

Base map contains data provided by the Queensland Government 2015 which gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation liability in negligence) for any losses, damages or costs (including consequential damages) relating to any use of the data.

Disclaimer:
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Coordinate System : GDA94-MGA Zone 5
Date: 30/05/2016

Scale at A3: 1:50,000



Map OM 50 Matters of Environmental Significance (MSES) Overlay Map (Whole of Shire)



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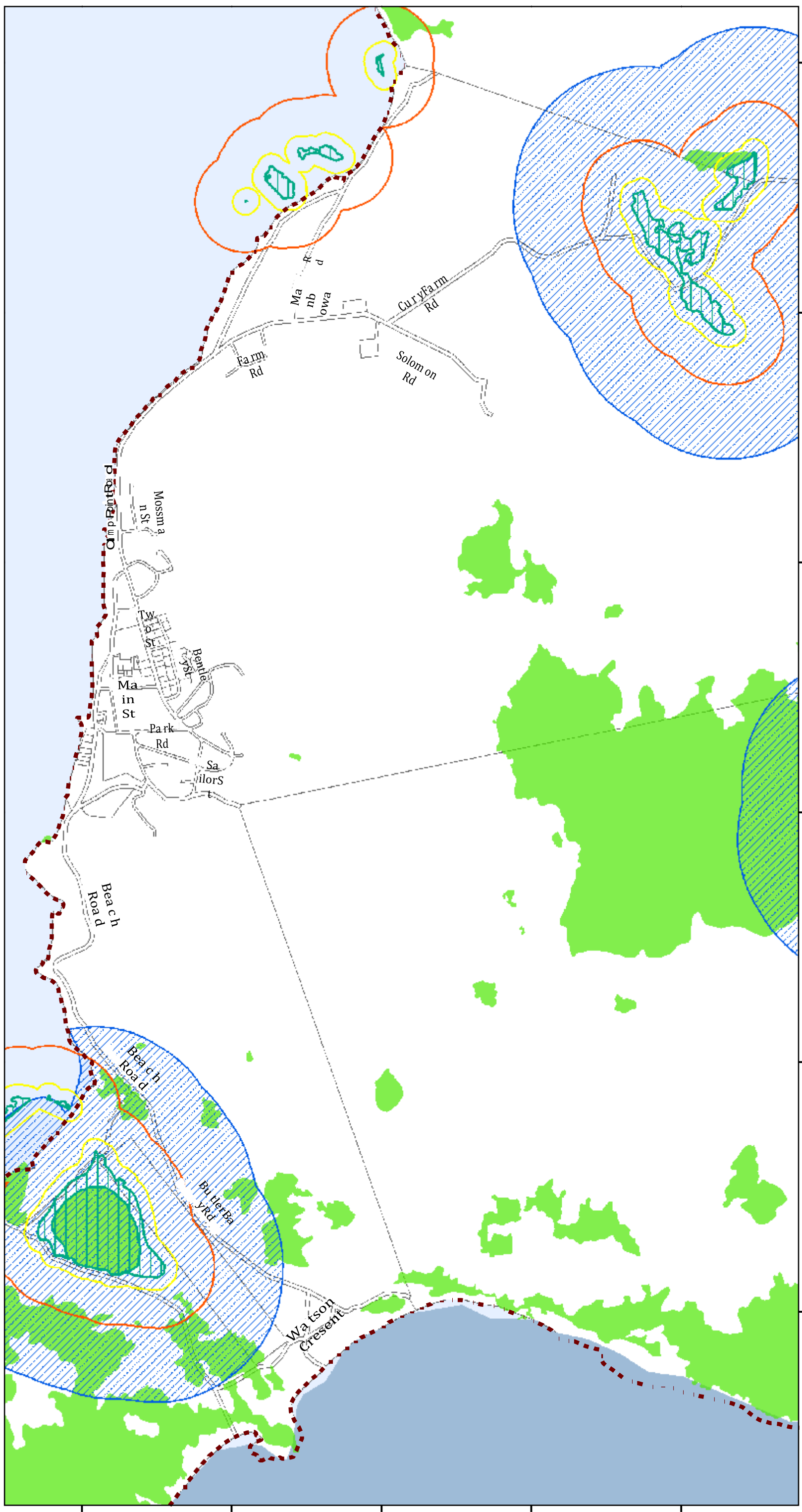
4800 4600 4600 4600 4600 4600



Palm Island Aboriginal Shire Council Matters of State Environmental Significance (MSES) Overlay Map

Legend

-  MSES-Regu lated vegetation
-  MSES-High Ecological Significance wetlands
-  Wetland Protection
-  Wetland Buffer Area
-  Wetland Buffer Area
-  MSES-Marine Park
-  Local Government



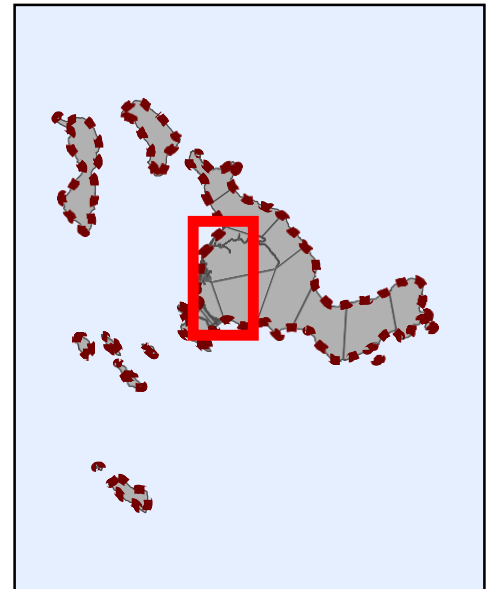
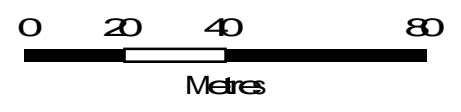
Data Source:
Matters of State Environmental Significance Version 4.1 published 1 Dec 2014 (download 14 Aug 2015).
Matters of State Environmental Significance Directional Lines Version 4 published 1 Aug 2014 (download 14 Aug 2015).

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Coordinate System: GDA94-MGA Zone 5
Date: 30/05/2016




Scale: 1:31,150





Palm Island Aboriginal Shire Council Infrastructure Buffer Overlay Map

Legend

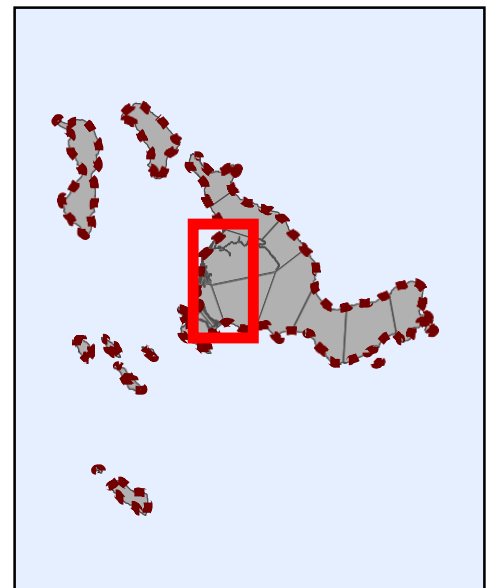
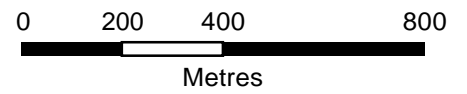
-  Local Government Area
-  Landfill
-  Landfill buffer

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

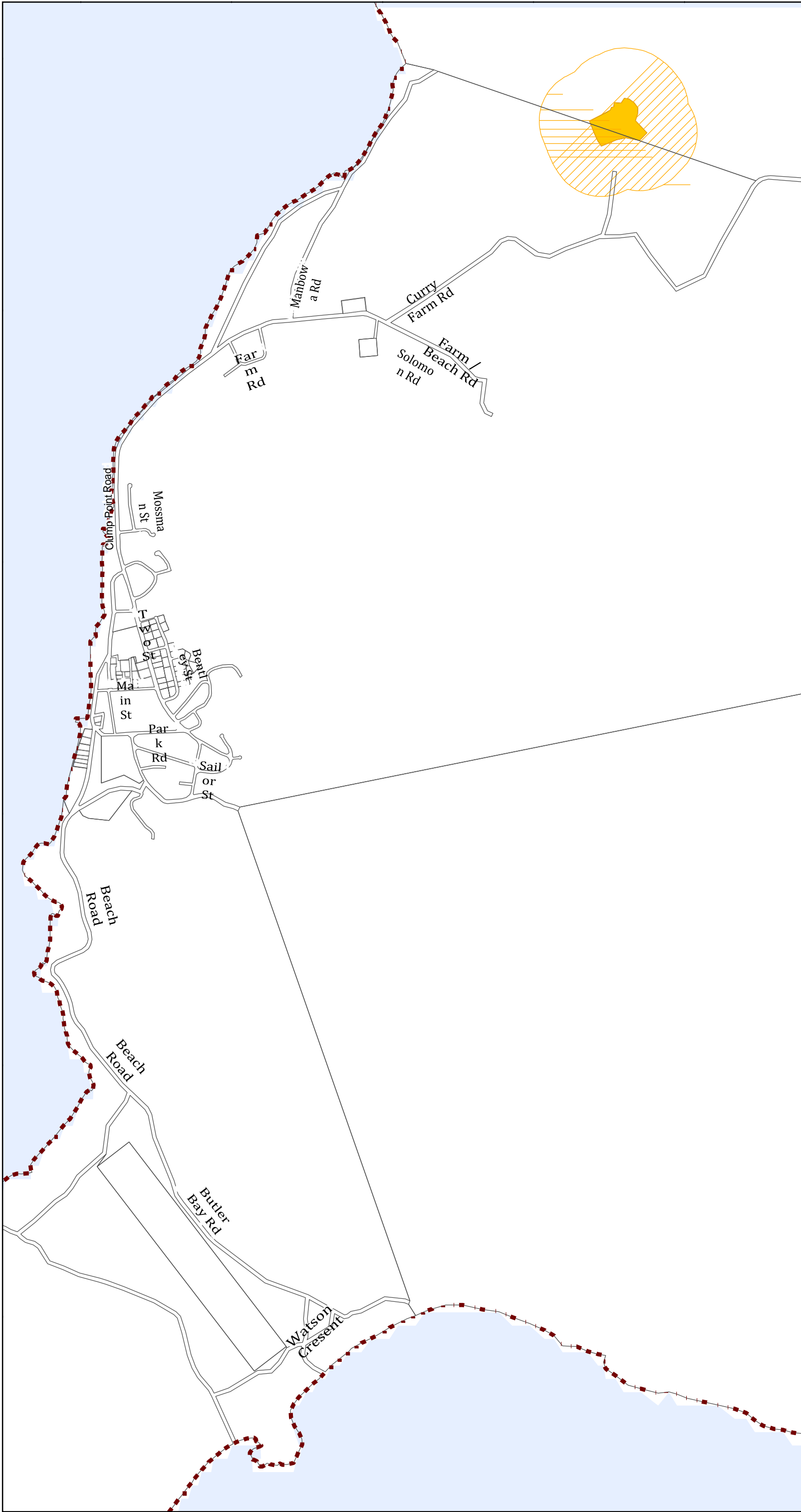
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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Map OM 6 Infrastructure Buffer
Overlay Map(Bwgcolman)



3 - LOCAL GOVERNMENT INFRASTRUCTURE PLAN MAPPING AND SUPPORTING MATERIAL



Schedule 3 Local government infrastructure plan mapping and supporting material



Table SC3.1—Local government infrastructure plan map index

Map number	Map title	Gazettal date
Map LGIP 1	Priority infrastructure area	3 June 2016
Map LGIP 2	Water supply trunk infrastructure	3 June 2016
Map LGIP 3	Sewerage trunk infrastructure	3 June 2016



Palm Island Aboriginal Shire Council Priority Infrastructure Area

Legend

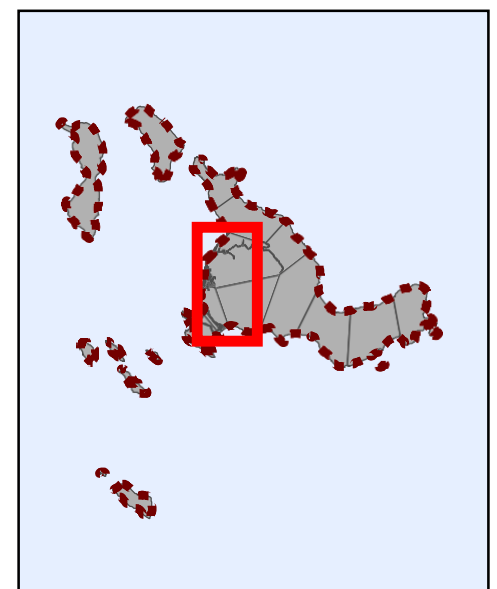
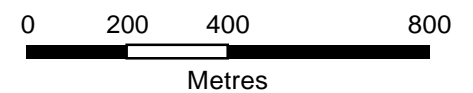
-  Priority Infrastructure Area
-  Local Government Area

Data Source:
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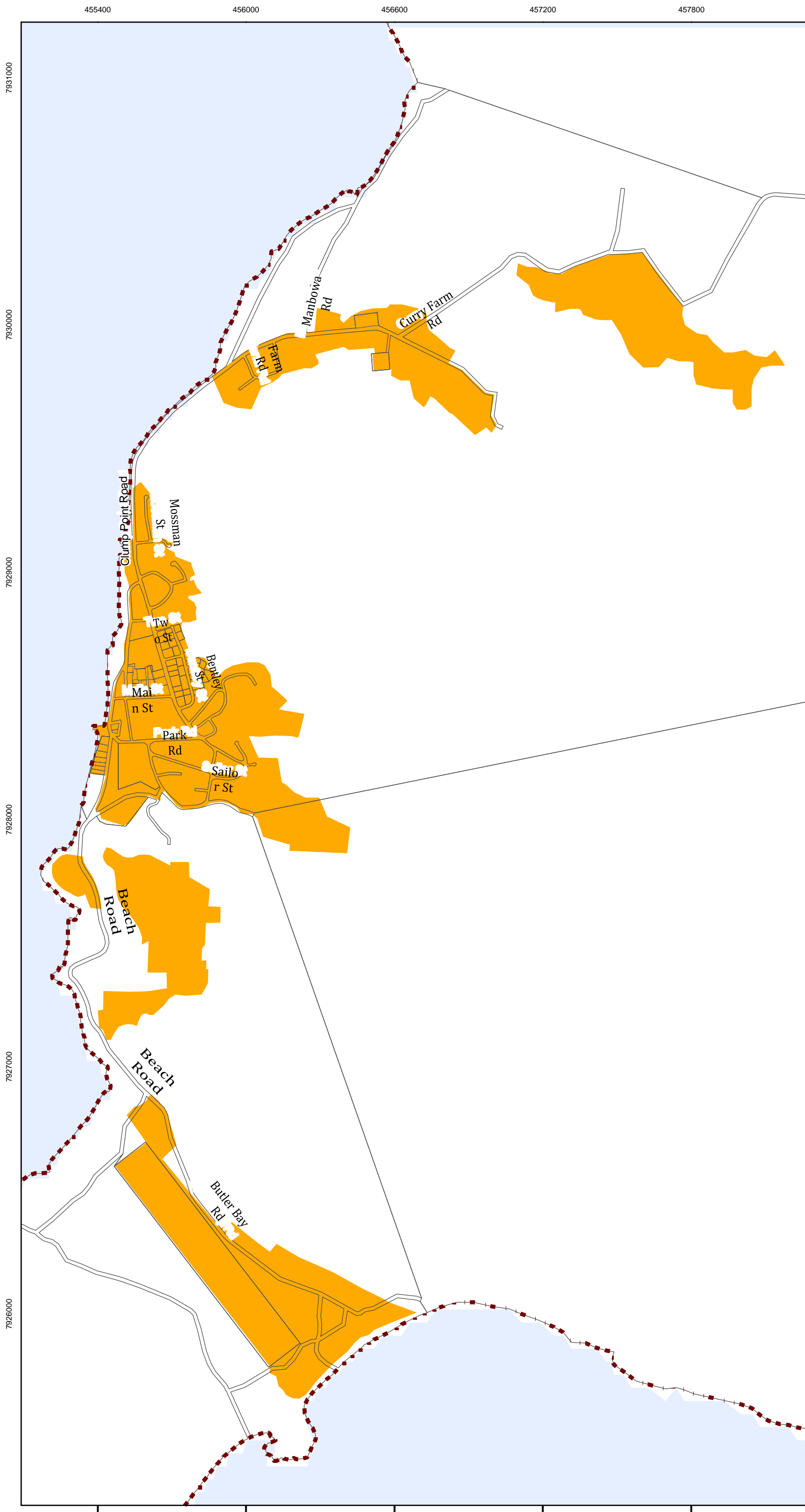
Disclaimer:
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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000







Map PIP 1 Priority Infrastructure Area





Palm Island Aboriginal Shire Council Plans for Trunk Infrastructure Water Supply

Legend

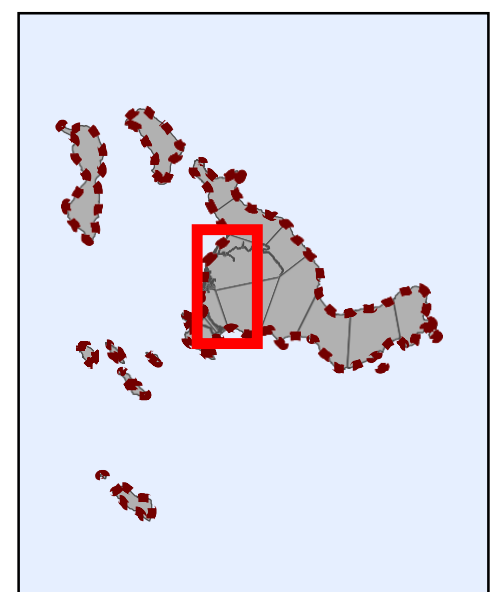
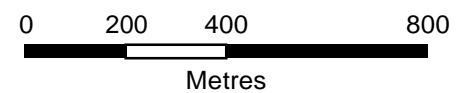
-  Water Supply
-  Water Supply, Existing
-  Water Supply, Future
-  Local Government Area

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

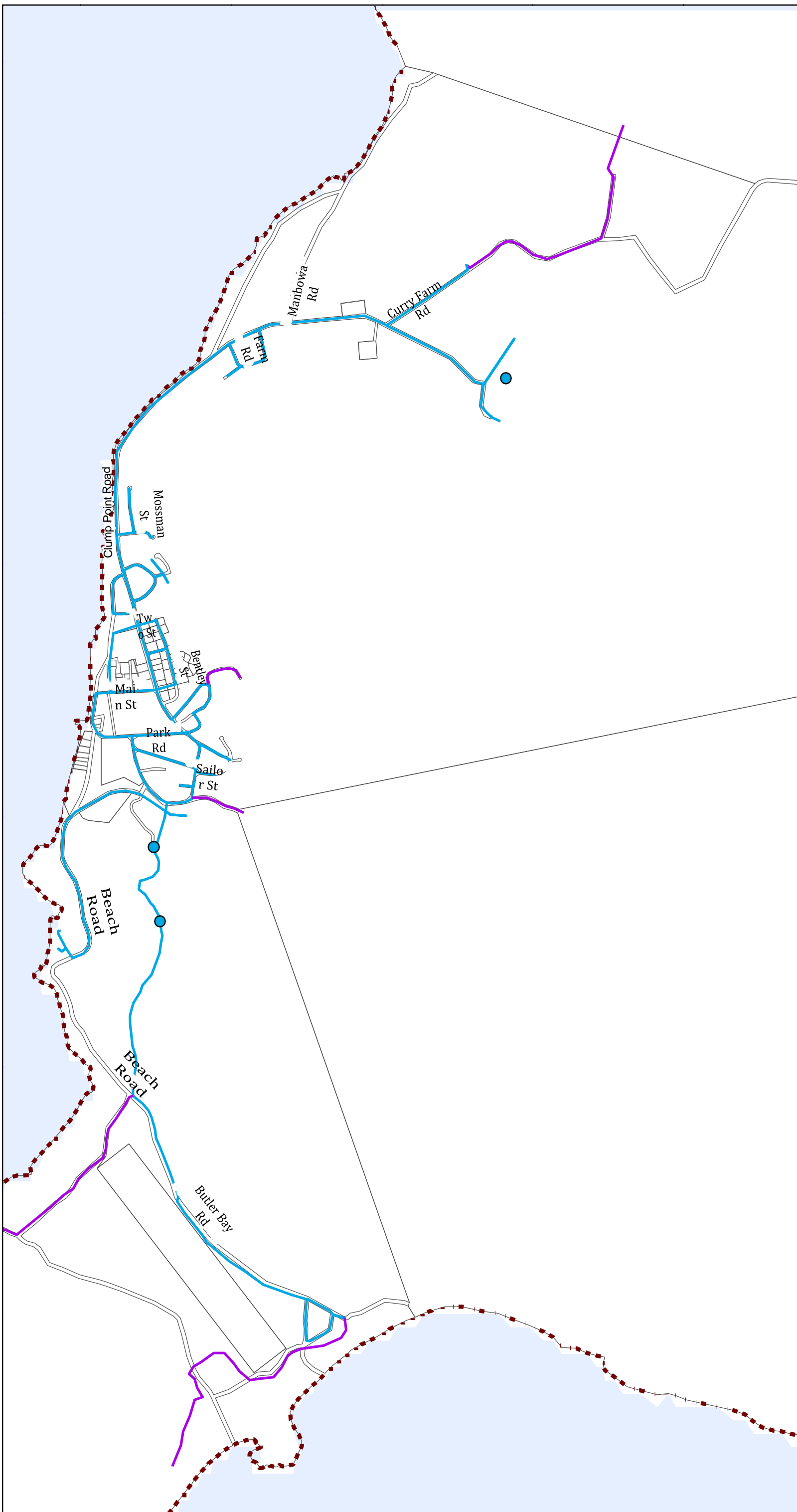
Disclaimer:
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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Map PIP 2 Water Supply





Palm Island Aboriginal Shire Council Plans for Trunk Infrastructure Sewerage

Legend

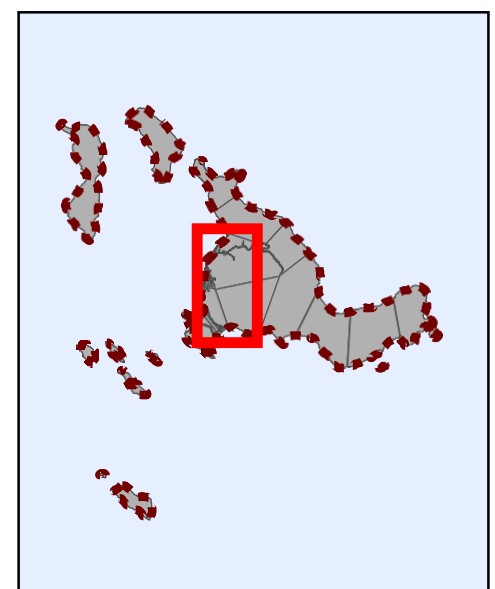
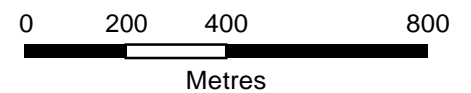
- Pump Station
- Reservoir
- Treatment Plant
- Existing sewerage lines
- Future sewerage lines
- Local Government Area

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

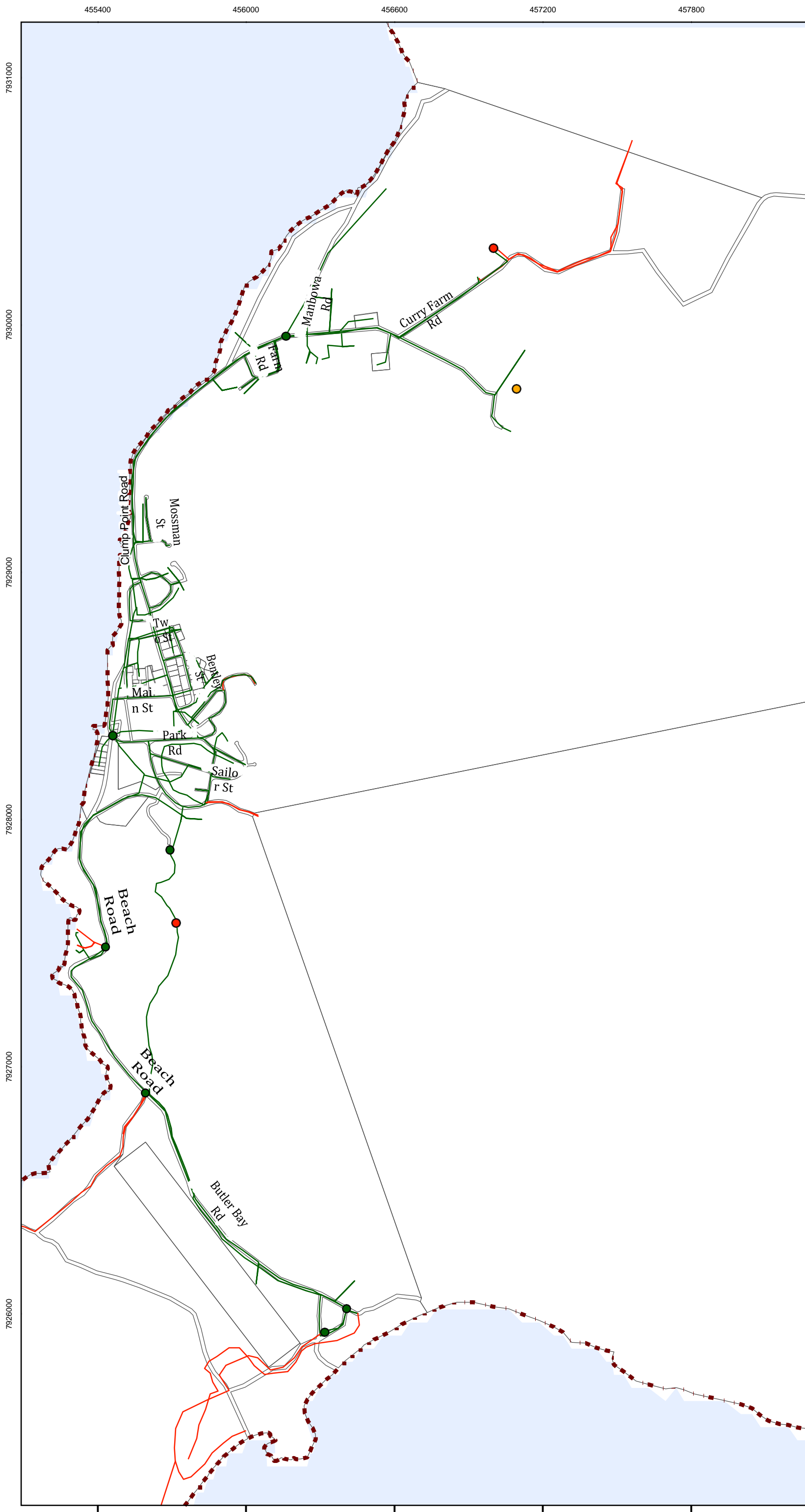
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Coordinate System: GDA94 - MGA Zone 55
Date: 30/05/2016

Scale at A3 1:15,000



Map PIP 3 Sewerage trunk infrastructure



4 - NOTATIONS REQUIRED UNDER THE PLANNING ACT 2016



Schedule 4 Notations required under the *Planning Act 2016*

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

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

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

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
<insert details>	<insert details>	<insert details>	<insert details>

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.

5 - PLANNING SCHEME POLICIES



Schedule 5 Planning scheme policies

SC5.1 Planning scheme policy index

The table below lists all the planning scheme policies applicable to the planning scheme area.

Table SC5.1.1—Planning scheme policy index

Planning scheme policy title
Car parking, vehicle manoeuvring and bicycle parking requirements
Palm Island heritage register
Recommended storm tide event levels for essential community service infrastructure

SC5.2 Car parking, vehicle manoeuvring and bicycle parking requirements

Table SC5.2.1—Car parking

Column 1 Purpose	Column 2 Minimum Car Parking Requirement	Column 3 Onsite Queuing and/or Set down/pick up facility	Column 4 Minimum service vehicle space provision
Animal husbandry	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		Sufficient space to accommodate the largest service vehicle likely to visit the site.
Animal keeping	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		Sufficient space to accommodate the largest service vehicle likely to visit the site.
Bulk landscape supplies	1 space per 300m ² of site cover with a minimum of 6 spaces.		Articulated vehicles (AV).
Caretaker's accommodation	1 space on site.		
Child care centre	1 space per 5 children with 60% of the required parking to be designated for staff.		
Club	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		
Community care centre	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		Sufficient space to accommodate the largest service vehicle likely to visit the site.
Community use	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		Sufficient space to accommodate the largest service vehicle

Column 1 Purpose	Column 2 Minimum Car Parking Requirement	Column 3 Onsite Queuing and/or Set down/pick up facility	Column 4 Minimum service vehicle space provision
			likely to visit the site.
Cropping	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		Sufficient space to accommodate the largest service vehicle likely to visit the site.
Dwelling house	1 space on site.		
Educational establishment	<ul style="list-style-type: none"> • 1 space per 1.5 employees; plus • 1 space per 10 students; plus • 1 bus parking space for every 50 students. 	For pick up and set down of students – queuing space for 2 buses within the site.	Heavy rigid vehicle (HRV).
Food and drink outlet	1 space per 10m ² of GFA		Small rigid vehicle (SRV).
Garden centre	1 space per 300m ² of site cover with a minimum of 6 spaces.		Articulated vehicle (AV).
Hardware and trade supplies	1 space per 300m ² of site cover with a minimum of 6 spaces.		Articulated vehicle (AV).
Health care services	<ul style="list-style-type: none"> • 1 space per 20m² of GFA; plus • 1 ambulance space. 	For pick up/set down of patients – a queuing space for 2 ambulances.	Small rigid vehicle (SRV).
Home based business	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		
Hospital	<ul style="list-style-type: none"> • 1 space per bed; plus • 1 ambulance space per 50 beds; plus • car parking for any associated health care service. 	For pick up/set down of patients – a queuing space for 2 ambulances.	Articulated vehicle (AV).
Hostel	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		
Indoor sport and recreation	1 space per 20m ² of GFA.		Sufficient space to accommodate the largest service vehicle likely to visit the site.
Industry activities	1 space per 70m ² of GFA.		Articulated vehicle (AV), if a site coverage is less than or

Column 1 Purpose	Column 2 Minimum Car Parking Requirement	Column 3 Onsite Queuing and/or Set down/pick up facility	Column 4 Minimum service vehicle space provision
			equal to 2,000m ² Otherwise a Heavy rigid vehicle (HRV).
Intensive animal industries	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		Sufficient space to accommodate the largest service vehicle likely to visit the site.
Intensive horticulture	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		Sufficient space to accommodate the largest service vehicle likely to visit the site.
Multiple dwelling	<ul style="list-style-type: none"> • 1 space per dwelling; plus • 1 visitor space per 4 dwellings. 		Small rigid vehicle (SRV), where more than 10 dwellings.
Office	1 space per 45m ² GFA.		
Outdoor sales	1 space per 300m ² of site cover with a minimum of 6 spaces.		Articulated vehicle (AV).
Outdoor sport and recreation	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		
Park	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		
Place of worship	1 space per 10m ² GFA		
Residential care facility	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		Small rigid vehicle (SRV).
Retirement facility	<ul style="list-style-type: none"> • Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use; plus • 1 space per dwelling; plus • 1 visitor space per 4 dwellings. 		Heavy rigid vehicle (HRV).
Roadside stall		Queuing space for 4 vehicles.	Small rigid vehicle (SRV).
Rural industry	1 space per 100m ² GFA.		Articulated vehicle (AV).

Column 1 Purpose	Column 2 Minimum Car Parking Requirement	Column 3 Onsite Queuing and/or Set down/pick up facility	Column 4 Minimum service vehicle space provision
Service station	<ul style="list-style-type: none"> • Minimum of 5 spaces; plus • 4 spaces per workshop service bay. 	For vehicles awaiting use of bowers – queuing space within the site for 1 vehicles per bower.	Articulated vehicle (AV).
Shop	1 space per 20m ² of GFA.		Articulated vehicle (AV) if less than 700m ² . Otherwise Heavy rigid vehicle (HRV).
Short-term accommodation	<ul style="list-style-type: none"> • 1 space per accommodation unit; plus • 1 visitor space per 4 accommodation units. 		Small rigid vehicle (SRV), where more than 10 accommodation units.
Telecommunications facility	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		
Tourist park	<ul style="list-style-type: none"> • 1 space per site; plus • 1 visitor space per 4 sites. 	For reception area – queuing spaces for 2 vehicles plus caravans.	Heavy rigid vehicle (HRV).
Utility installation	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		
Warehouse	1 space per 300m ² of site cover with a minimum of 6 spaces.		Articulated vehicle (AV).
Wholesale nursery	1 space per 300m ² of site cover with a minimum of 6 spaces.		Articulated vehicle (AV).
Any other use	Sufficient space to accommodate the amount of vehicle traffic likely to be generated by the particular use.		Sufficient space to accommodate the largest service vehicle likely to visit the site.

Table SC5.2.2—Minimum loading/standing bay dimensions

Vehicle type	Width (metres)	Length (meters)	Vehicle clearance (metres)
Small rigid vehicle (SRV)	3.5	7.0	3.5
Heavy rigid vehicle (HRV)	3.5	11.0	4.5

Articulated vehicle (HV)	3.5	17.5	4.5
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Table SC5.2.3—Design standards for on-site car parking and movement spaces and bicycle parking facilities

Column 1 Aspects	Column 2 Design standards
Parking spaces	<ul style="list-style-type: none"> • <i>Australian Standard AS2890.1-1993: Parking Facilities – Off-street Car parking.</i>
Providing for disabled access and parking	<ul style="list-style-type: none"> • <i>Australian Standard AS 1428.1-2001: Design for access and mobility – General requirements for access – New building work; and</i> • <i>Australian Standard AS2890.1-1993: Parking Facilities – Off-street Car parking.</i>
Vehicle movement spaces (including circulation driveways and turning areas)	<ul style="list-style-type: none"> • <i>Australian Standard AS2890.1-1993: Parking Facilities – Off-street Car parking; and</i> • <i>Australian Standard AS2809.0-1993: Off-street parking – Commercial vehicle facilities; and</i> • <i>Development meets the minimum design service vehicle access requirements for driveways, on-site circulation, loading and unloading and manoeuvring on-site for the design services vehicle for the particular purpose specified in Column 3 in Division 1 of this policy.</i>
Service vehicle loading/unloading	<ul style="list-style-type: none"> • <i>Australian Standard AS2890.1-1993: Parking Facilities – Off-street Car parking; and</i> • <i>Development meets the minimum design service vehicle access requirements for driveways, on-site circulation, loading and unloading and manoeuvring on-site for the design services vehicle for the particular purpose specified in Column 3 in Division 1 of this policy.</i>
Vehicle queuing facilities	<ul style="list-style-type: none"> • <i>Australian Standard AS2890.1-1993: Parking Facilities – Off-street Car parking.</i>
Bicycle parking facilities	<ul style="list-style-type: none"> • <i>AUSTROADS Guide to Traffic Engineering Practice, Part 14 – Bicycles.</i>

SC5.3 Palm Island Heritage

Register Table SC5.3.1—Heritage register

Place	Property description	Address	Notes
Clock Tower			Nominated by Council
Papaw Creek			Nominated by Council
Doctor Point			Nominated by Council and the Manbarra People
Fig Tree			Nominated by Council and the Manbarra People
Kyle Rock			Nominated by Council
Casement Bay			Nominated by Council and the Manbarra People
Fantome Island Mission and old Quarantine Station relics			Nominated by Council
Francis Creek Burial Site (both sides of the creek)			Nominated by the Manbarra people
Mosquito rock (covered by sand on the beach near AIM Ministry)			Nominated by the Manbarra people
Tambo Area			Nominated by the Manbarra people
Palm Valley			Nominated by the Manbarra people
Wallaby Point			Nominated by the Manbarra people
Flag Pole net to stone jetty			Birth place of Uncle Reggie Island in 1905 Nominated by the Manbarra People
Bamboo Creek			Nominated by the Manbarra people
Pelican Creek			Nominated by the Manbarra people
Lime Shed Point			Nominated by the Manbarra people
Butler Bay			Nominated by the Manbarra people
Palm Island Commercial Precinct			Nominated by the Manbarra people
Palm Island Cultural Precinct			Nominated by the Manbarra people
Industrial Estate			Nominated by the Manbarra people
Caravan Park			Nominated by the Manbarra people
Pony Club			Nominated by the Manbarra people

Place	Property description	Address	Notes
Recreational Bike and Skate Park			Nominated by the Manbarra people
Cemetery (extension)			Nominated by the Manbarra people
Bamboo Creek Water Diversion Project			Nominated by the Manbarra people
Telecommunication Towers			Nominated by the Manbarra people
Alternative Energy Sites (Wind Turbines)			Nominated by the Manbarra people
Marine Infrastructure Precinct (including moorings)			Nominated by the Manbarra people
Jetties, wharves and Boardwalks			Nominated by the Manbarra people
Fantome Island Cultural Educational Centre			Nominated by the Manbarra people
CDEP Training Centre			Nominated by the Manbarra people
Palm Island Showground/ Rodeo Ground			Nominated by the Manbarra people
Palm Island Sport and Recreation Precinct			Nominated by the Manbarra people

SC5.4 Recommended storm tide event levels for essential community service infrastructure

Table SC5.4.1—Recommended storm tide event level

Type of infrastructure	Recommended storm-tide event level (RSTEL)
Emergency service facilities*	0.2% annual exceedance probability (AEP)
Emergency shelters	see reference 1*
Hospitals and associated facilities	0.2% AEP
Major switch yards and substations*	0.5% AEP
Police facilities *	0.5% AEP
Power stations	0.2% AEP
Sewerage treatment plants*	0.01% AEP
School facilities	0.5% AEP
Stores of valuable records or items of historic or cultural significance (eg. galleries and libraries)	0.5% AEP
Water treatment plants*	0.5% AEP
<ul style="list-style-type: none"> • Works of an electricity entity not otherwise listed in this table • Communication network facilities 	No specific recommended storm-tide event level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency

* The RSTEL applies only to electrical and other equipment that, if damaged by floodwater or debris, would prevent the infrastructure from functioning. This equipment should either be protected from damage or designed to withstand inundation. Also some police and emergency services facilities (eg. water police and search and rescue operations) are dependent on direct water access. The RSTELs do not apply to these aspects but other operational areas should be located above the RSTEL to the greatest extent feasible.

Reference 1*: Design Guidelines for Queensland Public Cyclone Shelters is available at <http://www.hpw.qld.gov.au/SiteCollectionDocuments/DesignGuidelinesQueenslandPublicCycloneShelters.pdf>

END OF PLANNING SCHEME

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1 - INDEX AND GLOSSARY OF ABBREVIATIONS AND ACRONYMS



Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

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

2 - TABLE OF AMENDMENTS



Appendix 2 Table of amendments

Table AP2.1—Table of amendments

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



PALM ISLAND ABORIGINAL SHIRE COUNCIL