



**TORRES SHIRE
COUNCIL
PLANNING SCHEME**

**VERSION 1
2022**



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Citation and Commencement

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

A notice was published in the Government Gazette No. 16 on 4 February 2022 for the planning scheme for Torres Shire.

The commencement date for the planning scheme was 28 February 2022.

Amendments to the planning scheme are included in Appendix 2.

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Strategic Intent

Torres Shire is a geographically and culturally unique part of Queensland and Australia. With its history extending back over 40,000 years, when Torres Strait Islander and Aboriginal people first came to the Torres Strait, it is today a place of great diversity - environmentally, economically, socially and culturally. This diversity is to be embraced and enhanced within the Shire, to provide an inclusive place that fosters new opportunities for all members of the community. The Shire's rich heritage and multiculturalism is to provide a foundation for its ongoing development.

Torres Shire presently plays a critical administration and service role for the Torres Strait and Cape York regions, anchored by Thursday Island (Waiben). As the northernmost local authority in Queensland, Torres Shire also is important for national administration, due to its border with Papua New Guinea, serving as a gateway between the two nations. Torres Shire's role as a key local, regional and national centre is intended to be protected and enhanced with Council to continue as a key partner in the development of the Torres Strait region.

A high quality of essential and core services is to be provided throughout the Shire, supported by infrastructure that serves the community's needs. Community health is improved through new initiatives, amenities, facilities and infrastructure, particularly those that promote an active lifestyle. The community is to be well informed about the development of the Shire through increased participation in decision making.

The retention and growth of local business is vital for community wellbeing, whilst investment in the region is to be encouraged in a way that focusses on an increased level of economic independence and the creation of a diverse and sustainable economy. Local employment is enhanced through a range of industries and activities that capitalise on the unique geographical, physical and cultural assets that Torres Shire offers.

In providing and promoting new opportunities, it is important to maintain a sense of place, character and community. New development is to integrate with the existing physical and social fabric to enhance the Shire, rather than altering it. Torres Shire is to provide the highest possible quality of life for its local community and this is to remain a primary objective of all activities within the Shire. Particularly care is to be taken in relation to economic development opportunities associated with tourism, to ensure these are appropriately organised and implemented to remain subordinate to the primary objective of the Shire.

Torres Shire is also faced with a number of existing and future challenges. This planning scheme seeks to implement a range of measures to avoid, mitigate and minimise their effects. Decisions in relation to land use, development and planning therefore need to be well considered with regard to current and future circumstances.

The Shire is currently subject to a number of housing pressures and it is sought that these pressures be relieved through a variety of mechanisms, including an increase in the supply and diversity of housing available. The main aim in this regard is to deliver both affordable and appropriate housing. Conditions of increased home ownership, affordable rentals and a lower cost of living are all sought within the Shire.

Natural hazards, particularly those associated with coastal waters, combined with sea level rise, have the potential to significantly impact on the future development of Torres Shire. Risks and impacts associated with these hazards are to be prevented, mitigated, responded to and recovered from in the most effective manner.

Torres Shire is also home to stunning natural beauty and significant biodiversity. Development in the Shire is to seek to deliver a situation where the human and natural environments can coexist harmoniously. The sustainable use of resources and the environment is to be promoted to ensure that present and future generations of the community can enjoy and prosper from the brilliance of the Torres Strait.

Note – The Strategic Intent is extrinsic material and is not an assessment benchmark for any assessable development under this planning scheme.



Part 1 About the Planning Scheme

1.1 Introduction

- (1) The *Torres Shire Council Planning Scheme 2020* ('the planning scheme') has been prepared in accordance with the *Planning Act 2016* ('the Act') and the *Planning Regulation 2017* ('the Regulation') as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out Torres Shire Council's intention for future development in the planning scheme area, over the next 10 years.
- (3) The planning scheme seeks to advance State and regional policies through more detailed local responses, taking into account the local context.
- (4) While the planning scheme has been prepared with a 10 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and State level.
- (5) The planning scheme applies to the local government area of Torres Shire including all land, premises, roads, internal waterways and local government tidal areas.
- (6) Despite sub-section (5), the planning scheme does not apply to Strategic Port Land as identified under the *Transport Infrastructure Act 1994*.
- (7) The *Planning Act 2016* does not apply to development in mining tenements authorised under the *Mineral Resources Act 1989*, other than for administering the development assessment process for the *Queensland Heritage Act 1992*, in relation to a Queensland heritage place.

Note – Under Section 285 of the *Transport Infrastructure Act 1994*, a port authority is required to prepare a Land Use Plan for Strategic Port Land. Development on Strategic Port Land is to be assessed by the port authority in accordance with their Land Use Plan.

Note – The planning scheme does not regulate Carrying Out Operational Work relating to an advertising device, other than where development occurs on a *State heritage place*, a *Local Indigenous heritage place* or a *Local non-Indigenous heritage place* of the Heritage Overlay shown on **Map OM-701** to **Map OM-705b**. Further detail is provided in Section 3.5.2 of the planning scheme. Advertising devices are otherwise regulated by way of Local Law within the local government area.

Editor's note – The location of mining tenements is available online via GeoResGlobe.

1.2 Planning Scheme Components

- (1) The planning scheme comprises the following parts:
 - (a) Part 1 – About the Planning Scheme;
 - (b) Part 2 – State and Regional Aspects;
 - (c) Part 3 – Categorisation Tables;
 - (d) Part 4 – Strategic Outcomes;
 - (e) Part 5 – Merit Outcomes;
 - (f) Part 6 – Standard Outcomes; and
 - (g) Part 7 – Local Government Infrastructure Plan.
- (2) The planning scheme parts discussed in sub-section (1) are supported by the following schedules and appendices:
 - (a) Schedule 1 – Definitions;
 - (b) Schedule 2 – Mapping;
 - (c) Schedule 3 – Local Government Infrastructure Plan Mapping and Supporting Material;
 - (d) Schedule 4 – Notations required under the *Planning Act 2016*;
 - (e) Schedule 5 – Designation of Premises for Development of Infrastructure;
 - (f) Schedule 6 – Planning Scheme Policies, which contains:
 - (i) Planning Scheme Policy 1 – Torres Shire Design Guideline;
 - (ii) Planning Scheme Policy 2 – Cultural Heritage;

- (g) Appendix 1 – Glossary of Abbreviations and Acronyms; and
 - (h) Appendix 2 – Table of Amendments.
- (3) The planning scheme contains the following zones and zone precincts:
- (a) *Centre Zone*;
 - (b) *Community Facilities Zone*;
 - (i) *Air Services Precinct*;
 - (ii) *Cemetery Precinct*;
 - (iii) *Community Services Precinct*;
 - (iv) *Education Precinct*;
 - (v) *Emergency Services Precinct*;
 - (vi) *Health Care Precinct*;
 - (vii) *Operational and Utility Services Precinct*; and
 - (viii) *Transport Precinct*.
 - (c) *Environmental Management and Conservation Zone*;
 - (d) *Industry Zone*;
 - (i) *Extractive Industry Precinct*;
 - (e) *Low Density Residential Zone*;
 - (f) *Low-Medium Density Residential Zone*;
 - (g) *Recreation and Open Space Zone*;
 - (h) *Rural Zone*; and
 - (i) *Rural Residential Zone*.
- (4) The planning scheme contains the following overlays:
- (a) *Agricultural Land Overlay*;
 - (b) *Airport Environs Overlay*;
 - (c) *Bushfire Hazard Overlay*;
 - (d) *Coastal Hazard Overlay*;
 - (e) *Environmental Significance Overlay*;
 - (f) *Flood Hazard Overlay*;
 - (g) *Heritage Overlay*;
 - (h) *Potential and Actual Acid Sulfate Soils Overlay*; and
 - (i) *Slope Stability Overlay*.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
- (a) the Act
 - (b) the Regulation
 - (c) the definitions in Schedule 1 of the planning scheme
 - (d) the *Acts Interpretation Act 1954*
 - (e) the ordinary meaning where that term is not defined in the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.

Note – Terms defined in Schedule 1 are underlined in the text of the planning scheme.

- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

1.3.2 Standard Drawings, Maps, Notes, Editor’s Notes and Footnotes

- (1) Standard drawings referenced in this planning scheme are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.

Note – Terms provided in *italicised* text refer to a zone, overlay category or overlay categories that are shown on a map provided in Schedule 2, other than where italicised text is used to refer to the title of legislation, a standard or other document. Certain terms associated with mapping are also defined in Schedule 1 and are denoted by being both *italicised and underlined*.

- (3) Notes are identified by the title ‘note’ and are part of the planning scheme.
- (4) Editor’s notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title ‘editor’s note’ and ‘footnote’ and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note – This is an example of a note.

Editor’s note – This is an example of an editor’s note.

Footnote¹ – See example at bottom of page.

1.3.3 Punctuation

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

1.3.4 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 the road, closed road, waterway or reclaimed land is covered by a zone or zone precinct then that zone or zone precinct applies;
 - (b) where paragraph (a) does not apply, if adjoined on both sides by land in the same zone or zone precinct – the road, closed road, waterway or reclaimed land is in the same zone or zone precinct, as the adjoining land;
 - (c) where paragraph (a) does not apply, if adjoined on one side by land in a zone or zone precinct and adjoined on the other side by land in another zone or zone precinct – the road, closed road, waterway or reclaimed land is in the same zone, zone precinct, local plan or local plan precinct as the adjoining land when measured from a point equidistant from the adjoining boundaries; and
 - (d) where paragraph (a) does not apply, if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone or zone precinct – the entire waterway or reclaimed land is in the same zone or zone precinct as the adjoining land.

Note – The provisions of Section 1.3.4 do not apply to overlays. The extent to which an overlay applies to the local government area is as shown in the mapping contained in Schedule 2.

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 and Assessment

- (1) The Categories of Development under the Act are:
 - (a) Accepted Development;

Editor’s note – A Development Permit is not required for Accepted Development.

- (b) Assessable Development; and

Editor’s note – A Development Permit is required for Assessable Development.

- (c) Prohibited Development.

¹ Footnote – this is an example of a footnote.

Editor's note – A Development Application cannot be made for Prohibited Development.

- (2) The Categories of Assessment, for Assessable Development, under the Act are:
 - (a) Code Assessment; and
 - (b) Impact Assessment;
- (3) The Act and the Regulation prescribe Categories of Development and Assessment for certain types of development.
- (4) The planning scheme also states the Category of Development and Assessment for certain types of development in the planning scheme area in the categorisation tables in Part 3.

1.5 Hierarchy of Provisions

- (1) Where there is inconsistency between assessment benchmarks in the planning scheme, the following rules apply:
 - (a) the Strategic Outcomes prevail over the Merit Outcomes and the Standard Outcomes, to the extent of the inconsistency;
 - (b) the Merit Outcomes prevail over the Standard Outcomes, to the extent of the inconsistency; and
 - (c) inconsistencies between Standard Outcomes are resolved in accordance with Section 3.1(8) of the planning scheme.
- (2) The purpose statement and local purpose statement of a zone are relevant to assessment to the extent:
 - (a) provided by Section 3.1(10) of the planning scheme; or
 - (b) they are referenced explicitly in an applicable assessment benchmark.

Note – The Strategic Intent is extrinsic material and is not an assessment benchmark for any assessable development under this planning scheme.

Note – The planning scheme contains the following provisions:

- Part 4 contains the Strategic Outcomes of the planning scheme;
- Part 5 contains the Merit Outcomes of the planning scheme; and
- Part 6 contains the Standard Outcomes of the planning scheme.

1.6 Carrying Out Building Work regulated under the Planning Scheme

- (1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect of, to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note – The building assessment provisions are stated in section 30 of the *Building Act 1975* and are 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 3, 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.

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

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

- (4) The relationship between the *Building Act 1975* and the *Building Regulation 2006* and the planning scheme is further explained in **Table 1.6**.

Table 1.6 – Relationship to Building Assessment Provisions

Column 1 <i>Building Act 1975</i> reference	Column 2 <i>Building Regulation 2006</i> reference	Column 3 Description	Column 4 Planning scheme part
Section 32(c) Section 33(2)	-	Alternatives to the QDC parts MP 1.1 and MP 1.2 <u>site cover</u> and <u>boundary clearance</u> provisions.	Section 6.1.5, SO3 Section 6.1.6, SO3
Section 32(b)	Section 10(2)(b)	Alternatives to specific matters of the QDC parts MP 1.1 and MP 1.2.	Section 6.1.5, SO1 Section 6.1.6, SO1
Section 32(a)	Section 12	Designation of a bushfire prone area for the BCA or the QDC	The <u>bushfire hazard area</u> of the Bushfire Hazard Overlay as shown on Map OM-300 to Map OM-305
Section 32(a)	Section 13	Designation of a flood prone area for the QDC	The <i>Flood Hazard Area</i> of the Flood Hazard Overlay as shown on Map OM-600 to Map OM-605
Section 32(b)	Section 13	Declaration of the defined flood level.	Definition of <u>defined flood level</u> in Schedule 1.
Section 32(b)	Section 13	Declaration of the finished floor level of class 1 buildings in the flood hazard area.	Table 6.4.6b

1.7 Local Government Administrative Matters

1.7.1 Aboriginal and Torres Strait Islander Knowledge, Culture and Tradition

- (1) The following aspects of the planning scheme are considered to specifically advance the purpose of the Act in supporting the valuing, protecting and promoting of Aboriginal and Torres Strait Islander knowledge, culture and tradition, in accordance with Section 5(2)(d) of the Act:
- (a) the Heritage Overlay, insofar as it identifies *Local Indigenous heritage places* and *Indigenous heritage high risk areas*;
 - (b) Strategic Outcome (1);
 - (c) Merit Outcomes MO8.1 to MO8.7, being those relating to the Heritage theme;
 - (d) the Standard Outcomes for the Heritage Overlay, insofar as they relate to land identified as a *Local Indigenous heritage place* and *Indigenous heritage high risk areas*; and
 - (e) Planning Scheme Policy 2 – Cultural Heritage.

1.7.2 Native Title Matters

Torres Shire is a unique Queensland Local Government in that:

- (a) Most of its population resides on islands off the northern tip of mainland Queensland;
- (b) It is the most northerly Australian local government and is geographically close to mainland Papua New Guinea; and
- (c) Its population comprises primarily Indigenous Torres Strait Islanders and Aborigines and approximately 80% of the Shire's land is subject to Native Title grant/claims.

This planning scheme has been prepared under the Act to regulate development in the Shire. Areas that are not within the jurisdiction of the Council of the Shire of Torres are not affected by the provisions of the planning scheme. It is noted that some of these areas will include land subject to tenure arrangements provided by other State legislation.

Council is mindful of both its statutory obligations imposed by Queensland law and its desire to involve the community in the planning process as it relates to development and future growth in the Shire. In this regard, Council acknowledges the following two specific issues.

1.7.2.1 Wasaga Expansion

In relation to the town of Wasaga on Horn Island, consultation with the Native Title holders is acknowledged as particularly important. Expanding the town of Wasaga is critical to providing new land on which to house the Shire's growing population which is one of the outcomes promoted by the planning scheme.

Currently, an Indigenous Land Use Agreement (the ILUA) exists between the Kaurareg people, Council and the Queensland Government. This tri-partite agreement makes provision for the setting aside of areas of land on Horn Island for "future acts". These include the provision of a reticulated sewerage scheme and the development of land beyond the current limits of Wasaga for urban purposes. This planning scheme has been drafted to reflect the current status of consultation between the ILUA parties. Council is committed to ongoing consultation with the Native Title holders to bring the process to fruition.

1.7.2.2 Development Assessment

Under the Act, a decision of Council on a development application that is assessed against this planning scheme is not contingent upon the determination of issues relating to land title or ownership.

The Act sets out requirements for the obtaining of owners consent to support development applications, in certain circumstances. On land where Native Title has been statutorily recognised, this means that the consent of the Native Title holders must be sought and provided by an applicant. A land owner is not obliged to provide owner's consent to an applicant. The right to enter upon and use land depends on the permission of the land's owner(s).

Consequently, this planning scheme is not intended to circumvent or diminish the need for any person to obtain owner's consent and/or separate permission from and respect Native Title holders in relation to the use of their land.

To the extent that this planning scheme seeks to regulate development on land (including land subject to Native Title), Council has sought to consult with the land owners.

Council is required under Section 23.2 of the ILUA to continue to negotiate in good faith with the Native Title Party in reviewing Council's planning scheme in relation to the ILUA area and will continue to meet that requirement.

Council's commitment to consultation with Native Title holders is therefore ongoing.

Additionally, it is Council's policy to encourage potential developers of land, particularly if the land is subject to a Native Title claim, to consult in person with the Native Title claimants at the earliest opportunity. Council continues to assist with this consultative process by providing the relevant contact details and making introductions as appropriate. Planning Scheme Policy 2 – Cultural Heritage, contained in Schedule 6 of this planning scheme, provides specific guidance in this regard.

Part 2 State and Regional Aspects

Part 2 identifies how the planning scheme coordinates and integrates State and regional aspects of the matters addressed in the planning scheme.

2.1 State Planning Policy

The planning scheme has been drafted to integrate the following state interests of the State Planning Policy (July 2017):

- Housing Supply and Diversity;
- Liveable Communities;
- Agriculture;
- Development and Construction;
- Mining and Extractive Resources
- Tourism;
- Biodiversity;
- Coastal Environment;
- Cultural Heritage;
- Water Quality;
- Emissions and Hazardous Activities;
- Natural Hazards Risk and Resilience;
- Energy and Water Supply;
- Infrastructure Integration;
- Transport Infrastructure;
- Strategic Airports and Aviation Facilities; and
- Strategic Ports.

2.2 Regional Plan

Torres Shire is not located in an area to which a Regional Plan applies.

In the event that a new Regional Plan is introduced, after the commencement of this planning scheme, that Regional Plan is to be considered in addition to this planning scheme, in accordance with Section 45 of the Act and Part 4, Division 4 of the Regulation.

Part 3 Categorisation Tables

3.1 Preliminary

- (1) Part 3 contains categorisation tables which identify the following for development:
- the Category of Development being Accepted Development, Assessable Development or Prohibited Development (lowest to highest);
 - the Category of Assessment for Assessable Development being Code Assessment or Impact Assessment (lowest to highest);
 - the Assessment Benchmarks for Assessable Development; and
 - any requirements that may apply to Accepted Development.

Note – The Strategic Outcomes of the planning scheme are only prescribed as Assessment Benchmarks for Assessable Development that is subject to Impact Assessment.

- (2) Part 3 contains sections applicable to the following development types:
- Material Change of Use (Section 3.2);
 - Reconfiguring a Lot (Section 3.3);
 - Carrying Out Building Work (Section 3.4); and
 - Carrying Out Operational Work (Section 3.5).
- (3) The sections referenced in sub-section (2) above contain categorisation tables that apply for:
- zones; and
 - overlays.

Note – Overlays identify mapped areas that reflect state, regional and local level interest and that are sensitive, constrained and/or valuable and require specific consideration as to how they relate to development.

- (4) Development is subject to the provisions contained in a categorisation table for:
- all zones within which the development is located; and
 - all overlays within which the development is located.

Note – A zone or overlay is applicable to the extent that any aspect or feature of the development is located within the mapped area of the zone or overlay, as shown in the mapping contained in Schedule 2.

Note – Where an overlay includes a mapped area over all or part of land upon which development is proposed, the overlay applies only to the extent any aspect or feature of the development is located within the mapped area of the overlay. Where development is located on land partly within the mapped area of an overlay, however no aspect or feature of the development is located within the mapped area of the overlay, that overlay does not apply. To avoid any doubt, Reconfiguring a Lot is considered to affect the entire land area of all lots proposed to be reconfigured and as such an overlay with a mapped area over any part of a lot that is proposed to be reconfigured will apply to that development.

- (5) The categorisation tables include notes that identify which Categories of Development and Assessment prevail in the event of an inconsistency between two provisions.
- (6) Where a note within a categorisation table, as referenced in sub-section (5), does not provide guidance as to resolving an inconsistency between two or more different applicable Categories of Development and Assessment, the highest Category of Development and Assessment applies.

Note – Sub-section (1) outlines the hierarchy of Categories of Development and Categories of Assessment.

Note – The Categories of Development and Assessment applicable to development are to be derived from the categorisation table for any applicable zone or overlay in accordance with sub-section (3).

- (7) Where development involves more than one defined use, the highest Category of Development and Assessment is applicable from the Category of Development and Assessment determined for each defined use in accordance with sub-sections (4), (5) and (6);

- (8) Where an inconsistency exists between two or more applicable Standard Outcomes:
- a Standard Outcome for an overlay prevails over any other Standard Outcome;
 - a Standard Outcome for a use prevails over a Standard Outcome for a zone, precinct of a zone or other matter;
 - a Standard Outcome for a precinct of a zone prevails over a Standard Outcome for a zone or other matter; and
 - a Standard Outcome for a zone prevails over a Standard Outcome for an other matter.

Table 3.1 provides further explanation of the process used to determine which Standard Outcome prevails, to the extent of the inconsistency.

Table 3.1 – Prevailing Standard Outcomes

		Standard Outcome relating to:					
		Column A	Column B	Column C	Column D	Column E	
		Zone	Precinct of a Zone	Use	Other Matter	Overlay	
Standard Outcome relating to:	Row 1	Zone	N/A	Precinct of a Zone	Use	Zone	Overlay
	Row 2	Precinct of a Zone	Precinct of a Zone	N/A	Use	Precinct of a Zone	Overlay
	Row 3	Use	Use	Use	N/A	Use	Overlay
	Row 4	Other Matter	Zone	Precinct of a Zone	Use	N/A	Overlay
	Row 5	Overlay	Overlay	Overlay	Overlay	Overlay	N/A

Note – As an example of how **Table 3.1** is to be applied, where a requirement prescribed by a Standard Outcome for an overlay (Column E) conflicts with a requirement prescribed by a Standard Outcome for a zone (Row 1), the requirement prescribed by the Standard Outcome for the overlay prevails to the extent of any inconsistency or conflict (Cell E1). This may also be determined by using Column A and Row 5 to reference Cell A5.

- (9) Where the Merit Outcomes of the planning scheme are identified as Assessment Benchmarks for Assessable Development (other than pursuant to sub-section (11) below), the development is to be assessed against all applicable Merit Outcomes, unless otherwise specified in the Categorisation Tables.
- (10) The Standard Outcomes for Zones are supported by purpose statements and local purpose statements. Where the Standard Outcomes for a Zone are Assessment Benchmarks for Assessable Development, regard may be given to the corresponding purpose statement and local purpose statement, to the extent the Assessment Manager considers relevant and appropriate.
- (11) Where Assessable Development that is subject to Code Assessment does not comply with one (1) or more applicable Standard Outcome, the following elements of the planning scheme become assessment benchmarks (unless otherwise specified in the Categorisation Tables):
- the Merit Outcomes for the General theme; and
 - the Merit Outcomes for any theme where non-compliance exists with a Standard Outcome.

Note – Standard Outcomes are organised into a number of different themes in the tables in Part 6, an example of which is “Built Form and Development Design”. The same themes are used to organise the Merit Outcomes in Part 5. Each theme has been allocated a number for ease of reference (1-16).

Note – Section 3.6 provides guidance material that further explains the relationship between Standard Outcomes and Merit Outcomes for the purpose of sub-section (11).

Note – **Figure 3.1** provides assistance in the process of determining the applicability of Merit Outcomes to the assessment of development.

- (12) In assessing the compliance of development with the Merit Outcomes of the planning scheme, pursuant to sub-section (9) or (11):
- (a) the compliance of the development with any Standard Outcome is not to be used as a method of informing compliance with the Merit Outcomes. In assessing the development against the Merit Outcomes, no regard is to be had to the compliance of the development with the Standard Outcomes; and
 - (b) regard may be had to the requirements of the Standard Outcomes (not the compliance of the development with them) as they relate to matters covered in the Merit Outcomes.

Note – An assessment undertaken against the Merit Outcomes may determine that a requirement that is alternative to a Standard Outcome achieves compliance with the Merit Outcome. Where the Standard Outcome includes a metric or quantitative standard, this could be either more or less than the metric or quantitative standard.

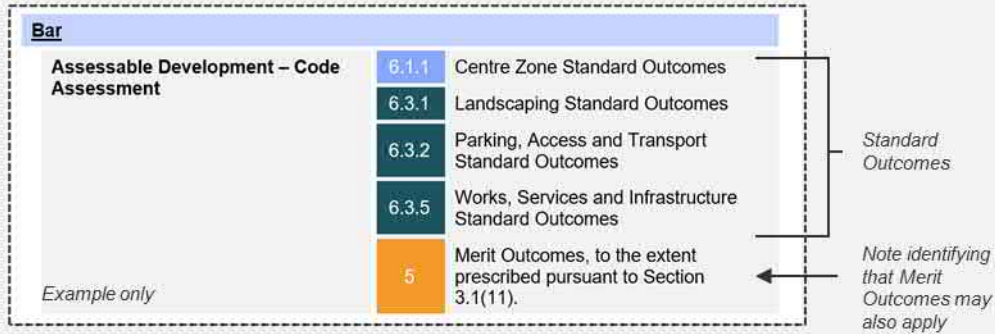
The assessment required to be completed under sub-section (12) is intended to support a holistic consideration of development. As an example of this approach, development that does not comply with a Standard Outcome relating to building height, will be assessed against the Merit Outcomes. As part of this assessment, it may be determined that the development achieves compliance with the Merit Outcomes but only where increased setbacks (which are greater than those stipulated by the Standard Outcomes) are provided. Sub-section (12)(a) does not allow the compliance of the development with the Standard Outcomes (such as for setback matters) to be considered however sub-section (12)(b) allows for regard to be had to the requirement itself, which may be appropriate to inform expectations of development on the site or within the surrounding area.

Note – In some instances notes have been provided for Merit Outcomes where the use of the approach discussed in paragraph (b) may be appropriate. These notes are not intended to limit the use of this approach to only those outcomes.

- (13) Where an overlay does not change the Category of Development or Assessment, by stating “no change”, the following rules apply:
- (a) where development is Accepted Development in the zone/s, the outcomes identified in the “Assessment Benchmarks for Assessable Development and Requirements for Accepted Development” column are requirements (in addition to any specified in the zone/s) for the development, which must be complied with for the development to be Accepted Development; and
 - (b) where development is Assessable Development in the zone/s, the outcomes identified in the “Assessment Benchmarks for Assessable Development and Requirements for Accepted Development” column are assessment benchmarks for the development (in addition to any specified in the zone/s).
- (14) Unless otherwise explicitly stated in a Categorisation Table, development is Assessable Development that is subject to Code Assessment where:
- (a) development is Accepted Development subject to compliance with requirements identified in the “Assessment Benchmarks for Assessable Development and Requirements for Accepted Development” column; and
 - (b) development does not comply with one or more of the requirements identified in the “Assessment Benchmarks for Assessable Development and Requirements for Accepted Development” column.

STEP 1 IDENTIFY ASSESSMENT BENCHMARKS

The assessment benchmarks are listed in the right-hand column of each Categorisation Table.



STEP 2 ASSESS DEVELOPMENT AGAINST APPLICABLE STANDARD OUTCOMES

Standard Outcomes are found in Part 6 of the planning scheme and are identified in Step 1.

STEP 3 IDENTIFY NON-COMPLIANCES WITH STANDARD OUTCOMES



STEP 4 IDENTIFY RELEVANT THEMES

Standard Outcomes are organised under themes. Each Standard Outcome only has one theme

Relevant theme

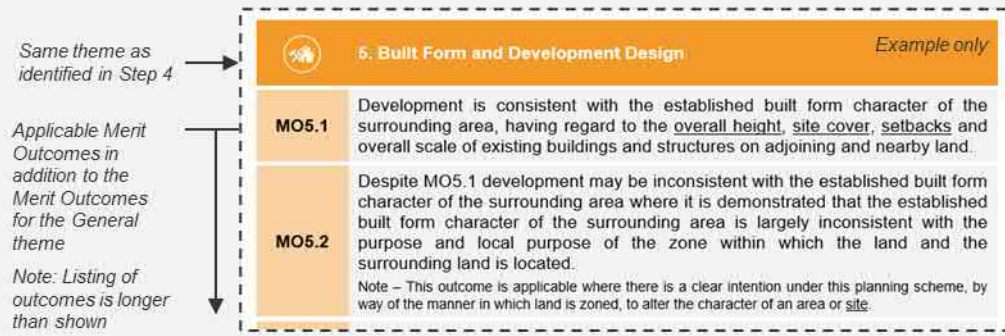
Standard Outcome where non-compliance exists

Note: The relevant theme is to be identified for all Standard Outcomes where non-compliance exists

Table 6.1.1 – Standard Outcomes for the Centre Zone	
	<p>5. Built Form and Development Design</p> <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.4 to MO1.2 (i. General theme) and MO5.1 to MO5.7 (ii. Built Form and Development Design theme), become assessment benchmarks. Section 3.8 provides further guidance.</p>
SO1	<p>All buildings and structures comprise an overall height of no greater than:</p> <p>(d) where located on Horn Island, at Tamwoy Town or at Rose Hill, two (2) storeys and 8.5 metres; or</p> <p>(e) three (3) storeys and 12 metres.</p> <p>Note – Where paragraph (a) applies, an overall height of three (3) storeys and 12 metres may be considered where compliance is demonstrated with the applicable Merit Outcomes, having regard to the specific site characteristics of the development.</p>
SO2	<p>Buildings are setback from a front boundary as follows:</p> <p>(a) built to boundary where fronting Douglas Street (Thursday Island); or</p> <p>(b) a minimum of 0 metres and a maximum of three (3) metres otherwise.</p> <p>Note – A setback greater than 0 metres in locations where paragraph (a) applies does not comply with SO2.</p>

STEP 5 IDENTIFY APPLICABLE MERIT OUTCOMES

Merit Outcomes are organised under themes in Part 5. These themes are the same as those used for Standard Outcomes. To the extent that development does not comply with a Standard Outcome, the Merit Outcomes of the corresponding theme, in addition to the Merit Outcomes of the General theme, are assessment benchmarks.



Note: Steps 4 and 5 are to be repeated for all Standard Outcomes identified in Step 3.

This figure provides an example only and is not exhaustive

Figure 3.1 – Applicability of Merit Outcomes

3.2 Material Change of Use

Note – Categories of Development and Assessment are not provided for the Slope Stability Overlay where for Material Change of Use.

3.2.1 Centre Zone

Table 3.2.1 – Categorisation Table for Material Change of Use in the Centre Zone

Categories of Development and Assessment		Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
<u>Agricultural Supplies Store</u>		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>commercial purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 2 applies.
<u>Bar</u>		
Assessable Development – Code Assessment	6.1.1	Centre Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
<u>Bulk Landscape Supplies</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Car Wash</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Caretaker's Accommodation</u>		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>residential purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply</p>	6.1.1	Centre Zone Standard Outcomes, where paragraph 2 applies.
	6.2.1	Accommodation Activities Standard Outcomes, where paragraph 2 applies.
	6.3.1	Landscaping Standard Outcomes, where paragraph 2 applies.
	6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.
	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
<u>Childcare Centre</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Club</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Community Care Centre</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
<u>Community Residence</u>	
<p>1. Accepted Development, where complying with the requirements in Schedule 6, Section 6 of the Regulation.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	<p>5</p> <p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 2 applies.</p>
<u>Community Use</u>	
<p>Assessable Development – Code Assessment</p>	<p>5</p> <p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</p>
<u>Dwelling Unit</u>	
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>residential purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply</p>	<p>6.1.1</p> <p>Centre Zone Standard Outcomes, where paragraph 2 applies.</p>
	<p>6.2.1</p> <p>Accommodation Activities Standard Outcomes, where paragraph 2 applies.</p>
	<p>6.3.1</p> <p>Landscaping Standard Outcomes, where paragraph 2 applies.</p>
	<p>6.3.2</p> <p>Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.</p>
	<p>6.3.5</p> <p>Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.</p>
<p>5</p> <p>Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.</p>	
<u>Educational Establishment</u>	
<p>Assessable Development – Code Assessment</p>	<p>5</p> <p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</p>

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Emergency Services</u>		
Assessable Development – Code Assessment	6.1.1	Centre Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
<u>Food and Drink Outlet</u>		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>commercial purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.1	Centre Zone Standard Outcomes, where paragraph 2 applies.
	6.3.1	Landscaping Standard Outcomes, where paragraph 2 applies.
	6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.
	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
<u>Function Facility</u>		
Assessable Development – Code Assessment	6.1.1	Centre Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Funeral Parlour</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Garden Centre</u>		
Assessable Development – Code Assessment	6.1.1	Centre Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
<u>Hardware and Trade Supplies</u>		
Assessable Development – Code Assessment	6.1.1	Centre Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
<u>Health Care Service</u>		
Assessable Development – Code Assessment	6.1.1	Centre Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Home-Based Business		
<p>1. Accepted Development, where complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.1	Centre Zone Standard Outcomes
	6.2.2	Home-Based Business Standard Outcomes
	6.3.1	Landscaping Standard Outcomes, where paragraph 2 applies.
	6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.
	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
Hotel		
Assessable Development – Code Assessment	6.1.1	Centre Zone Standard Outcomes
	6.2.1	Accommodation Activities Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
Indoor Sport and Recreation		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
Landing		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport).

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Low Impact Industry		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
Marine Industry		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
Market		
Assessable Development – Code Assessment	6.1.1	Centre Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
Multiple Dwelling		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>residential purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.1	Centre Zone Standard Outcomes, where paragraph 2 applies.
	6.2.1	Accommodation Activities Standard Outcomes, where paragraph 2 applies.
	6.3.1	Landscaping Standard Outcomes, where paragraph 2 applies.
	6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.
	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Non-Resident Workforce Accommodation</u>		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>residential purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 2 applies.
<u>Office</u>		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>commercial purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	<p>6.1.1</p> <p>6.3.1</p> <p>6.3.2</p> <p>6.3.5</p> <p>5</p>	<p>Centre Zone Standard Outcomes, where paragraph 2 applies.</p> <p>Landscaping Standard Outcomes, where paragraph 2 applies.</p> <p>Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.</p> <p>Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.</p> <p>Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.</p>
<u>Outdoor Sales</u>		
<p>Assessable Development – Code Assessment</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Outstation</u>		
<p>Assessable Development – Code Assessment, where not involving camping.</p>	<p>6.1.1</p> <p>6.3.1</p> <p>6.3.2</p> <p>6.3.5</p> <p>5</p>	<p>Centre Zone Standard Outcomes</p> <p>Landscaping Standard Outcomes</p> <p>Parking, Access and Transport Standard Outcomes</p> <p>Works, Services and Infrastructure Standard Outcomes</p> <p>Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)</p>

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Park</u>		
Accepted Development	-	
<u>Place of Worship</u>		
Assessable Development – Code Assessment	6.1.1	Centre Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
<u>Roadside Stall</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Rooming Accommodation</u>		
Assessable Development – Code Assessment	6.1.1	Centre Zone Standard Outcomes
	6.2.1	Accommodation Activities Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Sales Office		
<p>1. Accepted Development, where:</p> <p>(a) the use will be established for a period not exceeding two (2) years; and</p> <p>(b) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where:</p> <p>(a) the use will be established for a period not exceeding two (2) years; and</p> <p>(b) not complying with all Standard Outcomes of the identified requirements for Accepted Development.</p>	6.1.1	Centre Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
Service Industry		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>commercial purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 2 applies.
Shop		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>commercial purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.1	Centre Zone Standard Outcomes, where paragraph 2 applies.
	6.3.1	Landscaping Standard Outcomes, where paragraph 2 applies.
	6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.
	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Shopping Centre</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Short-Term Accommodation</u>		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>residential purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.1	Centre Zone Standard Outcomes, where paragraph 2 applies.
	6.2.1	Accommodation Activities Standard Outcomes, where paragraph 2 applies.
	6.3.1	Landscaping Standard Outcomes, where paragraph 2 applies.
	6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.
	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.
5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.	
<u>Showroom</u>		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>commercial purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 2 applies.
<u>Telecommunications Facility</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Tourist Park</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Veterinary Service</u>		
Assessable Development – Code Assessment	6.1.1	Centre Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
<u>Wholesale Nursery</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Any use</u>		
Assessable Development – Impact Assessment, where: (a) a use that is not listed in this table; or (b) a use listed in this table and not meeting the description listed under the Category of Development and Assessment heading; or (c) an undefined use.	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
	4	Strategic Outcomes (all)

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

3.2.2 Community Facilities Zone

Table 3.2.2 – Categorisation Table for Material Change of Use in the Community Facilities Zone

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Air Service</u>		
Assessable Development – Code Assessment , where located in the <i>Air Services Precinct</i> .	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Caretaker’s Accommodation</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Cemetery</u>		
Accepted Development , where located in the <i>Cemetery Precinct</i> .	-	
<u>Childcare Centre</u>		
Assessable Development – Code Assessment , where located in the <i>Community Services Precinct</i> or the <i>Education Precinct</i> .	6.1.2	Community Facilities Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Club		
<p>1. Accepted Development, where:</p> <p>(a) located in the <i>Community Services Precinct</i>;</p> <p>(b) located within an existing building;</p> <p>(c) any building work is limited to <u>minor building work</u>; and</p> <p>(d) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where:</p> <p>(a) located in the <i>Community Services Precinct</i>; and</p> <p>(b) paragraph 1 does not apply.</p>	<p>6.1.2</p> <p>6.3.1</p> <p>6.3.2</p> <p>6.3.5</p> <p>5</p>	<p>Community Facilities Zone Standard Outcomes</p> <p>Landscaping Standard Outcomes</p> <p>Parking, Access and Transport Standard Outcomes</p> <p>Works, Services and Infrastructure Standard Outcomes</p> <p>Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.</p>
Community Care Centre		
<p>1. Accepted Development, where:</p> <p>(a) located in the <i>Community Services Precinct</i>;</p> <p>(b) located within an existing building;</p> <p>(c) any building work is limited to <u>minor building work</u>; and</p> <p>(d) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where:</p> <p>(a) located in the <i>Community Services Precinct</i>; and</p> <p>(b) paragraph 1 does not apply.</p>	<p>6.1.2</p> <p>6.3.1</p> <p>6.3.2</p> <p>6.3.5</p> <p>5</p>	<p>Community Facilities Zone Standard Outcomes</p> <p>Landscaping Standard Outcomes</p> <p>Parking, Access and Transport Standard Outcomes</p> <p>Works, Services and Infrastructure Standard Outcomes</p> <p>Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.</p>

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Community Residence		
<p>1. Accepted Development, where complying with the requirements in Schedule 6, Section 6 of the Regulation.</p>	6.1.2	Community Facilities Zone Standard Outcomes, where paragraph 2 applies.
<p>2. Assessable Development – Code Assessment, where:</p>	6.3.1	Landscaping Standard Outcomes, where paragraph 2 applies.
<p>(a) located in the <i>Community Services Precinct</i>; and</p>	6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.
<p>(b) paragraph 1 does not apply.</p>	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
Community Use		
<p>1. Accepted Development, where:</p>	6.1.2	Community Facilities Zone Standard Outcomes
<p>(a) located in the <i>Community Services Precinct</i>;</p>	6.3.1	Landscaping Standard Outcomes
<p>(b) located within an existing building;</p>	6.3.2	Parking, Access and Transport Standard Outcomes
<p>(c) any building work is limited to <u>minor building work</u>; and</p>	6.3.5	Works, Services and Infrastructure Standard Outcomes
<p>(d) complying with all Standard Outcomes of the identified requirements.</p>	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
<p>2. Assessable Development – Code Assessment, where:</p>		
<p>(a) located in the <i>Community Services Precinct</i>; and</p>		
<p>(b) paragraph 1 does not apply.</p>		
Crematorium		
<p>Assessable Development – Code Assessment, where located in the <i>Cemetery Precinct</i>.</p>	6.1.2	Community Facilities Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Detention Facility</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Educational Establishment</u>		
Assessable Development – Code Assessment	6.1.2	Community Facilities Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
<u>Emergency Services</u>		
1. Accepted Development , where located in the <i>Emergency Services Precinct</i> .	6.1.2	Community Facilities Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
		Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
2. Assessable Development – Code Assessment , where not located in the <i>Emergency Services Precinct</i> .	6.1.2	Community Facilities Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
<u>Food and Drink Outlet</u>		
Assessable Development – Code Assessment , where not located in the <i>Emergency Services Precinct</i> or the <i>Operational and Utility Services Precinct</i> .	6.1.2	Community Facilities Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Function Facility</u>		
Assessable Development – Code Assessment , where located in the <i>Cemetery Precinct, Community Services Precinct, Education Precinct or Health Care Precinct</i> .	6.1.2	Community Facilities Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
<u>Funeral Parlour</u>		
Accepted Development , where located in the <i>Cemetery Precinct</i> .	-	
<u>Health Care Service</u>		
Assessable Development – Code Assessment , where located in the <i>Community Services Precinct or the Health Care Precinct</i> .	6.1.2	Community Facilities Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
<u>Hospital</u>		
Accepted Development , where located in the <i>Health Care Precinct</i> .	-	

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Indoor Sport and Recreation</u>		
1. Assessable Development – Code Assessment , where located in the <i>Education Precinct</i> .	6.1.2	Community Facilities Zone Standard Outcomes, where paragraph 1 applies.
2. Assessable Development – Code Assessment , where located in the <i>Community Services Precinct</i> .	6.3.1	Landscaping Standard Outcomes, where paragraph 1 applies.
	6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 1 applies.
	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 1 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 1 applies.
	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 2 applies.
	<u>Landing</u>	
1. Assessable Development – Code Assessment , where located in the <i>Transport Precinct</i> .	6.1.2	Community Facilities Zone Standard Outcomes, where paragraph 1 applies.
2. Assessable Development – Code Assessment , where paragraph 1 does not apply.	6.2.3	Landing Standard Outcomes, where paragraph 1 applies.
	6.3.1	Landscaping Standard Outcomes, where paragraph 1 applies.
	6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 1 applies.
	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 1 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 1 applies.
	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
	and Transport), where paragraph 2 applies.

Major Electricity Infrastructure

Accepted Development, where located in the <i>Operational and Utility Services Precinct</i> .	-
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Market

Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
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Office

<p>1. Accepted Development, where:</p> <p>(a) located in the <i>Community Services Precinct</i>;</p> <p>(b) located within an existing building;</p> <p>(c) any building work is limited to <u>minor building work</u>; and</p> <p>(d) complying with all Standard Outcomes of the identified requirements.</p>	6.1.2	Community Facilities Zone Standard Outcomes, apart from where paragraph 3 applies.
	6.3.1	Landscaping Standard Outcomes, apart from where paragraph 3 applies.
	6.3.2	Parking, Access and Transport Standard Outcomes, apart from where paragraph 3 applies.
	6.3.5	Works, Services and Infrastructure Standard Outcomes, apart from where paragraph 3 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
<p>2. Assessable Development – Code Assessment, where:</p> <p>(a) located in the <i>Community Services Precinct</i>; and</p> <p>(b) paragraph 1 does not apply.</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 3 applies.
	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 3 applies.
<p>3. Assessable Development – Code Assessment, where paragraphs 1 and 2 do not apply.</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 3 applies.

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Outdoor Sport and Recreation</u>		
<p>1. Accepted Development, where located in the <i>Education Precinct</i>.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 2 applies.
<u>Outstation</u>		
<p>1. Accepted Development, where:</p> <p>(a) located in the <i>Community Services Precinct</i>;</p> <p>(b) located within an existing building;</p> <p>(c) any building work is limited to <u>minor building work</u>; and</p> <p>(d) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where:</p> <p>(a) located in the <i>Community Services Precinct</i>; and</p> <p>(b) paragraph 1 does not apply</p>	<p>6.1.2</p> <p>6.3.1</p> <p>6.3.2</p> <p>6.3.5</p> <p>5</p>	<p>Community Facilities Zone Standard Outcomes</p> <p>Landscaping Standard Outcomes</p> <p>Parking, Access and Transport Standard Outcomes</p> <p>Works, Services and Infrastructure Standard Outcomes</p> <p>Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.</p>
<u>Park</u>		
Accepted Development	-	
<u>Place of Worship</u>		
<p>Assessable Development – Code Assessment, where located in the <i>Community Services Precinct</i>.</p>	<p>6.1.2</p> <p>6.3.1</p> <p>6.3.2</p> <p>6.3.5</p> <p>5</p>	<p>Community Facilities Zone Standard Outcomes</p> <p>Landscaping Standard Outcomes</p> <p>Parking, Access and Transport Standard Outcomes</p> <p>Works, Services and Infrastructure Standard Outcomes</p> <p>Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)</p>

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Renewable Energy Facility		
<p>Assessable Development – Code Assessment, where located in the <i>Operational and Utility Services Precinct</i>.</p>	6.1.2	Community Facilities Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
Residential Care Facility		
<p>Assessable Development – Code Assessment, where located in the <i>Community Services Precinct</i> or the <i>Health Care Precinct</i>.</p>	6.1.2	Community Facilities Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
Retirement Facility		
<p>Assessable Development – Code Assessment, where located in the <i>Community Services Precinct</i> or the <i>Health Care Precinct</i>.</p>	6.1.2	Community Facilities Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Rooming Accommodation</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Short-Term Accommodation</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Substation</u>		
Accepted Development , where located in the <i>Operational and Utility Services Precinct</i> .	-	
<u>Telecommunications Facility</u>		
Accepted Development , where located in the <i>Operational and Utility Services Precinct</i> .	-	
<u>Theatre</u>		
Assessable Development – Code Assessment , where located in the <i>Community Services Precinct</i> .	6.1.2	Community Facilities Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
<u>Utility Installation</u>		
Accepted Development , where located in the <i>Operational and Utility Services Precinct</i> .	-	

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development				
Any use					
<p>Assessable Development – Impact Assessment, where:</p> <p>(a) a use that is not listed in this table; or</p> <p>(b) a use listed in this table and not meeting the description listed under the Category of Development and Assessment heading; or</p> <p>(c) an undefined use.</p>	<table border="1"> <tr> <td data-bbox="746 383 842 607">5</td> <td data-bbox="850 383 1318 607">Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</td> </tr> <tr> <td data-bbox="746 618 842 663">4</td> <td data-bbox="850 618 1318 663">Strategic Outcomes (all)</td> </tr> </table>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)	4	Strategic Outcomes (all)
5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)				
4	Strategic Outcomes (all)				

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

3.2.3 Environmental Management and Conservation Zone

Table 3.2.3 – Categorisation Table for Material Change of Use in the Environmental Management and Conservation Zone

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
<u>Caretaker's Accommodation</u>	
Assessable Development – Code Assessment	<p style="text-align: center;">5</p> <p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</p>
<u>Community Residence</u>	
Accepted Development , where complying with the requirements in Schedule 6, Section 6 of the Regulation.	-
<u>Community Use</u>	
Assessable Development – Code Assessment	<p style="text-align: center;">5</p> <p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</p>
<u>Environment Facility</u>	
Assessable Development – Code Assessment	<p style="text-align: center;">5</p> <p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</p>
<u>Landing</u>	
Assessable Development – Code Assessment	<p style="text-align: center;">5</p> <p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</p>

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
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Nature-Based Tourism

Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
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Outdoor Sport and Recreation

Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
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Outstation

Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
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Park

Accepted Development	-
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Any use

Assessable Development – Impact Assessment, where:		
(a) a use that is not listed in this table; or	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
(b) a use listed in this table and not meeting the description listed under the Category of Development and Assessment heading; or	4	Strategic Outcomes (all)
(c) an undefined use.		

Editor’s note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

3.2.4 Industry Zone

Table 3.2.4 – Categorisation Table for Material Change of Use in the Industry Zone

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
<u>Aquaculture</u>	
<p>Assessable Development – Code Assessment, where located wholly within a building.</p> <p>Note – This building does not need to be existing.</p>	6.1.4 Industry Zone Standard Outcomes
	6.3.1 Landscaping Standard Outcomes
	6.3.2 Parking, Access and Transport Standard Outcomes
	6.3.5 Works, Services and Infrastructure Standard Outcomes
	5 Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
<u>Bulk Landscape Supplies</u>	
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building;</p> <p>(b) any building work is limited to <u>minor building work</u>; and</p> <p>(c) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply</p>	6.1.4 Industry Zone Standard Outcomes
	6.3.1 Landscaping Standard Outcomes
	6.3.2 Parking, Access and Transport Standard Outcomes
	6.3.5 Works, Services and Infrastructure Standard Outcomes
	5 Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
<u>Caretaker's Accommodation</u>	
<p>Assessable Development – Code Assessment</p>	5 Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Extractive Industry</u>	
<p>Assessable Development – Code Assessment, where located in the <i>Extractive Industry Precinct</i>.</p>	5 Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Emergency Services</u>		
Assessable Development – Code Assessment	6.1.4	Industry Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
<u>Food and Drink Outlet</u>		
Assessable Development – Code Assessment	6.1.4	Industry Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
<u>Indoor Sport and Recreation</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Landing</u>		
Assessable Development – Code Assessment	6.1.4	Industry Zone Standard Outcomes
	6.2.3	Landing Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Low Impact Industry		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building;</p> <p>(b) any building work is limited to <u>minor building work</u>; and</p> <p>(c) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.4	Industry Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
Marine Industry		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building;</p> <p>(b) any building work is limited to <u>minor building work</u>; and</p> <p>(c) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.4	Industry Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
Medium Impact Industry		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building;</p> <p>(b) any building work is limited to <u>minor building work</u>; and</p> <p>(c) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.4	Industry Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
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Office

<p>1. Accepted Development, where:</p> <p>(a) located within an existing building;</p> <p>(b) any building work is limited to <u>minor building work</u>; and</p> <p>(c) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.4	Industry Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Outdoor Sales

<p>Assessable Development – Code Assessment</p>	6.1.4	Industry Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).

Park

Accepted Development	-
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Port Service

<p>1. Accepted Development, where:</p> <p>(a) located within an existing building;</p> <p>(b) any building work is limited to <u>minor building work</u>; and</p> <p>(c) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.4	Industry Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Research and Technology Industry		
Assessable Development – Code Assessment	6.1.4	Industry Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
Sales Office		
1. Accepted Development , where: (a) the use will be established for a period not exceeding two (2) years; and (b) complying with all Standard Outcomes of the identified requirements.	6.1.4	Industry Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
2. Assessable Development – Code Assessment , where: (a) the use will be established for a period not exceeding two (2) years; and (b) not complying with all Standard Outcomes of the identified requirements for Accepted Development.		
Service Industry		
1. Accepted Development , where: (a) located within an existing building; (b) any building work is limited to <u>minor building work</u> ; and (c) complying with all Standard Outcomes of the identified requirements.	6.1.4	Industry Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
2. Assessable Development – Code Assessment , where paragraph 1 does not apply.		

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Service Station</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Shop</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Showroom</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Substation</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Telecommunications Facility</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Transport Depot		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building;</p> <p>(b) any building work is limited to <u>minor building work</u>; and</p> <p>(c) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.4	Industry Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
Warehouse		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building;</p> <p>(b) any building work is limited to <u>minor building work</u>; and</p> <p>(c) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.4	Industry Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
Wholesale Nursery		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
Any use		
<p>Assessable Development – Impact Assessment, where:</p> <p>(a) a use that is not listed in this table; or</p> <p>(b) a use listed in this table and not meeting the description listed under the Category of Development and Assessment heading; or</p> <p>(c) an undefined use.</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
	4	Strategic Outcomes (all)

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

3.2.5 Low Density Residential Zone

Table 3.2.5 – Categorisation Table for Material Change of Use in the Low Density Residential Zone

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Caretaker’s Accommodation</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Community Residence</u>		
<p>1. Accepted Development, where complying with the requirements in Schedule 6, Section 6 of the Regulation.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.5	Low Density Residential Zone Standard Outcomes, where paragraph 2 applies.
	6.2.1	Accommodation Activities Standard Outcomes, where paragraph 2 applies.
	6.3.1	Landscaping Standard Outcomes, where paragraph 2 applies.
	6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.
	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Dual Occupancy</u>		
Assessable Development – Code Assessment	6.1.5	Low Density Residential Zone Standard Outcomes
	6.2.1	Accommodation Activities Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
<u>Dwelling House</u>		
Accepted Development	-	
<u>Dwelling Unit</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Food and Drink Outlet</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
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Home-Based Business

<p>1. Accepted Development, where complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.5	Low Density Residential Zone Standard Outcomes
	6.2.2	Home-Based Business Standard Outcomes
	6.3.1	Landscaping Standard Outcomes, where paragraph 2 applies.
	6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.
	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Landing

<p>Assessable Development – Code Assessment</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
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Non-Resident Workforce Accommodation

<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>residential purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Accepted Development, where involving a single <u>dwelling</u>.</p> <p>3. Assessable Development – Code Assessment, where paragraphs 2 and 3 do not apply.</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 3 applies.
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Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Office		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
Park		
Accepted Development	-	
Place of Worship		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
Sales Office		
<p>1. Accepted Development, where:</p> <p>(a) the use will be established for a period not exceeding two (2) years; and</p> <p>(b) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where:</p> <p>(a) the use will be established for a period not exceeding two (2) years; and</p> <p>(b) not complying with all Standard Outcomes of the identified requirements for Accepted Development.</p>	6.1.5	Low Density Residential Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
Shop		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)

Categories of Development and Assessment

Requirements for Accepted Development and Assessment Benchmarks for Assessable Development

Short-Term Accommodation

<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>residential purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Accepted Development, where involving a single <u>dwelling</u>.</p> <p>3. Assessable Development – Code Assessment, where paragraphs 2 and 3 do not apply.</p>	5	<p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 3 applies.</p>
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Tourist Park

<p>Assessable Development – Code Assessment</p>	5	<p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</p>
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Any use

<p>Assessable Development – Impact Assessment, where:</p> <p>(a) a use that is not listed in this table; or</p> <p>(b) a use listed in this table and not meeting the description listed under the Category of Development and Assessment heading; or</p> <p>(c) an undefined use.</p>	5	<p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</p>
	4	<p>Strategic Outcomes</p>

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

3.2.6 Low-Medium Density Residential Zone

Table 3.2.6 – Categorisation Table for Material Change of Use in the Low-Medium Density Residential Zone

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development		
<u>Caretaker's Accommodation</u>			
Assessable Development – Code Assessment	<table border="1"> <tr> <td data-bbox="735 510 842 741">5</td> <td data-bbox="842 510 1321 741">Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</td> </tr> </table>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)		
<u>Community Residence</u>			
<p>1. Accepted Development, where complying with the requirements in Schedule 6, Section 6 of the Regulation.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	<table border="1"> <tr> <td data-bbox="735 817 842 931">6.1.6</td> <td data-bbox="842 817 1321 931">Low-Medium Density Residential Zone Standard Outcomes, where paragraph 2 applies.</td> </tr> </table>	6.1.6	Low-Medium Density Residential Zone Standard Outcomes, where paragraph 2 applies.
	6.1.6	Low-Medium Density Residential Zone Standard Outcomes, where paragraph 2 applies.	
	<table border="1"> <tr> <td data-bbox="735 931 842 1046">6.2.1</td> <td data-bbox="842 931 1321 1046">Accommodation Activities Standard Outcomes, where paragraph 2 applies.</td> </tr> </table>	6.2.1	Accommodation Activities Standard Outcomes, where paragraph 2 applies.
	6.2.1	Accommodation Activities Standard Outcomes, where paragraph 2 applies.	
	<table border="1"> <tr> <td data-bbox="735 1046 842 1128">6.3.1</td> <td data-bbox="842 1046 1321 1128">Landscaping Standard Outcomes, where paragraph 2 applies.</td> </tr> </table>	6.3.1	Landscaping Standard Outcomes, where paragraph 2 applies.
	6.3.1	Landscaping Standard Outcomes, where paragraph 2 applies.	
<table border="1"> <tr> <td data-bbox="735 1128 842 1243">6.3.2</td> <td data-bbox="842 1128 1321 1243">Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.</td> </tr> </table>	6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.	
6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.		
<table border="1"> <tr> <td data-bbox="735 1243 842 1357">6.3.5</td> <td data-bbox="842 1243 1321 1357">Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.</td> </tr> </table>	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.	
6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.		
<table border="1"> <tr> <td data-bbox="735 1357 842 1460">5</td> <td data-bbox="842 1357 1321 1460">Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.</td> </tr> </table>	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.	
5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.		

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Dual Occupancy</u>		
Assessable Development – Code Assessment	6.1.6	Low-Medium Density Residential Zone Standard Outcomes
	6.2.1	Accommodation Activities Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
<u>Dwelling House</u>		
Accepted Development	-	
<u>Dwelling Unit</u>		
Assessable Development – Code Assessment	6.1.6	Low-Medium Density Residential Zone Standard Outcomes
	6.2.1	Accommodation Activities Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
<u>Food and Drink Outlet</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Home-Based Business		
<p>1. Accepted Development, where complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.6	Low-Medium Density Residential Zone Standard Outcomes
	6.2.2	Home-Based Business Standard Outcomes
	6.3.1	Landscaping Standard Outcomes, where paragraph 2 applies.
	6.3.2	Parking, Access and Transport Standard Outcomes, where paragraph 2 applies.
	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
Landing		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
Multiple Dwelling		
Assessable Development – Code Assessment	6.1.6	Low-Medium Density Residential Zone Standard Outcomes
	6.2.1	Accommodation Activities Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
<u>Non-Resident Workforce Accommodation</u>	
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>residential purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Accepted Development, where involving a single <u>dwelling</u>.</p> <p>3. Assessable Development – Code Assessment, where paragraphs 2 and 3 do not apply.</p>	<p>5</p> <p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 3 applies.</p>
<u>Office</u>	
<p>Assessable Development – Code Assessment</p>	<p>5</p> <p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</p>
<u>Park</u>	
<p>Accepted Development</p>	<p>-</p>
<u>Place of Worship</u>	
<p>Assessable Development – Code Assessment</p>	<p>5</p> <p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</p>
<u>Relocatable Home Park</u>	
<p>Assessable Development – Code Assessment</p>	<p>5</p> <p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</p>

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Residential Care Facility</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Retirement Facility</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Rooming Accommodation</u>		
Assessable Development – Code Assessment	6.1.6	Low-Medium Density Residential Zone Standard Outcomes
	6.2.1	Accommodation Activities Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Sales Office		
<p>1. Accepted Development, where:</p> <p>(a) the use will be established for a period not exceeding two (2) years; and</p> <p>(b) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where:</p> <p>(a) the use will be established for a period not exceeding two (2) years; and</p> <p>(b) not complying with all Standard Outcomes of the identified requirements for Accepted Development.</p>	<p>6.1.6</p> <p>6.3.1</p> <p>6.3.2</p> <p>6.3.5</p> <p>5</p>	<p>Low-Medium Density Residential Zone Standard Outcomes</p> <p>Landscaping Standard Outcomes</p> <p>Parking, Access and Transport Standard Outcomes</p> <p>Works, Services and Infrastructure Standard Outcomes</p> <p>Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.</p>
Shop		
<p>Assessable Development – Code Assessment</p>	<p>5</p>	<p>Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</p>
Short-Term Accommodation		
<p>1. Accepted Development, where:</p> <p>(a) located within an existing building previously used for <u>residential purposes</u>; and</p> <p>(b) any building work is limited to <u>minor building work</u>.</p> <p>2. Accepted Development, where involving a single <u>dwelling</u>.</p> <p>3. Assessable Development – Code Assessment, where paragraphs 2 and 3 do not apply.</p>	<p>6.1.6</p> <p>6.2.1</p> <p>6.3.1</p> <p>6.3.2</p> <p>6.3.5</p> <p>5</p>	<p>Low-Medium Density Residential Zone Standard Outcomes, where paragraph 3 applies.</p> <p>Accommodation Activities Standard Outcomes, where paragraph 3 applies.</p> <p>Landscaping Standard Outcomes, where paragraph 3 applies.</p> <p>Parking, Access and Transport Standard Outcomes, where paragraph 3 applies.</p> <p>Works, Services and Infrastructure Standard Outcomes, where paragraph 3 applies.</p> <p>Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 3 applies.</p>

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Tourist Park		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
Any use		
Assessable Development – Impact Assessment , where: <ul style="list-style-type: none"> (a) a use that is not listed in this table; or (b) a use listed in this table and not meeting the description listed under the Category of Development and Assessment heading; or (c) an undefined use. 	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
	4	Strategic Outcomes (all)

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

3.2.7 Recreation and Open Space Zone

Table 3.2.7 – Categorisation Table for Material Change of Use in the Recreation and Open Space Zone

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Caretaker’s Accommodation</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Club</u>		
Assessable Development – Code Assessment	6.1.7	Recreation and Open Space Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
<u>Community Use</u>		
Assessable Development – Code Assessment	6.1.7	Recreation and Open Space Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
<u>Food and Drink Outlet</u>		
Assessable Development – Code Assessment , where associated with a <u>Club</u> , <u>Community Use</u> , <u>Indoor Sport and Recreation</u> or <u>Outdoor Sport and Recreation Use</u> .	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport).

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Function Facility</u>		
Assessable Development – Code Assessment where associated with a <u>Club</u> , <u>Community Use</u> , <u>Indoor Sport and Recreation</u> or <u>Outdoor Sport and Recreation</u> Use.	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Indoor Sport and Recreation</u>		
Assessable Development – Code Assessment	6.1.7	Recreation and Open Space Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
<u>Landing</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Outdoor Sport and Recreation</u>		
1. Accepted Development , where complying with all Standard Outcomes of the identified requirements. 2. Assessable Development – Code Assessment , where paragraph 1 does not apply.	6.1.7	Recreation and Open Space Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Outstation		
Assessable Development – Code Assessment	6.1.7	Recreation and Open Space Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
Park		
Accepted Development	-	
Any use		
Assessable Development – Impact Assessment , where: (a) a use that is not listed in this table; or (b) a use listed in this table and not meeting the description listed under the Category of Development and Assessment heading; or (c) an undefined use.	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
		4

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

3.2.8 Rural Zone

Table 3.2.8 – Categorisation Table for Material Change of Use in the Rural Zone

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Agricultural Supplies Store</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Air Service</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Animal Husbandry</u>		
Accepted Development	-	
<u>Animal Keeping</u>		
<p>1. Accepted Development, where complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.8	Rural Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
<u>Aquaculture</u>		
Assessable Development – Code Assessment	6.1.8	Rural Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Caretaker's Accommodation</u>		
<p>1. Accepted Development, where complying with all Standard Outcomes of the identified requirements.</p>	6.1.8	Rural Zone Standard Outcomes
<p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.2.1	Accommodation Activities Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
<u>Community Residence</u>		
<p>1. Accepted Development, where complying with the requirements in Schedule 6, Section 6 of the Regulation.</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 2 applies.
<p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>		
<u>Cropping</u>		
<p>1. Accepted Development, where not <u>forestry for wood production</u>.</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 3 applies.
<p>2. Accepted Development, where:</p> <p>(a) <u>forestry for wood production</u>; and</p> <p>(b) complying with Schedule 13 of the Regulation.</p>		
<p>3. Assessable Development – Code Assessment, where paragraphs 2 and 3 do not apply</p>		
<u>Dwelling House</u>		
<p>Accepted Development</p>	-	

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Emergency Services</u>		
Assessable Development – Code Assessment	6.1.8	Rural Zone Standard Outcomes
	6.3.1	Landscaping Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
<u>Environment Facility</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Home-Based Business</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Intensive Animal Industry</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Intensive Horticulture</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Landing</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Nature-Based Tourism</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Outstation</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Park</u>		
Accepted Development	-	
<u>Permanent Plantation</u>		
Accepted Development	-	
<u>Roadside Stall</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Rural Industry</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
<u>Rural Workers' Accommodation</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Tourist Attraction</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Tourist Park</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Wholesale Nursery</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Winery</u>		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development				
Any use					
<p>Assessable Development – Impact Assessment, where:</p> <ul style="list-style-type: none"> (a) a use that is not listed in this table; or (b) a use listed in this table and not meeting the description listed under the Category of Development and Assessment heading; or (c) an undefined use. 	<table border="1"> <tr> <td data-bbox="746 376 842 607">5</td> <td data-bbox="858 376 1327 607">Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)</td> </tr> <tr> <td data-bbox="746 613 842 658">4</td> <td data-bbox="858 613 1327 658">Strategic Outcomes (all)</td> </tr> </table>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)	4	Strategic Outcomes (all)
5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)				
4	Strategic Outcomes (all)				

Editor’s note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

3.2.9 Rural Residential Zone

Table 3.2.9 – Categorisation Table for Material Change of Use in the Rural Residential Zone

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
<u>Animal Keeping</u>	
Assessable Development – Code Assessment	5 Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Caretaker's Accommodation</u>	
Assessable Development – Code Assessment , where associated with an existing <u>non-residential use</u> .	5 Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
<u>Community Residence</u>	
<p>1. Accepted Development, where complying with the requirements in Schedule 6, Section 6 of the Regulation.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	5 Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 2 applies.
<u>Dwelling House</u>	
Accepted Development	-
<u>Landing</u>	
Assessable Development – Code Assessment	5 Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Nature-Based Tourism		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
Outstation		
Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
Park		
Accepted Development	-	
Any use		
Assessable Development – Impact Assessment, where:		
(a) a use that is not listed in this table; or	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
(b) a use listed in this table and not meeting the description listed under the Category of Development and Assessment heading; or	4	Strategic Outcomes (all)
(c) an undefined use.		

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

3.2.10 Agricultural Land Overlay

Table 3.2.10 – Categorisation Table for Material Change of Use in the Agricultural Land Overlay

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
Any use	
<p>Assessable Development – Code Assessment, where involving land mapped as <i>Agricultural Land – Class A</i>, <i>Agricultural Land – Class B</i> or <i>Stock Route</i> of the Agricultural Land Overlay shown on Map OM-100 to Map OM-101 and relating to a use other than:</p> <p>(a) <u>Animal Husbandry</u>; or</p> <p>(b) <u>Animal Keeping</u>; or</p> <p>(c) <u>Cropping</u>; or</p> <p>(d) <u>Dwelling House</u>; or</p> <p>(e) <u>Intensive Animal Industry</u>; or</p> <p>(f) <u>Intensive Horticulture</u>; or</p> <p>(g) <u>Rural Industry</u>; or</p> <p>(h) <u>Rural Workers’ Accommodation</u>.</p> <p>Note – Where the use is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.</p>	6.4.1 Agricultural Land Overlay Standard Outcomes
	5 Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

3.2.11 Airport Environs Overlay

Table 3.2.11 – Categorisation Table for Material Change of Use in the Airport Environs Overlay

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
Any use	
<p>No Change, where located on land mapped as one or more of the following categories shown on Map OM-200 to Map OM-202:</p> <p>(a) a <u>building restricted area</u>; or</p> <p>(b) the <u>Lighting Area Buffer (6 kilometres)</u>; or</p> <p>(c) a <u>light restriction zone</u>; or</p> <p>(d) a <u>wildlife hazard buffer zone</u>.</p>	6.4.2 Airport Environs Overlay Standard Outcomes
	5 Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

3.2.12 Bushfire Hazard Overlay

Table 3.2.12 – Categorisation Table for Material Change of Use in the Bushfire Hazard Overlay

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Any use		
<p>Assessable Development – Code Assessment, where located in a <i>bushfire hazard area</i> of the Bushfire Hazard Overlay as shown on Map OM-300 to Map OM-305, except where only involving one or more of the following uses:</p> <ul style="list-style-type: none"> (a) <u>Animal Husbandry</u>; or (b) <u>Animal Keeping</u>; or (c) <u>Cropping</u>; or (d) <u>Dwelling House</u>; or (e) <u>Outdoor Sport and Recreation</u>, where not involving the use of buildings or structures; or (f) <u>Park</u>. <p>Note – Where the use is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.</p>	6.4.3	Bushfire Hazard Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

3.2.13 Coastal Hazard Overlay

Table 3.2.13 – Categorisation Table for Material Change of Use in the Coastal Hazard Overlay

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Any use		
<p>1. No Change, where located in the <i>coastal management district</i> as shown on Map OM-401 to Map OM-409b.</p>	6.4.4	Coastal Hazard Overlay Standard Outcomes
<p>2. Assessable Development – Code Assessment, where located in a <i>coastal hazard area</i> as shown on Map OM-401 to Map OM-409b, except where only involving one or more of the following uses:</p> <ul style="list-style-type: none"> (a) <u>Animal Husbandry</u>, where not involving the use of buildings or structures; or (b) <u>Animal Keeping</u>, where not involving the use of buildings or structures; or (c) <u>Cropping</u>, where not involving the use of buildings or structures; or (d) <u>Dwelling House</u>, where located in a zone other than the <i>Rural Zone</i>; or (a) <u>Outdoor Sport and Recreation</u>, where not involving the use of buildings or structures; or (b) <u>Park</u>, where not involving the use of buildings or structures. 	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
<p>Note – For paragraph 2, where the use is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.</p>		

3.2.14 Environmental Significance Overlay

Table 3.2.14 – Categorisation Table for Material Change of Use in the Environmental Significance Overlay

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Any use		
<p>Assessable Development – Code Assessment, where located in an <i>area of environmental significance</i> of the Environmental Significance Overlay as shown on Map OM-500 to Map OM-509b, other than Dwelling House, where located in a zone other than the <i>Rural Zone</i>.</p> <p>Note – Where the use is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.</p>	6.4.5	Environmental Significance Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

3.2.15 Flood Hazard Overlay

Table 3.2.15 – Categorisation Table for Material Change of Use in the Flood Hazard Overlay

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Any use		
<p>1. No Change, where located on land containing a <i>Streamline 5m buffer</i> as shown on Map OM-600 to Map OM-605.</p> <p>2. Assessable Development – Code Assessment, where located in a <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> of the Flood Hazard Overlay as shown on Map OM-600 to Map OM-605, except where only involving one or more of the following uses:</p> <ul style="list-style-type: none"> (a) <u>Animal Husbandry</u>; or (b) <u>Animal Keeping</u>; or (c) <u>Cropping</u>; or (d) <u>Dwelling House</u>; or (a) <u>Outdoor Sport and Recreation</u>, where not involving the use of buildings or structures; or (b) <u>Park</u>. <p>Note – Where the use is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.</p>	6.4.6	Flood Hazard Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

3.2.16 Heritage Overlay

Table 3.2.16 – Categorisation Table for Material Change of Use in the Heritage Overlay

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
Any use	
<p>1. No Change, where located in an <i>Indigenous heritage high risk area</i> or a <i>Non-Indigenous heritage high risk area</i> of the Heritage Overlay shown on Map OM-701 to Map OM-705b and:</p> <ul style="list-style-type: none"> (a) involving <u>ground disturbance</u> other than <u>minor ground disturbance</u>; (b) categorised as Accepted Development where compliance is achieved with identified requirements by a zone or other overlay; and (c) located in the <i>Environmental Management and Conservation Zone, Recreation and Open Space Zone</i> or <i>Rural Zone</i>. 	<p>6.4.7 Heritage Overlay Standard Outcomes, apart from where paragraph 4 applies.</p> <p>5 Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), apart from where paragraph 4 applies.</p> <p>5 Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 8. Heritage, 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 4 applies.</p> <p>4 Strategic Outcomes (all), where paragraph 4 applies.</p>
<p>2. No Change, where located in an <i>Indigenous heritage high risk area</i> or a <i>Non-Indigenous heritage high risk area</i> of the Heritage Overlay shown on Map OM-701 to Map OM-705b and:</p> <ul style="list-style-type: none"> (a) involving <u>ground disturbance</u> other than <u>minor ground disturbance</u>; and (b) categorised as Assessable Development by a zone or other overlay. 	
<p>3. Assessable Development – Code Assessment, where involving land mapped in one or more of the following areas of the Heritage Overlay shown on Map OM-701 to Map OM-705b:</p> <ul style="list-style-type: none"> (a) <i>State heritage place</i>; or (b) <i>Local Indigenous heritage place</i>; or (c) <i>Local non-Indigenous heritage place</i>. 	
<p>4. Assessable Development – Impact Assessment, where involving the demolition or removal of all or part</p>	

of a building or structure on land mapped in one or more of the following areas of the Heritage Overlay shown on **Map OM-701** to **Map OM-705b**:

- (a) *State heritage place*; or
- (b) *Local Indigenous heritage place*; or
- (c) *Local non-Indigenous heritage place*.

Note – For paragraphs 1 and 2, where the use is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.

3.2.17 Potential and Actual Acid Sulfate Soils Overlay

Table 3.2.17 – Categorisation Table for Material Change of Use in the Potential and Actual Acid Sulfate Soils Overlay

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Any use		
<p>Assessable Development – Code Assessment, where located in the <i>Potential and Actual Acid Sulfate Soils Area</i> of the Potential and Actual Acid Sulfate Soils Overlay shown on Map OM-800 to Map OM-809b and:</p> <ul style="list-style-type: none"> (a) on land below five (5) metres AHD, excavating or otherwise removing 100m³ or more of soil or sediment; or (b) on land below five (5) metres AHD, filling of land involving 500m³ or more of material with an average depth of 0.5 metres or greater; or (c) on land between five (5) metres AHD and 20 metres AHD, excavating or otherwise removing 100m³ or more of soil or sediment at or below five (5) metres AHD. <p>Note – Where the use is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.</p>	6.4.8	Potential and Actual Acid Sulfate Soils Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

3.3 Reconfiguring a Lot

3.3.1 Zones

Table 3.3.1 – Categorisation Table for Reconfiguring a Lot (Zones)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
Centre Zone	
Assessable Development – Code Assessment	5 Merit Outcomes (1. General; 4. Amenity and Privacy; 9. Infrastructure and Services; 10. Land Constraints; 12. Landscaping; 14. Parking Access and Transport; and 15. Reconfiguring a Lot)
Community Facilities Zone	
Assessable Development – Code Assessment	5 Merit Outcomes (1. General; 4. Amenity and Privacy; 9. Infrastructure and Services; 10. Land Constraints; 12. Landscaping; 14. Parking Access and Transport; and 15. Reconfiguring a Lot)
Environmental Management and Conservation Zone	
Assessable Development – Impact Assessment	5 Merit Outcomes (1. General; 4. Amenity and Privacy; 9. Infrastructure and Services; 10. Land Constraints; 12. Landscaping; 14. Parking Access and Transport; and 15. Reconfiguring a Lot)
	4 Strategic Outcomes (all)
Industry Zone	
1. Assessable Development – Code Assessment , other than: (a) the creation of an easement giving access to a lot from a constructed road; or (b) dividing land into parts by agreement.	6.1.4 Industry Zone Standard Outcomes (Reconfiguring a Lot only), where paragraph 1 applies
	6.3.3 Reconfiguring a Lot Standard Outcomes, where paragraph 1 applies
	6.3.5 Works, Services and Infrastructure Standard Outcomes
2. Assessable Development – Code Assessment , where paragraph 1 does not apply.	5 Merit Outcomes (15. Reconfiguring a Lot), where paragraph 2 applies
	5 Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
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Low Density Residential Zone

<p>1. Assessable Development – Code Assessment, other than:</p> <p>(a) the creation of an easement giving access to a lot from a constructed road; or</p> <p>(b) dividing land into parts by agreement.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.5	Low Density Residential Zone Standard Outcomes, where paragraph 1 applies
	6.3.3	Reconfiguring a Lot Standard Outcomes, where paragraph 1 applies
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes (15. Reconfiguring a Lot), where paragraph 2 applies
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).

Low-Medium Density Residential Zone

<p>1. Assessable Development – Code Assessment, other than:</p> <p>(a) the creation of an easement giving access to a lot from a constructed road; or</p> <p>(b) dividing land into parts by agreement.</p> <p>2. Assessable Development – Code Assessment, where paragraph 1 does not apply.</p>	6.1.6	Low-Medium Density Residential Zone Standard Outcomes, where paragraph 1 applies
	6.3.3	Reconfiguring a Lot Standard Outcomes, where paragraph 1 applies
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes (15. Reconfiguring a Lot), where paragraph 2 applies
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).

Recreation and Open Space Zone

Assessable Development – Code Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 9. Infrastructure and Services; 10. Land Constraints; 12. Landscaping; 14. Parking Access and Transport; and 15. Reconfiguring a Lot)
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Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Rural Zone		
1. Assessable Development – Code Assessment , other than: (a) the creation of an easement giving access to a lot from a constructed road; or (b) dividing land into parts by agreement. 2. Assessable Development – Code Assessment , where paragraph 1 does not apply.	6.1.8	Rural Zone Standard Outcomes, where paragraph 1 applies
	6.3.3	Reconfiguring a Lot Standard Outcomes, where paragraph 1 applies
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes (15. Reconfiguring a Lot), where paragraph 2 applies
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).
Rural Residential Zone		
Assessable Development – Impact Assessment	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 9. Infrastructure and Services; 10. Land Constraints; 12. Landscaping; 14. Parking Access and Transport; and 15. Reconfiguring a Lot)
	4	Strategic Outcomes (all)

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

3.3.2 Overlays

Table 3.3.2 – Categorisation Table for Reconfiguring a Lot (Overlays)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Agricultural Land Overlay		
<p>No Change, where involving land mapped as <i>Agricultural Land – Class A</i>, <i>Agricultural Land – Class B</i> or <i>Stock Route</i> of the Agricultural Land Overlay shown on Map OM-100 to Map OM-101.</p>	6.4.1	Agricultural Land Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
Airport Environs Overlay		
<p>No Change, where</p> <p>(a) involving land mapped within any of the following areas of the Airport Environs Overlay shown on Map OM-200 to Map OM-202:</p> <ul style="list-style-type: none"> (i) a <i>building restricted area</i>; or (ii) the <i>Lighting Area Buffer</i> (6 kilometres); or (iii) a <i>light restriction zone</i>; or (iv) a <i>wildlife hazard buffer zone</i>; and <p>(b) involving the creation of a new road.</p>	6.4.2	Airport Environs Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
Bushfire Hazard Overlay		
<p>No Change, where involving land mapped in a <i>bushfire hazard area</i> of the Bushfire Hazard Overlay shown on Map OM-300 to Map OM-305.</p>	6.4.3	Bushfire Hazard Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
Coastal Hazard Overlay		
<p>No Change, where involving land mapped in a <i>coastal hazard area</i> or in the <i>coastal management district</i> as shown on Map OM-401 to Map OM-409b.</p>	6.4.4	Coastal Hazard Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Environmental Significance Overlay		
<p>No Change, where located in an <i>area of environmental significance</i> of the Environmental Significance Overlay as shown on Map OM-500 to Map OM-509b.</p>	6.4.5	Environmental Significance Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
Flood Hazard Overlay		
<p>No Change, where located in a <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> or on land containing a <i>Streamline 5m buffer</i> of the Flood Hazard Overlay shown on Map OM-600 to Map OM-605.</p>	6.4.6	Flood Hazard Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
Heritage Overlay		
<p>No Change, where involving land mapped in one or more of the following areas of the Heritage Overlay shown on Map OM-701 to Map OM-705b:</p> <ul style="list-style-type: none"> (a) <i>State heritage place</i>; or (b) <i>Local Indigenous heritage place</i>; or (c) <i>Local non-Indigenous heritage place</i>; or (d) <i>Indigenous heritage high risk area</i>; or (e) <i>Non-Indigenous heritage high risk area</i>. 	6.4.7	Heritage Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
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Potential and Actual Acid Sulfate Soils Overlay

<p>No Change, where located in the <i>Potential and Actual Acid Sulfate Soils Area</i> of the Potential and Actual Acid Sulfate Soils Overlay shown on Map OM-800 to Map OM-809b and:</p> <p>(a) on land below five (5) metres AHD, excavating or otherwise removing 100m³ or more of soil or sediment; or</p> <p>(b) on land below five (5) metres AHD, filling of land involving 500m³ or more of material with an average depth of 0.5 metres or greater; or</p> <p>(c) on land between five (5) metres AHD and 20 metres AHD, excavating or otherwise removing 100m³ or more of soil or sediment at or below five (5) metres AHD.</p>	6.4.8	Potential and Actual Acid Sulfate Soils Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

Slope Stability Overlay

<p>No Change, where located in the <i>Moderate Risk Area or High Risk Area</i> of the Slope Stability Overlay shown on Map OM-900 to Map OM-903.</p>	6.4.9	Slope Stability Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

3.4 Carrying Out Building Work

3.4.1 Zones

Table 3.4.1 – Categorisation Table for Carrying Out Building Work (Zones)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Centre Zone		
<p>1. Accepted Development, where:</p> <p>(a) not associated with a Material Change of Use;</p> <p>(b) not involving <u>minor building work</u>; and</p> <p>(c) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where:</p> <p>(a) not associated with a Material Change of Use;</p> <p>(b) not involving <u>minor building work</u>; and</p> <p>(c) not complying with all Standard Outcomes of the identified requirements.</p>	6.1.1	Centre Zone Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
Community Facilities Zone		
<p>1. Accepted Development, where:</p> <p>(a) not associated with a Material Change of Use;</p> <p>(b) not involving <u>minor building work</u>; and</p> <p>(c) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where:</p> <p>(a) not associated with a Material Change of Use;</p> <p>(b) not involving <u>minor building work</u>; and</p> <p>(c) not complying with all Standard Outcomes of the identified requirements.</p>	6.1.2	Community Facilities Zone Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
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Environmental Management and Conservation Zone

<p>Assessable Development – Impact Assessment, where:</p> <p>(a) not associated with a Material Change of Use; and</p> <p>(b) not involving <u>minor building work</u>.</p>	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport)
	4	Strategic Outcomes (all)

Industry Zone

<p>1. Accepted Development, where:</p> <p>(a) not associated with a Material Change of Use;</p> <p>(b) not involving <u>minor building work</u>; and</p> <p>(c) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where:</p> <p>(a) not associated with a Material Change of Use;</p> <p>(b) not involving <u>minor building work</u>; and</p> <p>(c) not complying with all Standard Outcomes of the identified requirements.</p>	6.1.4	Industry Zone Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Low Density Residential Zone

<p>1. Accepted Development, where:</p> <p>(a) not associated with a Material Change of Use;</p> <p>(b) not involving <u>minor building work</u>; and</p> <p>(c) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where:</p> <p>(a) not associated with a Material Change of Use;</p> <p>(b) not involving <u>minor building work</u>; and</p> <p>(c) not complying with all Standard Outcomes of the identified requirements.</p>	6.1.5	Low Density Residential Zone Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Low-Medium Density Residential Zone		
<p>1. Accepted Development, where:</p> <p>(a) not associated with a Material Change of Use;</p> <p>(b) not involving <u>minor building work</u>; and</p> <p>(c) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where:</p> <p>(a) not associated with a Material Change of Use;</p> <p>(b) not involving <u>minor building work</u>; and</p> <p>(c) not complying with all Standard Outcomes of the identified requirements.</p>	6.1.6	Low-Medium Density Residential Zone Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Recreation and Open Space Zone

<p>1. Accepted Development, where:</p> <p>(a) not associated with a Material Change of Use;</p> <p>(b) not involving <u>minor building work</u>; and</p> <p>(c) complying with all Standard Outcomes of the identified requirements.</p> <p>2. Assessable Development – Code Assessment, where:</p> <p>(a) not associated with a Material Change of Use;</p> <p>(b) not involving <u>minor building work</u>; and</p> <p>(c) not complying with all Standard Outcomes of the identified requirements.</p>	6.1.7	Recreation and Open Space Zone Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
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Rural Zone

<p>1. Accepted Development, where:</p> <p>(a) not associated with a Material Change of Use;</p> <p>(b) not involving <u>minor building work</u>; and</p> <p>(c) complying with all Standard Outcomes of the identified requirements.</p>	6.1.8	Rural Zone Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
<p>2. Assessable Development – Code Assessment, where:</p> <p>(a) not associated with a Material Change of Use;</p> <p>(b) not involving <u>minor building work</u>; and</p> <p>(a) not complying with all Standard Outcomes of the identified requirements.</p>	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Rural Residential Zone

<p>Assessable Development – Code Assessment, where:</p> <p>(a) not associated with a Material Change of Use; and</p> <p>(b) not involving <u>minor building work</u>.</p>	6.1.9	Rural Residential Zone Standard Outcomes
	6.3.2	Parking, Access and Transport Standard Outcomes
	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).

Any Zone

<p>Accepted Development, where:</p> <p>(a) associated with a Material Change of Use; or</p> <p>(b) involving <u>minor building work</u>.</p>		
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Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

3.4.2 Overlays

Table 3.4.2 – Categorisation Table for Carrying Out Building Work (Overlays)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
Airport Environs Overlay	
<p>No Change, where not associated with a Material Change of Use and located on land mapped as one or more of the following categories shown on Map OM-200 to Map OM-202:</p> <p>(a) a <i>building restricted area</i>; or</p> <p>(b) the <i>Lighting Area Buffer (6 kilometres)</i>; or</p> <p>(c) a <i>light restriction zone</i>; or</p> <p>(d) a <i>wildlife hazard buffer zone</i>.</p>	6.4.2 Airport Environs Overlay Standard Outcomes
	5 Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
Coastal Hazard Overlay	
<p>No Change, where not associated with a Material Change of Use and located in a <i>coastal hazard area</i> or in the <i>coastal management district</i> as shown on Map OM-401 to Map OM-409b.</p>	6.4.4 Coastal Hazard Overlay Standard Outcomes
	5 Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
Environmental Significance Overlay	
<p>Assessable Development – Code Assessment, where not associated with a Material Change of Use and located in an <i>area of environmental significance</i> of the Environmental Significance Overlay as shown on Map OM-500 to Map OM-509b.</p> <p>Note – Where the work is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.</p>	6.4.5 Environmental Significance Overlay Standard Outcomes
	5 Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Heritage Overlay		
<p>1. No Change, where not associated with a Material Change of Use and located in an <i>Indigenous heritage high risk area</i> or a <i>Non-Indigenous heritage high risk area</i> of the Heritage Overlay shown on Map OM-701 to Map OM-705b and:</p> <ul style="list-style-type: none"> (a) involving <u>ground disturbance</u> other than <u>minor ground disturbance</u>; (b) categorised as Accepted Development where compliance is achieved with identified requirements by a zone or other overlay; and (c) located in the <i>Environmental Management and Conservation Zone</i>, <i>Recreation and Open Space Zone</i> or <i>Rural Zone</i>. 	6.4.7	Heritage Overlay Standard Outcomes, apart from where paragraph 4 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), apart from where paragraph 4 applies.
	5	Merit Outcomes (1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 8. Heritage, 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport), where paragraph 4 applies.
	4	Strategic Outcomes (all), where paragraph 4 applies.
<p>2. No Change, where not associated with a Material Change of Use and located in an <i>Indigenous heritage high risk area</i> or a <i>Non-Indigenous heritage high risk area</i> of the Heritage Overlay shown on Map OM-701 to Map OM-705b and:</p> <ul style="list-style-type: none"> (a) involving <u>ground disturbance</u> other than <u>minor ground disturbance</u>; and (b) categorised as Assessable Development by a zone or other overlay. 		
<p>3. Assessable Development – Code Assessment, where not associated with a Material Change of Use and involving land mapped in one or more of the following areas of the Heritage Overlay shown on Map OM-701 to Map OM-705b:</p> <ul style="list-style-type: none"> (a) <i>State heritage place</i>; or (b) <i>Local Indigenous heritage place</i>; or (c) <i>Local non-Indigenous heritage place</i>. 		
<p>4. Assessable Development – Impact Assessment, where not associated with a Material Change of Use and involving the demolition or</p>		

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
<p>removal of all or part of a building or structure on land mapped in one or more of the following areas of the Heritage Overlay shown on Map OM-701 to Map OM-705b:</p> <ul style="list-style-type: none"> (a) <i>State heritage place</i>; or (b) <i>Local Indigenous heritage place</i>; or (c) <i>Local non-Indigenous heritage place</i>. <p>Note – For paragraphs 1 and 2, where the work is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.</p>	

Note – Categories of Development and Assessment are not provided for the Agricultural Land Overlay, the Bushfire Hazard Overlay, the Flood Hazard Overlay, the Potential and Actual Acid Sulfate Soils Overlay or the Slope Stability Overlay where for Carrying Out Building Work.

Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

3.5 Carrying Out Operational Work

3.5.1 Zones

Table 3.5.1 – Categorisation Table for Carrying Out Operational Work (Zones)

Categories of Development and Assessment		Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
Where for filling and excavation		
1. Accepted Development , where involving 500m ³ or less of material. 2. Assessable Development – Code Assessment , where paragraph 1 does not apply.	6.3.5	Works, Services and Infrastructure Standard Outcomes, where paragraph 2 applies.
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
Where for vegetation clearing		
1. Accepted Development , where complying with all Standard Outcomes of the identified requirements. 2. Assessable Development – Code Assessment , where paragraph 1 does not apply.	6.3.4	Vegetation Clearing Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.
Where associated with Reconfiguring a Lot		
Assessable Development – Code Assessment	6.3.5	Works, Services and Infrastructure Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11).

Editor’s note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.

3.5.2 Overlays

Table 3.5.2 – Categorisation Table for Carrying Out Operational Work (Overlays)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Airport Environs Overlay		
<p>No Change, where located on land mapped as one or more of the following categories shown on Map OM-200 to Map OM-202:</p> <p>(a) a <i>building restricted area</i>; or</p> <p>(b) a <i>Lighting Area Buffer</i> (6 kilometres); or</p> <p>(c) a <i>light restriction zone</i>; or</p> <p>(d) a <i>wildlife hazard zone</i>.</p>	6.4.2	Airport Environs Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
Bushfire Hazard Overlay		
<p>No Change, where located in a <i>bushfire hazard area</i> of the Bushfire Hazard Overlay as shown on Map OM-300 to Map OM-305.</p>	6.4.3	Bushfire Hazard Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
Coastal Hazard Overlay		
<p>1. No Change, where located in a <i>coastal hazard area</i> or in the <i>coastal management district</i> as shown on Map OM-401 to Map OM-409b.</p>	6.4.4	Coastal Hazard Overlay Standard Outcomes
<p>2. Assessable Development – Code Assessment, where involving <u>ground disturbance</u> of any land located in a <i>coastal hazard area</i> as shown on Map OM-401 to Map OM-409b.</p>	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
<p>Note – Where the work is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.</p>		

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
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Environmental Significance Overlay

<p>No Change, where located in an <u>area of environmental significance</u> of the Environmental Significance Overlay as shown on Map OM-500 to Map OM-509b.</p>	6.4.5	Environmental Significance Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

Flood Hazard Overlay

<p>1. No Change, where located in a <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> or on land containing a <i>Streamline 5m buffer</i> of the Flood Hazard Overlay as shown on Map OM-600 to Map OM-605.</p>	6.4.6	Flood Hazard Overlay Standard Outcomes
<p>2. Assessable Development – Code Assessment, where involving <u>ground disturbance</u> of any land located in a <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> of the Flood Hazard Overlay as shown on Map OM-600 to Map OM-605.</p> <p>Note – Where the work is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.</p>	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
Heritage Overlay	
<p>1. No Change, where not associated with a Material Change of Use or Reconfiguring a Lot and located in an <i>Indigenous heritage high risk area</i> or a <i>Non-Indigenous heritage high risk area</i> of the Heritage Overlay shown on Map OM-701 to Map OM-705b and:</p> <ul style="list-style-type: none"> (a) involving <u>ground disturbance</u> other than <u>minor ground disturbance</u>; (b) categorised as Accepted Development where compliance is achieved with identified requirements by a zone or other overlay; and (c) located in the <i>Environmental Management and Conservation Zone, Recreation and Open Space Zone</i> or <i>Rural Zone</i>. <p>2. No Change, where not associated with a Material Change of Use or Reconfiguring a Lot and located in an <i>Indigenous heritage high risk area</i> or a <i>Non-Indigenous heritage high risk area</i> of the Heritage Overlay shown on Map OM-701 to Map OM-705b and:</p> <ul style="list-style-type: none"> (a) involving <u>ground disturbance</u> other than <u>minor ground disturbance</u>; and (b) categorised as Assessable Development by a zone or other overlay. <p>3. Assessable Development – Code Assessment, where not associated with a Material Change of Use or Reconfiguring a Lot and involving land mapped in one or more of the following areas of the Heritage Overlay shown on Map OM-701 to Map OM-705b:</p> <ul style="list-style-type: none"> (a) <i>State heritage place</i>; or (b) <i>Local Indigenous heritage place</i>; or (c) <i>Local non-Indigenous heritage place</i>. <p>4. Assessable Development – Code</p>	<p>6.4.7 Heritage Overlay Standard Outcomes</p> <p>5 Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)</p>

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development
<p>Assessment, where for an advertising device and involving land mapped in one or more of the following areas of the Heritage Overlay shown on Map OM-701 to Map OM-705b:</p> <ul style="list-style-type: none"> (a) <i>State heritage place</i>; or (b) <i>Local Indigenous heritage place</i>; or (c) <i>Local non-Indigenous heritage place</i>. <p>Note – Where the work is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.</p>	

Categories of Development and Assessment	Requirements for Accepted Development and Assessment Benchmarks for Assessable Development	
Potential and Actual Acid Sulfate Soils Overlay		
<p>Assessable Development – Code Assessment, where located in the <i>Potential and Actual Acid Sulfate Soils Area</i> of the Potential and Actual Acid Sulfate Soils Overlay shown on Map OM-800 to Map OM-809b and:</p> <p>(a) on land below five (5) metres AHD, excavating or otherwise removing 100m³ or more of soil or sediment; or</p> <p>(b) on land below five (5) metres AHD, filling of land involving 500m³ or more of material with an average depth of 0.5 metres or greater; or</p> <p>(c) on land between five (5) metres AHD and 20 metres AHD, excavating or otherwise removing 100m³ or more of soil or sediment at or below five (5) metres AHD.</p> <p>Note – Where the use is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.</p>	6.4.8	Potential and Actual Acid Sulfate Soils Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)
Slope Stability Overlay		
<p>Assessable Development – Code Assessment, where located in the <i>Moderate Risk Area or High Risk Area</i> of the Slope Stability Overlay as shown on Map OM-900 to Map OM-903 and involving <u>ground disturbance</u> other than <u>minor ground disturbance</u>.</p> <p>Note – Where the work is identified as being Assessable Development that is subject to Impact Assessment in a zone or another overlay the Category of Assessment is not lowered to Code Assessment, although the Assessment Benchmarks identified remain applicable to the assessment of the development.</p>	6.4.9	Slope Stability Overlay Standard Outcomes
	5	Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11)



















Note – Categories of Development and Assessment are not provided for the Agricultural Land Overlay where for Carrying Out Operational Work.



















Editor's note – The above Categories of Development and Assessment apply unless otherwise prescribed in the Act or the Regulation.




























3.6 Standard and Merit Outcomes Reference Guide

























Table 3.6.1 provides guidance material in relation to the relationship between Standard Outcomes (provided in Part 6) and Merit Outcomes (provided in Part 5), to assist in the interpretation of Section 3.1(11) of the planning scheme. Further guidance is provided in Section 3.1 of the planning scheme.







Table 3.6.1 – Standard and Merit Outcomes Reference Guide
























Column 1 Standard Outcomes (as specified in Part 3)		Column 2 Merit Outcomes that become Assessment Benchmarks where development does not comply with one or more Standard Outcome specified in Column 1	
6.1.1 Centre Zone			
 5. Built Form and Development Design SO1-SO7		 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (5. Built Form and Development Design)	MO5.1-MO5.7
 4. Amenity and Privacy SO8		 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (4. Amenity and Privacy)	MO4.1-MO4.3
 11. Land Use SO9-SO10		 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (11. Land Use)	MO11.1-MO11.5
 14. Parking, Access and Transport SO11-SO12		 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (14. Parking, Access and Transport)	MO14.1-MO14.8
6.1.2 Community Facilities Zone			
 5. Built Form and Development Design SO1-SO6		 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (5. Built Form and Development Design)	MO5.1-MO5.7
 11. Land Use SO7-SO8		 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (11. Land Use)	MO11.1-MO11.5










Column 1 Standard Outcomes (as specified in Part 3)		Column 2 Merit Outcomes that become Assessment Benchmarks where development does not comply with one or more Standard Outcome specified in Column 1	
6.1.2 Community Facilities Zone (continued)			
 4. Amenity and Privacy	SO9	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (4. Amenity and Privacy)	MO4.1-MO4.3
 12. Landscaping	SO10	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (12. Landscaping)	MO12.1-MO12.5
 10. Land Constraints	SO11	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (10. Land Constraints)	MO10.1-MO10.3
6.1.3 Environmental Management and Conservation Zone			
 5. Built Form and Development Design	SO1-SO4	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (5. Built Form and Development Design)	MO5.1-MO5.7
 10. Land Constraints	SO5	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (10. Land Constraints)	MO10.1-MO10.3
6.1.4 Industry Zone			
 5. Built Form and Development Design	SO1-SO5	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (5. Built Form and Development Design)	MO5.1-MO5.7
 11. Land Use	SO6-SO7	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (11. Land Use)	MO11.1-MO11.5
 4. Amenity and Privacy	SO8-SO10	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (4. Amenity and Privacy)	MO4.1-MO4.3
 15. Reconfiguring a Lot	SO11-SO12	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (15. Reconfiguring a Lot)	MO15.1-MO15.13




Column 1 Standard Outcomes (as specified in Part 3)		Column 2 Merit Outcomes that become Assessment Benchmarks where development does not comply with one or more Standard Outcome specified in Column 1	
6.1.4 Industry Zone (continued)			
 12. Landscaping	SO13-SO15	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (12. Landscaping)	MO12.1-MO12.5
6.1.5 Low Density Residential Zone			
 5. Built Form and Development Design	SO1-SO9	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (5. Built Form and Development Design)	MO5.1-MO5.7
 12. Landscaping	SO10	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (12. Landscaping)	MO12.1-MO12.5
 4. Amenity and Privacy	SO11	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (4. Amenity and Privacy)	MO4.1-MO4.3
 15. Reconfiguring a Lot	SO12-SO13	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (15. Reconfiguring a Lot)	MO15.1-MO15.13
6.1.6 Low-Medium Density Residential Zone			
 5. Built Form and Development Design	SO1-SO9	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (5. Built Form and Development Design)	MO5.1-MO5.7
 12. Landscaping	SO10	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (12. Landscaping)	MO12.1 to MO12.5
 4. Amenity and Privacy	SO11	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (4. Amenity and Privacy)	MO4.1-MO4.3
 15. Reconfiguring a Lot	SO12-SO13	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (15. Reconfiguring a Lot)	MO15.1-MO15.13

Column 1 Standard Outcomes (as specified in Part 3)		Column 2 Merit Outcomes that become Assessment Benchmarks where development does not comply with one or more Standard Outcome specified in Column 1	
6.1.6 Low-Medium Density Residential Zone (continued)			
 10. Land Constraints	SO14	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (10. Land Constraints)	MO10.1-MO10.3
6.1.7 Recreation and Open Space Zone			
 5. Built Form and Development Design	SO1-SO5	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (5. Built Form and Development Design)	MO5.1-MO5.7
 4. Amenity and Privacy	SO6-SO7	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (4. Amenity and Privacy)	MO4.1-MO4.3
6.1.8 Rural Zone			
 5. Built Form and Development Design	SO1-SO8	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (5. Built Form and Development Design)	MO5.1-MO5.7
 11. Land Use	SO9	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (11. Land Use)	MO11.1-MO11.5
 4. Amenity and Privacy	SO10	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (4. Amenity and Privacy)	MO4.1-MO4.3
 15. Reconfiguring a Lot	SO11-SO12	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (15. Reconfiguring a Lot)	MO15.1-MO15.13
 10. Land Constraints	SO11-SO12	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (10. Land Constraints)	MO10.1-MO10.3

Column 1 Standard Outcomes (as specified in Part 3)	Column 2 Merit Outcomes that become Assessment Benchmarks where development does not comply with one or more Standard Outcome specified in Column 1
6.1.9 Rural Residential Zone	
 5. Built Form and Development Design	SO1-SO7
 Merit Outcomes (1. General)	MO1.1-MO1.2
 Merit Outcomes (5. Built Form and Development Design)	MO5.1-MO5.7
6.2.1 Accommodation Activities	
 5. Built Form and Development Design	SO1
 Merit Outcomes (1. General)	MO1.1-MO1.2
 Merit Outcomes (5. Built Form and Development Design)	MO5.1-MO5.7
6.2.1 Accommodation Activities (continued)	
 4. Amenity and Privacy	SO2-SO4
 Merit Outcomes (1. General)	MO1.1-MO1.2
 Merit Outcomes (4. Amenity and Privacy)	MO4.1-MO4.3
6.2.2 Home-Based Business	
 11. Land Use	SO1-SO7
 Merit Outcomes (1. General)	MO1.1-MO1.2
 Merit Outcomes (11. Land Use)	MO11.1-MO11.5
 4. Amenity and Privacy	SO8-SO13
 Merit Outcomes (1. General)	MO1.1-MO1.2
 Merit Outcomes (4. Amenity and Privacy)	MO4.1-MO4.3
 14. Parking, Access and Transport	SO14-SO15
 Merit Outcomes (1. General)	MO1.1-MO1.2
 Merit Outcomes (14. Parking, Access and Transport)	MO14.1-MO14.8
6.2.3 Landing	
 11. Land Use	SO1-SO7
 Merit Outcomes (1. General)	MO1.1-MO1.2
 Merit Outcomes (11. Land Use)	MO11.1-MO11.5

Column 1 Standard Outcomes (as specified in Part 3)		Column 2 Merit Outcomes that become Assessment Benchmarks where development does not comply with one or more Standard Outcome specified in Column 1	
6.3.1 Landscaping			
 12. Landscaping	SO1-SO5	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (12. Landscaping)	MO12.1-MO12.5
6.3.2 Parking, Access and Transport			
 14. Parking, Access and Transport	SO1-SO11	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (14. Parking, Access and Transport)	MO14.1-MO14.8
 4. Amenity and Privacy	SO12-SO18	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (4. Amenity and Privacy)	MO4.1-MO4.3
 12. Landscaping	SO19-SO20	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (12. Landscaping)	MO12.1-MO12.5
6.3.3 Reconfiguring a Lot			
 15. Reconfiguring a Lot	SO1-SO9	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (15. Reconfiguring a Lot)	MO15.1-MO15.13
6.3.4 Vegetation Clearing			
 16. Vegetation Clearing	SO1-SO3	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (16. Vegetation Clearing)	MO16.1-MO16.6
6.3.5 Works, Services and Infrastructure			
 9. Infrastructure and Services	SO1-SO13	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (9. Infrastructure and Services)	MO9.1-MO9.6
 14. Parking, Access and Transport	SO14-SO18	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (14. Parking, Access and Transport)	MO14.1-MO14.8

Column 1 Standard Outcomes (as specified in Part 3)		Column 2 Merit Outcomes that become Assessment Benchmarks where development does not comply with one or more Standard Outcome specified in Column 1	
 7. Filling and Excavation	SO19-SO22	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (7. Filling and Excavation)	MO7.1-MO7.6
6.4.1 Agricultural Land Overlay			
 2. Agricultural Land (Material Change of Use)	SO1-SO4	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (2. Agricultural Land)	MO2.1-MO2.5
 2. Agricultural Land (Reconfiguring a Lot)	SO5-SO6	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (2. Agricultural Land)	MO2.1-MO2.5
6.4.2 Airport Environs Overlay			
 3. Airport Environs	SO1-SO12	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (3. Airport Environs)	MO3.1-MO3.5
6.4.3 Bushfire Hazard Overlay			
 13. Natural Hazards including Climate Change	SO1-SO21	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (13. Natural Hazards including Climate Change)	MO13.1-MO13.8
6.4.4 Coastal Hazard Overlay			
 13. Natural Hazards including Climate Change	SO1-SO11	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (13. Natural Hazards including Climate Change)	MO13.1-MO13.8
 6. Environmental Significance	SO12-SO13	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (6. Environmental Significance)	MO6.1-MO6.8

Column 1 Standard Outcomes (as specified in Part 3)		Column 2 Merit Outcomes that become Assessment Benchmarks where development does not comply with one or more Standard Outcome specified in Column 1	
6.4.5 Environmental Significance Overlay			
 6. Environmental Significance	SO1-SO15	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (6. Environmental Significance)	MO6.1-MO6.8
6.4.6 Flood Hazard Overlay			
 13. Natural Hazards including Climate Change	SO1-SO11	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (13. Natural Hazards including Climate Change)	MO13.1-MO13.8
6.4.7 Heritage Overlay			
 8. Heritage	SO1-SO8	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (8. Heritage)	MO8.1-MO8.7
6.4.8 Potential and Actual Acid Sulfate Soils Overlay			
 10. Land Constraints	SO1	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (10. Land Constraints)	MO10.1-MO10.3
6.4.9 Slope Stability Overlay			
 13. Natural Hazards including Climate Change	SO1-SO12	 Merit Outcomes (1. General)	MO1.1-MO1.2
		 Merit Outcomes (13. Natural Hazards including Climate Change)	MO13.1-MO13.8

Part 4 Strategic Outcomes

Part 4 prescribes the Strategic Outcomes for the planning scheme in accordance with Section 16(1) of the Act.

Table 4.1 – Strategic Outcomes for Torres Shire



Strategic Outcomes for Torres Shire

(1)	All development in Torres Shire values, protects and promotes Aboriginal and Torres Strait Islander knowledge, culture and tradition.
(2)	<p>Torres Shire is currently experiencing a housing shortage and is forecast to experience an increase in resident population. The need to deliver more housing now and into the future is intended to be accommodated through a combination of the following strategies:</p> <ul style="list-style-type: none"> (a) intensification of residential land use in appropriate locations proximate to local services; (b) inclusion of residential land use in established commercial centres through <u>mixed use development</u>; and (c) expansion of the urban areas of Thursday Island and Horn Island in locations provided with appropriate infrastructure and with ready access to local services.
(3)	Thursday Island remains the primary centre servicing Torres Shire and the broader Torres Strait region, providing the highest order of administration, retail, community and recreational services.
(4)	Rises in sea level combined with more regular storm tide inundation is expected to impact on uses proximate to the coastline, particularly on Horn Island. It is intended for the focus of residential and commercial development to move inland, to provide improved resilience.
(5)	The focus of development in Torres Shire will be on Thursday Island and Horn Island with limited development on surrounding inner islands and the mainland where there are no major infrastructure networks.

Strategic Outcomes for Torres Shire	
(6)	Development in Torres Shire improves the resilience of the community to adapt to coastal hazards, climate change and predicted sea level rise.
(7)	Torres Shire is home to a tropical climate. Buildings and structures must be designed in a manner that is responsive to this climate, in order to promote energy efficiency and retain and enhance a distinct built form character within the Shire.
(8)	<p>The land use pattern in Torres Shire is to embrace “healthy by design” principles by supporting an increased use of active transport (walking and cycling) and a reduction in the use of private vehicles. This is achieved through the following strategies:</p> <ul style="list-style-type: none"> (a) provision of improved active transport infrastructure linking key destinations, including residential areas, commercial centres and community facilities; (b) development of attractive pedestrian environments in commercial centres through landscaping and the provision of active frontages; (c) increase residential density surrounding key commercial centres in accordance with outcome (2); and (d) provision of smaller scale commercial services proximate to residential areas, but only where these uses do not degrade the primacy of established and identified commercial centres.
(9)	The development of increased recreational opportunities, particularly self-directed recreation such as walking, running and cycling, is promoted throughout the Shire. New facilities and infrastructure are developed in appropriate locations as part of an integrated recreational network that is consistent with “healthy by design” principles.
(10)	The expansion of the housing supply within Torres Shire, through either brownfield or greenfield development, increases the diversity of housing types and sizes available, in order to support the housing needs of the community and provide housing affordability.
(11)	Opportunities for local employment are promoted and fostered, particularly through development in industries that increase the self-sufficiency of Torres Shire.
(12)	Torres Shire is strategically located to support a range of marine-based and ocean dependent industries including (but not limited to) ship building, boat repair, logistics/freight services, seafood processing and commercial fishing. The development of these industries, to provide increased local economic activity, is promoted, with land with ocean access preserved for future marine-based and ocean dependent industries.
(13)	Land along Airport Road on Horn Island is intended to be progressively developed for <u>industrial purposes</u> to support the needs of the local community, Torres Shire and the broader Torres Strait region. Existing residential uses within this area are expected to remain in the short term, however the long term development intent of this land is for <u>industrial purposes</u> . Future development should therefore not seek to expand the extent of residential land use in this location.
(14)	A level of tourism development is supported within Torres Shire, however this is to be of a small scale and is to maintain the existing character of local places and the amenity enjoyed by local residents. The Shire is to retain its primary role, and resulting character, servicing local and regional residents, with any tourism operations forming a secondary role within the Shire.

Strategic Outcomes for Torres Shire

(15)	Transport connections between Horn Island, Thursday Island and the mainland are vital to the ongoing development of Torres Shire. Opportunities to improve the efficiency, safety and quality of transport services and supporting infrastructure are promoted.
(16)	<p>Select areas of land in locations throughout the Shire have the potential to support future urban development, subject to detailed <u>site</u> investigations. These areas have been identified as Investigation Areas (see Figure 4.1). Development, including <u>interim uses</u>, on any land identified as an Investigation Area must not prejudice the future use of the identified area for urban purposes, specifically:</p> <ul style="list-style-type: none"> (a) Land to the south-east of the Wasaga township on Horn Island, shown in Figure 4.2, has been identified as being suitable for future urban development, subject to detailed master planning and infrastructure planning. (b) Land at Quarantine, shown in Figure 4.3, has been identified as being suitable for future urban development, particularly the provision of additional housing, subject to detailed master planning and infrastructure planning. Detailed consideration of existing constraints is required. (c) Land at Waiben Esplanade, shown in Figure 4.4, has the potential to support industrial activities, particularly the storage of materials. Detailed consideration of the constraints of this land and surrounding land uses is required.
(17)	Thursday Island and Horn Island provide port infrastructure of strategic, local and State importance. Whilst these areas are designated as strategic port land and thus fall outside the jurisdiction of this planning scheme, other land uses and activities throughout the Shire are to support and promote the ongoing operation and development of port facilities.
(18)	<p>Torres Shire is home to a diverse natural environment, including The Great Barrier Reef world heritage site, which supports substantial biodiversity, unique ecosystems and nationally listed threatened and migratory species such as endangered marine turtles. Development in the Shire is to be responsive to the unique environment provided in Torres Shire by:</p> <ul style="list-style-type: none"> (a) supporting the protection and enhancement of significant environmental features; (b) avoiding impacts on <u>Matters of Local Environmental Significance</u> and <u>Matters of State Environmental Significance</u>, and where avoidance of adverse impacts cannot be reasonably achieved, they are minimised; (c) avoiding impacts on matters of national environmental significance; (d) avoiding impacts on the values associated with The Great Barrier Reef world heritage site; (e) promoting opportunities, where appropriate, for an improved appreciation of the Shire's ecological processes; (f) retaining and conserving coastal processes and resources; (g) within <u>Turtle Sensitive Areas</u>, avoid artificial light directly visible from <u>Significant Sea Turtle Nesting Areas</u>, <u>Very Significant Sea Turtle Nesting Areas</u> and the ocean as well as artificial light contributing to skyglow.
(19)	Torres Shire plays an important local, regional, national and international role in serving as a centre for surrounding local governments within the Torres Strait and Cape York regions while also adjoining Papua New Guinea in the far north of the Shire. The Shire serves as a gateway and hub in many respects and this role is promoted, fostered and managed through new development.

Strategic Outcomes for Torres Shire

(20)	Torres Shire's location adjoining an international border presents unique challenges with respect to a number of matters, most notably biosecurity. The planning scheme seeks for all activities in the Shire to maintain the border integrity of the Australian continent, particularly in the prevention and risk management of the actual and potential spread of pests, diseases and contaminants.
(21)	The planning scheme seeks the orderly, efficient and effective development of land throughout the Shire, for the benefit of the community as a whole. Land uses and activities are intended to be located in such a way as to avoid conflicts between existing and future land uses and activities, with sufficient separation achieved between incompatible uses. <u>Sensitive land uses</u> are to be protected from adverse impacts associated with emissions and hazardous activities (including former mining activities).
(22)	The security of a supply of water and electricity is vital to the ongoing operation of the Shire and development is to in no way prejudice these supplies, particularly major infrastructure such as bulk supply corridors, treatment plants and electricity substations. Opportunities are also explored, where appropriate, to enhance and expand Torres Shire's water and electricity security, infrastructure and capabilities, including through renewable energy sectors.
(23)	Torres Shire includes a range of Queensland and local heritage places. Development is to be sensitively located, designed and operated to ensure that the cultural heritage significance of all identified heritage places is conserved and enhanced (where possible). Development that supports the appreciation and protection of identified heritage places is to be encouraged, particularly where community access is improved.
(24)	Development supports progression toward achieving carbon neutrality in Torres Shire through design, construction and operation.
(25)	Climate sensitive and responsive urban design occurs throughout Torres Shire with specific focus on the reduction of land area covered by impermeable / hard surfaces and increases in <u>soft landscaping</u> to reduce the urban heat island effect. Note – The 'urban heat island effect' is the increase in temperature in an urban area as a result of increased hard surfaces.
(26)	The disturbance of <u>acid sulfate soils</u> is avoided or managed to protect the environment, people and property.
(27)	Agricultural land, <i>Stock Routes</i> and existing pasturage rights are preserved and protected from fragmentation, encroachment and incompatible land uses.

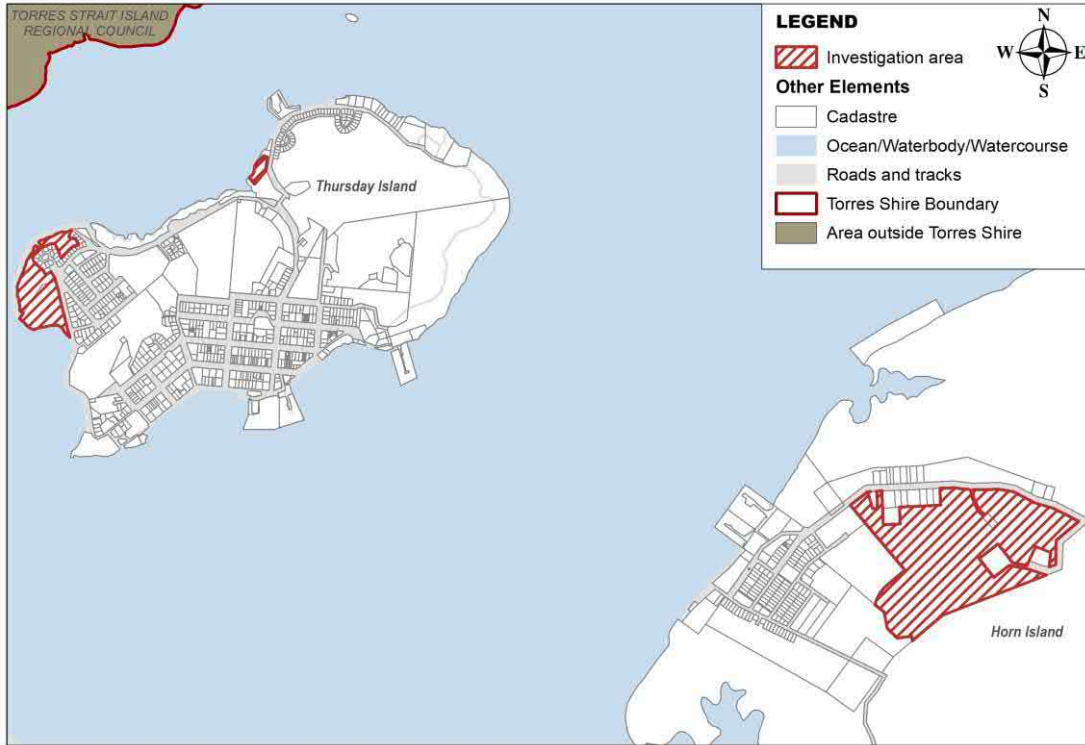


Figure 4.1 – Investigation Areas



Figure 4.2 – Investigation Area – Horn Island



Figure 4.3 – Investigation Area – Thursday Island (Quarantine)



Figure 4.4 – Investigation Area – Thursday Island (Waiben Esplanade)

Part 5 Merit Outcomes

The Merit Outcomes of the planning scheme are measures that facilitate the achievement of the Strategic Outcomes, in accordance with Section 16(1)(b) of the Act.

The Merit Outcomes are organised into the 16 themes described below. Section 3.6 provides guidance as to the use of these themes through both the Merit Outcomes and the Standard Outcomes in Part 6.

 1. General	 2. Agricultural Land	 3. Airport Environs	 4. Amenity and Privacy
 5. Built Form and Development Design	 6. Environmental Significance	 7. Filling and Excavation	 8. Heritage
 9. Infrastructure and Services	 10. Land Constraints	 11. Land Use	 12. Landscaping
 13. Natural Hazards including Climate Change	 14. Parking, Access and Transport	 15. Reconfiguring a Lot	 16. Vegetation Clearing

Note – Merit Outcomes are organised alphabetically in **Table 5.1** by theme following the first heading “General”. Each theme has also been assigned a sequential number (1-16) which is used consistently.

Note – Where the Merit Outcomes refer to a subject matter considered as part of an overlay, the mapping of this overlay is to be used as part of the assessment of development against those Merit Outcomes, unless Council is satisfied that more accurate technical evidence (such as (but not limited to) a site specific investigation undertaken by a suitably qualified person) is available to inform the assessment. Section 3.6 provides further explanation of the relationship between Standard Outcomes and Merit Outcomes, which is relevant in the consideration of overlays.

Table 5.1 – Merit Outcomes



1. General

MO1.1

It is demonstrated that development has planning merit and achieves an appropriate balance between social, cultural, environmental and economic interests, having regard to:

- (a) the logical and orderly organisation of land uses, buildings and structures;
- (b) the manner in which the development responds to site features and characteristics;
- (c) the suitability of the land for the development;
- (d) the consistency of the development with the purpose and the local purpose of the zone/s within which the land is located;
- (e) the availability and suitability of other locations for the development;
- (f) the delivery of public facilities, such as open space or infrastructure, or other public benefits as part of the development;
- (g) the relationship of the development to community values and culture; and
- (h) the impacts and challenges of climate change.

Note – In assessing development against MO1.1, Council may determine that development has planning merit and achieves a balance between social, cultural, environmental and economic interests, despite being inconsistent with the purpose and/or local purpose of the relevant zone/s.

Note – MO1.1(e) is only to be considered where development is inconsistent with the purpose and/or local purpose of the relevant zone/s.

Note – In assessing development against MO1.1, it may be appropriate to consider the Standard Outcomes for the relevant zone contained in Part 6, as discussed in Section 3.1(12)(b).

MO1.2

Development does not detract from, or substantially differ from, the established amenity of the local area, having regard to:

- (a) noise;
- (b) hours of operation;
- (c) traffic;
- (d) visual amenity;
- (e) privacy and overlooking;
- (f) lighting;
- (g) odour; and
- (h) emissions.



2. Agricultural Land

MO2.1	Development does not result in the fragmentation of agricultural land.
MO2.2	Development ensures that agricultural land remains available for land uses and activities that seek to utilise the quality of the land for <u>agricultural purposes</u> .
MO2.3	Development does not result in the introduction of land uses which could prejudice the efficient and effective operation of existing or future <u>agricultural purposes</u> , including <i>Stock Routes</i> .
MO2.4	Development that supports the efficient operation of <u>agricultural purposes</u> , such as supporting land uses and infrastructure, is only located on agricultural land where there is no alternative location available.
MO2.5	The function, connectivity and pasture productivity of the <i>Stock Route</i> network is to be maintained for sustainable use by travelling stock. The <i>Stock Route</i> network and existing pasturage rights are protected from incompatible development. Editor's note – Section 432 of the <i>Land Act 1994</i> specifies where pasturage rights exist.



3. Airport Environs

MO3.1	Development and associated activities do not interfere with the function of aviation facilities.
MO3.2	Development does not create incompatible intrusions, or compromise aircraft safety within operational airspace.
MO3.3	Development does not, as a result of light, dust or gas emissions, interfere with, compromise or affect aircraft operations.
MO3.4	Development does not distract or confuse pilots of aircraft.
MO3.5	Land uses are appropriately located in relation to airport environs to ensure that: <ul style="list-style-type: none"> (a) the potential for wildlife hazards to aircraft is minimised; (b) people are not exposed to unacceptable noise levels resulting from aircraft operations; (c) they do not have the potential to prejudice the future efficient operation of an airport or an aviation facility due to reverse amenity impacts; and (d) risk to people in the event of an aircraft failure is not increased.



4. Amenity and Privacy

<p>MO4.1</p>	<p>Development provides a quality of amenity for on-site residents, employees and visitors that is compatible with the intended character of the zone within which it is located and the nature of the land use, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual amenity; (e) privacy and overlooking; (f) lighting; (g) odour and other emissions; (h) access to open space; and (i) availability of on-site facilities. <p>Note – The purpose and local purpose of the zone within which the land is located should be considered in determining compliance with MO4.1.</p>
<p>MO4.2</p>	<p>Development, where resulting in two (or more) different land uses being located on adjoining land, ensures that an interface between the land uses is achieved that maintains the amenity and privacy of each land use, to a standard commensurate with the expectations of the zone within which the land uses are located.</p>
<p>MO4.3</p>	<p>Development is designed in a manner that provides a level of privacy to residents, land owners, employees and visitors of any existing or future development that is commensurate with the reasonable expectations associated with the land use pattern, density and character of the surrounding area.</p>



5. Built Form and Development Design

MO5.1	Development is consistent with the established built form character of the surrounding area, having regard to the <u>overall height</u> , <u>site cover</u> , <u>setbacks</u> and overall scale of existing buildings and structures on adjoining and nearby land.
MO5.2	Despite MO5.1 development may be inconsistent with the established built form character of the surrounding area where it is demonstrated that the established built form character of the surrounding area is largely inconsistent with the purpose and local purpose of the zone within which the land and the surrounding land is located. Note – This outcome is applicable where there is a clear intention under this planning scheme, by way of the manner in which land is zoned, to alter the character of an area or <u>site</u> .
MO5.3	Development is sited and designed in a manner that maintains an appropriate level of amenity for residents, land owners, employees and visitors of any existing or future development having regard to: (a) access to daylight and sunlight; (b) overlooking and sight lines; (c) access to prevailing breezes and air; and (d) outlook.
MO5.4	Buildings and structures are designed in a manner which positively contributes to the character and appearance of the <u>site</u> and the surrounding area, having regard to: (a) materials and finishes; (b) variations in shape, form and finishes; (c) apparent size and scale; (d) use of lightweight materials; (e) the relationship between built form and landscaping; and (f) the visibility of service areas, vehicular parking and other infrastructure.
MO5.5	Buildings and structures are designed to ensure that safety is achieved for people on-site, on adjoining land and in public places, having regard to: (a) opportunities for casual surveillance; (b) potential entrapment locations; (c) frequency and nature of use; and (d) lighting.



5. Built Form and Development Design (continued)

MO5.6

Buildings are designed in a manner that engages with the adjoining street environment. The extent of engagement is commensurate with the intended character of the zone within which the building is located.

Note – The purpose and the local purpose of the zone within which the land is located should be considered in determining compliance with MO5.6.

MO5.7

Buildings and structures are located and designed in a manner that is reflective of, and responsive to, the tropical climate of Torres Shire, to maximise the amenity and character of the Shire, having regard to:

- (a) sunlight and daylight access;
- (b) aspect;
- (c) shading;
- (d) natural ventilation and temperature control; and
- (e) building materials.

Note – The Building Assessment Provisions include requirements relating to energy efficiency for buildings.



6. Environmental Significance

Note – In assessing development against these Standard Outcomes, reference should be made to the Planning Scheme Study *Terrestrial Biodiversity Values of the Torres Shire Council* prepared by David Fell Environmental Pty Ltd to the extent relevant.

MO6.1	Development is located, designed and constructed to avoid, and where avoidance is not possible, minimise impacts on <u>matters of environmental significance</u> .
MO6.2	Development is only located within an area containing a <u>matter of environmental significance</u> where: <ul style="list-style-type: none"> (a) the development is compatible with the biodiversity and ecology characteristics of the area; (b) any potential or actual impacts on environmental processes are avoided, mitigated or otherwise minimised; and (c) the nature of the development necessitates its location in the area containing a <u>matter of environmental significance</u>.
MO6.3	Development on land containing <u>matters of environmental significance</u> : <ul style="list-style-type: none"> (a) is designed in a manner that is reflective of, and responsive to, the ecological characteristics of the land; and (b) provides opportunities for the appreciation and interpretation of the Shire's natural environment by the community.
MO6.4	Development does not result in: <ul style="list-style-type: none"> (a) the fragmentation of areas containing <u>matters of environmental significance</u>; or (b) the isolation of an area containing <u>matters of environmental significance</u>; or (c) a reduction in ecological connectivity; or (d) the creation of barriers to wildlife movement.
MO6.5	Development provides for the maintenance, protection, and where practical enhancement, of the areas containing <u>matters of environmental significance</u> , particularly the habitat of native wildlife.
MO6.6	Development ensures the environmental significance of the Great Barrier Reef is protected through the avoidance, or otherwise minimisation, of silt runoff.



6. Environmental Significance (continued)

Note – In assessing development against these Standard Outcomes, reference should be made to the Planning Scheme Study *Terrestrial Biodiversity Values of the Torres Shire Council* prepared by David Fell Environmental Pty Ltd to the extent relevant.

<p>MO6.7</p>	<p>Development within the <i>Turtle Sensitive Area</i> is designed, constructed and operated in a manner that minimises the potential impacts of development on sea turtle nesting and sea turtle activity by:</p> <ol style="list-style-type: none"> locating, designing (including shielding) and operating artificial lighting to avoid direct illumination of the beach, ocean or sky at night; minimising the brightness and luminance of outside lighting; avoiding the reflection of light and contribution to sky glow; using building design to minimise the extent to which internal lighting is visible external to the building; maximising the retention of vegetation proximate to the <i>Very Significant Sea Turtle Nesting Area</i> and the <i>Significant Sea Turtle Nesting Area</i> to screen development when viewed from the ocean or beach; using built or landscaping elements to screen development when viewed from the ocean or beach; avoiding flood lighting proximate to the <i>Very Significant Sea Turtle Nesting Area</i> and the <i>Significant Sea Turtle Nesting Area</i>; including fencing and other access management measures to reduce potential interaction with potential turtle nesting sites; appropriately designing any beach access to ensure that any potential impact on turtle nesting is avoiding or otherwise minimised; and implementing appropriate controls at both construction and operational phases of any development. <p>Note – In assessing the potential impacts of development on turtle nesting, the duration of turtle nesting seasons should be considered. The duration of turtle nesting seasons is as follows:</p> <ul style="list-style-type: none"> Jardine River Camping Reserve: March – December Deliverance Island: June – December Bramble Cay: October – June All other locations: November – May
<p>MO6.8</p>	<p>Development within the <i>coastal management district</i> as shown on Map OM-401 to Map OM-409b:</p> <ol style="list-style-type: none"> protects <u>coastal landforms</u>, wetlands and native vegetation; does not adversely impact on coastal processes and resources; and supports the provision of appropriate public access to the coast, where it is compatible with the nature of surrounding land use and the environmental values of the <u>coastal landform</u>.



7. Filling and Excavation

Note – These Merit Outcomes do not apply to Carrying Out Building Work

MO7.1	Alteration of <u>ground level</u> is minimised to the greatest extent practical, with preference given to development that uses the natural topography of the <u>site</u> .
MO7.2	Filling and excavation minimise the number, height and extent of retaining walls.
MO7.3	Filling and excavation maintains ground stability and does not increase the potential for land slips.
MO7.4	Filling and excavation does not result in the creation of earthworks features (such as retaining walls and batters) that negatively impact on the character of the local area or the amenity of an on-site, adjoining or nearby land use.
MO7.5	The need to import or export fill as part of earthworks is minimised, with preference given to balanced earthworks (where importing or exporting is not required).
MO7.6	Filling and excavation avoids, or otherwise minimises, silt runoff to ensure the protection of The Great Barrier Reef.



8. Heritage



Note – Schedule 7 provides statements of significance (where available) for *Local Indigenous heritage places* and *Local non-Indigenous heritage places*. Where a statement of significance is provided, this should be used to inform the understanding of the cultural heritage significance of a place and the assessment completed against these Merit Outcomes.

MO8.1	Development conserves the cultural heritage significance of Torres Shire, including both Indigenous and non-Indigenous heritage.
MO8.2	Areas with known or potential cultural heritage significance are used, managed and developed in a manner that ensures the conservation of any cultural heritage significance. Note – Planning Scheme Policy 2 – Cultural Heritage provides guidance on the management of cultural heritage.
MO8.3	<u>Sites</u> and buildings of cultural heritage significance are used in a manner that promotes the appreciation of their significance, particularly through public access, where this is compatible with the nature and significance of the <u>site</u> or building. Note – In some instances public access may be inconsistent with the conservation of the cultural heritage significance of the place.
MO8.4	The local Indigenous people are consulted, where appropriate, in relation to any development involving known or potential <u>sites</u> of Indigenous cultural heritage. Note – Consultation is to be undertaken in accordance with Planning Scheme Policy 2 – Cultural Heritage.
MO8.5	New development is respectful of, compatible with, and reflective of <u>sites</u> and buildings of cultural heritage significance by: (a) maintaining the visibility of locations of cultural heritage significance from public viewpoints such as roads, parks and lookouts, insofar as this is compatible with the cultural sensitivities of the <u>site</u> ; (b) being of a scale and size that is commensurate to the setting of the place; (c) maintains the prominence of <u>sites</u> of cultural heritage significance; and (d) comprising design elements that are sympathetic to the <u>site</u> of cultural heritage significance, whilst not imitating or replicating heritage elements.



8. Heritage (continued)

<p>MO8.6</p>	<p>Buildings that are identified as being of cultural heritage significance are conserved without alteration unless the alterations:</p> <ul style="list-style-type: none"> (a) relate to elements of the building that are not of cultural heritage significance; or (b) provide for the refurbishment, restoration or improvement of the building in a manner which increases the appreciation of its cultural significance; or (c) are minor in nature and do not substantially impact on the cultural heritage significance of the building; or (d) are necessary to maintain safety provided the works are completed in a manner that minimises any impact on the cultural heritage significance of the building; or (e) are necessary to permit the use of the building in an effective manner, where without the alterations the use of the building would not be possible and the cultural heritage significance of the building would likely be degraded; or (f) are necessary to provide a modern standard of services (an example of which is disability access) provided the works are completed in a manner that minimises any impact on the cultural heritage significance of the building.
<p>MO8.7</p>	<p>Development is operated and constructed in a manner that ensures that archaeological evidence is retained for the benefit of the entire community. Indigenous objects are managed in accordance with Indigenous cultural requirements.</p> <p>Note – Planning Scheme Policy 2 – Cultural Heritage provides guidance on the management of cultural heritage.</p>



9. Infrastructure and Services

<p>MO9.1</p>	<p>All development is provided with a reliable, safe and efficient method of access to the following infrastructure services:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewerage; (c) stormwater; (d) telecommunications; and (e) electricity / power. <p>Note – In assessing development against MO9.1, it may be appropriate to consider the Standard Outcomes for Works, Services and Infrastructure contained in Part 6, as discussed in Section 3.1(12)(b).</p>
<p>MO9.2</p>	<p>The nature and design of infrastructure connections is to be commensurate with the nature of the development, having regard to:</p> <ul style="list-style-type: none"> (a) the location of the development within the Shire; (b) the manner in which surrounding development accesses infrastructure services; (c) the proximity of any reticulated network and any planned upgrades to, or extensions of, this network; (d) the intent, with respect to character and scale, for development within the zone within which the land is located; (e) the scale of the development; (f) the likely demand the development will have for infrastructure services; and (g) potential impacts on the amenity and character of the general locality, including nearby existing and future uses.
<p>MO9.3</p>	<p>Development provides for the appropriate management of stormwater to ensure that:</p> <ul style="list-style-type: none"> (a) development does not negatively impact on the surrounding catchment and stormwater network/system; (b) does not result in the unlawful discharge of stormwater onto adjoining land; (c) does not cause an actionable nuisance; (d) stormwater infrastructure is appropriately located and can be accessed for maintenance; (e) stormwater collected is appropriately treated for quality purposes; and (f) stormwater infrastructure is designed to be fit for purpose. <p>Note – MO9.3 does not apply to Carrying Out Building Work.</p>

**9. Infrastructure and Services (continued)****MO9.4**

Development does not result in damage to existing infrastructure or, where damage occurs, rectification works are undertaken at no cost to the infrastructure owner/provider.

MO9.5

Lighting associated with development is designed and located in a manner that does not negatively affect the amenity of adjoining or nearby land uses or the character of the surrounding area.

MO9.6

Mechanical services are appropriately located and designed in order to not degrade the established character of the local area or the streetscape.



10. Land Constraints

<p>MO10.1</p>	<p>Development:</p> <ul style="list-style-type: none"> (a) avoids, or otherwise mitigates, the extent to which potential or actual <u>acid sulfate soils</u> are required to be disturbed; and (b) ensures that the location and severity of <u>acid sulfate soils</u> within any area to be disturbed is accurately identified.
<p>MO10.2</p>	<p>Development is appropriately managed to avoid adverse effects associated with the release of acid or metal contaminants into the environment having specific regard to:</p> <ul style="list-style-type: none"> (a) the ecology of wetlands and shallow freshwater and brackish aquifer systems; (b) commercial and recreational fisheries and agricultural crop productivity; (c) corrosion rates of concrete and steel infrastructure; and (d) human health. <p>Note – Any development involving the disturbance of potential or actual <u>acid sulfate soils</u> is to be subject to management controls that achieve compliance with MO10.2. The management of <u>acid sulfate soils</u> must be consistent with Queensland's latest <u>acid sulfate soil</u> management guidelines.</p>
<p>MO10.3</p>	<p>Where development is within close proximity to a former mining activity, associated risks to people and property are appropriately mitigated.</p> <p>Note – It may be necessary for remediation of the land to occur to support development.</p> <p>Note – A geotechnical assessment report prepared by a <u>suitably qualified person</u> will assist in demonstrating achievement of this Merit Outcome.</p> <p>Note – <u>Sites</u> of former mining activities are identified in the Queensland Government's GeoResGlobe.</p>



11. Land Use

<p>MO11.1</p>	<p>Development involves land uses that are:</p> <ul style="list-style-type: none"> (a) compatible with existing and anticipated land uses and activities in the surrounding area; (b) within the reasonable expectations of existing residents, land owners, employees and visitors of adjoining and nearby existing uses; (c) consistent with the purpose and local purpose of the zone/s within which they are located; and (d) located in a manner that does not prejudice the future use of well-located land for urban purposes in the long-term through inappropriate <u>interim uses</u>. <p>Note – In assessing development against MO11.1, it may be appropriate to consider the Standard Outcomes for the relevant zone contained in Part 6, as discussed in Section 3.1(12)(b).</p>
<p>MO11.2</p>	<p>Development for <u>commercial purposes</u> is located and scaled in a manner that maintains consistency with the following principles:</p> <ul style="list-style-type: none"> (a) The role of Thursday Island as the primary commercial centre for Torres Shire and the Torres Strait region is maintained and enhanced through the inclusion of the highest order of services in the Shire and the region; (b) The <i>Centre Zone</i> maintains its role as providing a range of commercial and community services for surrounding land; and (c) Any <u>commercial purposes</u> located outside the <i>Centre Zone</i> is: <ul style="list-style-type: none"> (i) of a lower order to <u>commercial purposes</u> currently provided in the <i>Centre Zone</i>; (ii) is of a small scale; (iii) services the immediate surrounding community and/or a specific land use; and (iv) does not degrade the existing or future role of land in the <i>Centre Zone</i>.
<p>MO11.3</p>	<p>Development involving <u>residential purposes</u> ensures that:</p> <ul style="list-style-type: none"> (a) housing is well located proximate to key services; (b) a diversity of housing options is provided; (c) the provided housing products cater for the needs and demands of all members of the community; and (d) opportunities for housing affordability and home ownership are promoted.
<p>MO11.4</p>	<p>Development providing accommodation or facilities for tourists is appropriately scaled, designed and located to ensure that it does not dominate the local area and remains a subordinate part of the overall land use mix.</p>



11. Land Use (continued)

MO11.5

Development proximate to an identified strategic port complements and, where possible, enhances the role and function of the port and does not prejudice its ongoing operation.



12. Landscaping

MO12.1	Development includes a quality and quantity of landscaping that positively contributes to the character of the surrounding area, particularly the streetscape.
MO12.2	Development includes landscaping that is sufficient to ensure that any element of built form does not appear dominant.
MO12.3	Development provides landscaping to achieve the screening of service areas, vehicular parking and other infrastructure and achieve privacy for residents, land owners, employees and visitors.
MO12.4	Landscaping does not compromise the safety of people on-site, on adjoining land and in public places, and does not introduce invasive species.
MO12.5	<p>Landscaping is provided to protect the amenity of land uses and areas in locations where:</p> <ul style="list-style-type: none"> (a) buffering is required between incompatible land uses; or (b) screening of unsightly land uses or components of land uses is required; or (c) screening of land uses is required to maintain the visual amenity of the road environment.



13. Natural Hazards including Climate Change

<p>MO13.1</p>	<p>Development is not located within an area that is identified as being subject to a natural hazard, unless the location of the development is considered appropriate, having regard to the following:</p> <ul style="list-style-type: none"> (a) the compatibility of the extent of development located in an area identified as being subject to a natural hazard with the level of risk associated with the hazard; (b) the nature of the development and any necessity for the development to be located within an area that is identified as being subject to a natural hazard; (c) the ability for the development to result in a reduction or removal of the risk of natural hazard; (d) the availability of alternative suitable <u>sites</u> that are subject to a lesser risk of natural hazard; (e) the necessity of the development for the community; (f) the potential to mitigate risks to people and property to an extent that is tolerable having regard to the nature of the development; and/or (g) the actual on-site natural hazard risks, as identified as part of a site-based technical assessment. <p>Note – Paragraphs (a) to (e) are provided as guidance in determining whether the location of development in an area that is identified as being subject to a natural hazard is appropriate.</p> <p>Note – It is recommended that a technical assessment of the relevant natural hazard/s be prepared by a <u>suitably qualified person</u> to demonstrate compliance with MO13.1, particularly paragraph (g). An example of a technical assessment is a Flood Impact Assessment.</p>
<p>MO13.2</p>	<p>Development does not result in an increase in the potential risk to people or property from a natural hazard on the <u>site</u> or adjoining or nearby land.</p>
<p>MO13.3</p>	<p>Development does not hinder the ability of the community to effectively and efficiently respond to natural hazards, natural disasters or climate change.</p>
<p>MO13.4</p>	<p>Development involving the manufacturing or storage of hazardous materials is appropriately located in relation to potential natural hazards to ensure the likelihood of human and environmental harm is minimised.</p>
<p>MO13.5</p>	<p><u>Vital community infrastructure</u> is located in relation to potential natural hazards in a manner that ensures that the infrastructure can continue to operate in the event of a natural hazard or natural disaster.</p>



13. Natural Hazards including Climate Change (continued)

<p>MO13.6</p>	<p>Land uses and lots located in areas that are subject to natural hazards include:</p> <ul style="list-style-type: none"> (a) methods of notifying residents, employees and visitors of the natural hazard risk; (b) management controls to ensure that residents, employees and visitors are able to evacuate if required, including the identification of a designated evacuation area; and (c) access to facilities and services necessary to mitigate impacts associated with the natural hazard risk. <p>Note – An example of a facility or service for the purposes of paragraph (c) is the provision of a water supply for fire fighting where within a <i>bushfire hazard area</i>.</p>
<p>MO13.7</p>	<p>Development for Reconfiguring a Lot ensures that the resulting lot layout:</p> <ul style="list-style-type: none"> (a) is responsive to the natural hazard risk of the <u>site</u>; (b) uses areas subject to natural hazard risk for purposes that are compatible with the nature of risk; (c) allows for the appropriate location of future buildings to achieve an acceptable or tolerable risk for future uses; (d) includes buffering to, or separation from, areas subject to natural hazard risk; (e) facilitates the safe evacuation of people, if required due to a natural hazard; and (f) facilitates access for emergency services, as appropriate.
<p>MO13.8</p>	<p><u>Hard to evacuate uses</u> are not established or intensified in an area that is subject to a natural hazard unless:</p> <ul style="list-style-type: none"> (a) there is an overriding need in the public interest for the new or expanded service the development provides; (b) there are no other suitable alternative locations within the required catchment; and (c) <u>site</u> planning can appropriately mitigate the risk.



14. Parking, Access and Transport

Note – In demonstrating compliance with the Merit Outcomes for the Parking, Access and Transport theme, it may be appropriate for technical reporting to be prepared by a suitably qualified person examining the sufficiency and appropriateness of the proposed parking, circulation, movement, access, servicing and/or other transport arrangements. The extent and nature of any provided technical reporting will be dependent on the specific circumstances relating to the development, however types of reporting may comprise a Traffic Impact Assessment, Car Parking Strategy or a Car Parking Occupancy Assessment.

MO14.1	Development provides parking, circulation, movement, access, servicing and other transport arrangements that ensure the efficiency of traffic movement and the safety of all transport modes, including pedestrians and cyclists.
MO14.2	<p>Development provides parking arrangements, including a supply of car parking spaces, that:</p> <ul style="list-style-type: none"> (a) is reflective of the anticipated demand for car parking; (b) does not negatively impact on the amenity or character of the <u>site</u> or surrounding area; (c) considers the nature of surrounding land use and infrastructure, with specific regard to car parking demand, supply and traffic movement; and (d) promotes efficiency in the use of land and associated traffic arrangements, including the maximisation of the potential of well-located land. <p>Note – In assessing development against MO14.2, it may be appropriate to consider the Standard Outcomes for Parking, Access and Transport contained in Part 6, as discussed in Section 3.1(12)(b).</p>
MO14.3	Parking and access arrangements ensure that development is accessible to all members of the community, including (but not limited to) persons with disabilities.
MO14.4	Roads within Torres Shire are designed and constructed to a standard that is appropriate for the intended and anticipated vehicular, cyclist and pedestrian demand on the road.
MO14.5	Development provides for the upgrading of existing on-site and off-site transport infrastructure where required to provide for the safe and efficient movement of traffic and people.
MO14.6	Development does not detrimentally affect the safe and efficient operation of the existing and future external road network, due to traffic generation, access arrangements or development design.



14. Parking, Access and Transport (continued)

MO14.7

Development is designed to promote the use of active transport by making appropriate provision for pedestrians and cyclists including:

- (a) within the road network;
- (b) within sites;
- (c) through dedicated corridors;
- (d) through appropriate separation from traffic; and
- (e) through the provision of end of trip facilities, where demand necessitates.

MO14.8

New subdivisions facilitate the efficient movement of people via various transport modes to key trip attractors.



15. Reconfiguring a Lot

MO15.1	All lots are of a size and shape that is consistent and compatible with the lot layout and character of the surrounding area.
MO15.2	<p>All lots are of a size and shape that allows for their future development in a manner that is consistent with the established character and amenity of the surrounding area.</p> <p>Note – In determining compliance with this outcome, regard should be had to the Standard Outcomes of this planning scheme that will be applicable to the future use of any proposed lot.</p>
MO15.3	<p>All lots are of a size and shape that is sufficient to accommodate all required buildings, structures, facilities, infrastructure and services associated with their intended future use.</p> <p>Note – In determining compliance with this outcome, regard should be had to the Standard Outcomes of this planning scheme that will be applicable to the future use of any proposed lot.</p>
MO15.4	Reconfiguring a Lot, where resulting in the creation of new roads, provides for the efficient movement of vehicles and pedestrians with the development and to and from external destinations.
MO15.5	<p>The lot layout of any reconfiguration is responsive to, and reflective of, the opportunities and constraints of the land which is being reconfigured, including consideration of:</p> <ul style="list-style-type: none"> (a) topography; (b) existing vegetation; (c) existing and future land uses; (d) the existing road network; (e) the zoning pattern identified by this planning scheme; (f) the overlay designations of this planning scheme; (g) waterbodies; (h) solar patterns and daylight access; (i) prevailing air flow and breezes; and (j) the location of key attractors and destinations in the local area.
MO15.6	Reconfiguring a Lot provides a range of lot sizes and types to suit a range of uses, building sizes and development types.
MO15.7	New residential subdivisions ensure that residents have easy access to public parkland to meet their recreational and leisure demands.



15. Reconfiguring a Lot (continued)

<p>MO15.8</p>	<p>The layout of lots is designed to ensure that safety is achieved for people on-site, on adjoining land and in public places, having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance; (b) potential entrapment locations; (c) frequency and nature of use; and (d) lighting.
<p>MO15.9</p>	<p><u>Rear lots</u> are only created where it is demonstrated that:</p> <ul style="list-style-type: none"> (a) it will provide for the efficient use of land; (b) the streetscape character of the local area will not be affected; (c) the lot is of sufficient size to accommodate a lawful use, including appropriate access arrangements; and (d) the number of <u>rear lots</u> proposed is limited to a single <u>rear lot</u> behind a standard lot (i.e. multiple <u>rear lots</u> using the same <u>access handle</u> are not proposed).
<p>MO15.10</p>	<p>Boundary realignments are undertaken only where:</p> <ul style="list-style-type: none"> (a) any new boundary takes into consideration the existing and future use of the land; (b) any new boundary takes into consideration the planning scheme designations, such as zoning and overlays, applicable to the land; (c) resulting lots remain capable of accommodating land uses intended to occur on the land under this planning scheme; and (d) the frontage of any new lot remains sufficient to accommodate all required services and infrastructure in a manner that is compatible with the established character and amenity of the zone and locality.
<p>MO15.11</p>	<p>Access easements are only created to:</p> <ul style="list-style-type: none"> (a) provide legal protection for existing access arrangements; or (b) provide for the efficient use of land in urban areas; or (c) provide for the combination of accesses in urban areas to improve the pedestrian environment; or (d) provide for the creation of rear access lanes, where these are desirable; or (e) allow access to a secondary road, where it is undesirable for access to be gained from the <u>primary frontage</u>; or (f) allow for the combination of accesses in non-urban areas, where doing so would reduce the extent of public road required solely for property access; or (g) provide access to infrastructure for maintenance purposes.
<p>MO15.12</p>	<p>Access easements are sufficiently sized to accommodate all likely vehicular and pedestrian traffic resulting from the land uses and lots serviced by the easement.</p>



15. Reconfiguring a Lot (continued)

MO15.13

The creation or modification of a lease:

- (a) reflects the existing and future use of the land to which it relates;
- (b) ensures that the area and dimension of the lease is sufficient to accommodate land uses and other works in a manner that is consistent with this planning scheme;
- (c) ensures that any area of land not located within the lease is capable of use for a purpose intended by the zone within which it is located;
- (d) ensures that the lot upon which the lease is located is provided with sufficient infrastructure and service connections, including water, sewerage, stormwater, electricity, telecommunications and transport/access, to support the use of the lease.



16. Vegetation Clearing

MO16.1	The clearing of vegetation is avoided to the greatest extent practical, particularly where involving mature and/or native vegetation. Where the clearing of vegetation cannot be reasonably avoided, the adverse impacts of clearing are minimised.
MO16.2	Retained vegetation is used as a feature within the development and use of land. Note – This may be best achieved through incorporation of retained vegetation in proposed landscaping areas.
MO16.3	Vegetation clearing does not result in areas of land becoming unstable or increases in likelihood of landslip.
MO16.4	Vegetation clearing does not result in a degradation in the scenic quality of foreshore or hilltop areas.
MO16.5	Vegetation clearing does not result in a reduction in the amenity of residents.
MO16.6	Despite MO16.1 to MO16.5, vegetation clearing may be undertaken where it is demonstrated that the clearing is necessary to maintain public safety.

Part 6 Standard Outcomes

The Standard Outcomes of the planning scheme are measures that facilitate the achievement of the Strategic Outcomes, in accordance with Section 16(1)(b) of the Act.

The Standard Outcomes also facilitate the achievement of the Merit Outcomes of the planning scheme.

6.1 Zones



6.1.1 Centre Zone

Purpose Statement

The purpose of the *Centre Zone* is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

Local Purpose Statement

The *Centre Zone* identifies land in the business centres of Thursday Island and Horn Island. These two centres are intended to provide a range of commercial purposes and community purposes to support the immediate residential communities as well residents of other islands, including those outside Torres Shire. Residential purposes are also supported in the *Centre Zone* where provided as part of a mixed use development and located in a building such that they do not prevent the provision of an active frontage at ground level. Development in the *Centre Zone* should seek to protect and enhance the established character of the centres.

The following local purpose statement is applicable for each identified centre:


- (a) **Thursday Island:** Thursday Island is the primary commercial centre for the Shire and this role is maintained and enhanced through any development within the *Centre Zone* (including that on Horn Island). The Thursday Island centre is characterised by a strong commercial spine centred on Douglas Street, containing a range of buildings that provide a distinct main street character. This character forms an important part of the Shire's identity and is retained and enhanced through the location of the highest order and quality of services and land uses within the Douglas Street precinct. Development within Douglas Street is reflective of the character of existing buildings and seeks to blend within the main street environment as a collection of smaller buildings combining as a centre. Notable characteristics including footpath awnings, a pedestrian focus, low vehicle speed and street landscaping are reinforced and enhanced through any new development.

Local Purpose Statement (continued)

A mix of land uses is created within the Thursday Island centre to promote improved land use efficiency and greater commercial and pedestrian activity. Buildings and land uses are to engage with street environment and provide visual interest at a pedestrian scale.

- (b) **Horn Island:** Horn Island plays an important role in the Shire's economy and community. The *Centre Zone* in Horn Island is located at the primary entry point for the majority of visitors to the Shire (Horn Island Airport). Development in the *Centre Zone* should seek to enhance the gateway role that Horn Island plays for the Shire by accommodating services, infrastructure and land uses that support the entrance of visitors. The *Centre Zone* is located proximate to the ferry terminal that provides local access to the island, further enhancing the gateway role of the *Centre Zone*. The *Centre Zone* also services the local community, which is anticipated to expand. Development in the *Centre Zone* should promote increased self-sufficiency for the Horn Island community, whilst ensuring the primacy of Thursday Island is maintained. Development in this area of the *Centre Zone* is to provide the highest level of services and promote the creation of a distinct local character through the integration of land uses and built form.

Table 6.1.1 – Standard Outcomes for the Centre Zone

5. Built Form and Development Design	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	<p>All buildings and structures comprise an <u>overall height</u> of no greater than:</p> <p>(a) where located on Horn Island, at Tamwoy Town or at Rose Hill, two (2) <u>storeys</u> and 8.5 metres; or</p> <p>(b) three (3) <u>storeys</u> and 12 metres otherwise.</p> <p>Note – Where paragraph (a) applies, an <u>overall height</u> of three (3) <u>storeys</u> and 12 metres may be considered where compliance is demonstrated with the applicable Merit Outcomes, having regard to the specific <u>site</u> characteristics of the development.</p>
SO2	<p>Buildings are <u>setback</u> from a <u>front boundary</u> as follows:</p> <p>(a) built to boundary where fronting Douglas Street (Thursday Island); or</p> <p>(b) a minimum of 0 metres and a maximum of three (3) metres otherwise.</p> <p>Note – A <u>setback</u> greater than 0 metres in locations where paragraph (a) applies does not comply with SO2.</p>
SO3	<p>Buildings are <u>setback</u> from a <u>side boundary</u> as follows:</p> <p>(a) a minimum of three (3) metres where adjoining land not within the <i>Centre Zone</i> or <i>Community Facilities Zone</i>; or</p> <p>(b) a minimum of 0 metres otherwise.</p>
SO4	Buildings are <u>setback</u> a minimum of three (3) metres from a <u>rear boundary</u> .
SO5	<p>All buildings are to comprise an awning covering the pedestrian footpaths adjoining the <u>site</u>.</p> <p>Note – SO5 is not applicable to the determination of whether development is Accepted Development.</p>

5. Built Form and Development Design (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO6

The built environment is:

- (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;
- (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;
- (c) designed to provide protection for residents, employees and visitors in times of rainfall;
- (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;
- (e) designed to provide an attractive, interesting and distinct character for Torres Shire;
- (f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and
- (g) responsive to the natural environment and uses the natural environment as a feature within designs.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO6 is not applicable to the determination of whether development is Accepted Development.

SO7

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO7 is not applicable to the determination of whether development is Accepted Development.



4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO8

Where adjoining land is not within the *Centre Zone* or the *Community Facilities Zone*, the common boundary is improved with a 1.8 metre high screen fence.

11. Land Use	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO9	A <u>dwelling or room</u> used for <u>residential purposes</u> is not located adjoining the <u>front boundary</u> on the ground floor of any building in the <i>Centre Zone</i> . Note – This excludes a foyer or lobby.
SO10	The extent to which a building comprises any combination of the following uses is limited to 60% of the <u>gross floor area</u> of the building: (a) <u>Caretaker's Accommodation</u> ; or (b) <u>Dwelling Unit</u> ; or (c) <u>Multiple Dwelling</u> ; or (d) <u>Rooming Accommodation</u> ; or (e) <u>Short-Term Accommodation</u> .
14. Parking, Access and Transport	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO14.1 to MO14.8 (14. Parking, Access and Transport theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO11	Vehicular access is gained (in order of preference): (a) by way of a rear access laneway; or (b) through the combination of more than one (1) existing vehicular crossover; or (c) from a <u>secondary frontage</u> ; or (d) from an existing vehicular crossover. Note – In order to comply with SO11, development must comply with the highest preference of access arrangement, where applicable to the particular circumstances for the development. For example, where a rear access laneway is available to the development, it must be utilised in order to comply with SO11.
SO12	On-site car parking spaces are located at the rear of the primary building.



6.1.2 Community Facilities Zone

Purpose Statement

The purpose of the *Community Facilities Zone* is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example—

- (a) Educational Establishments; and
- (b) Hospitals; and
- (c) transport and telecommunication networks; and
- (d) Utility Installations.

Local Purpose Statement


The *Community Facilities Zone* identifies land used, or intended to be used, for a range of community purposes. The specific purpose of various areas of land has been differentiated through the designation of the following precincts:

- (1) ***Air Services Precinct***. This precinct is intended to support the provision of air services to the community including airports, heliports and associated terminal infrastructure, storage and maintenance facilities. The use of land in the precinct may also include purposes that are directly associated with the conveying of goods or people by air such as Warehouses, logistics terminals, Food and Drink Outlets and Offices.
- (2) ***Cemetery Precinct***. This precinct is intended to accommodate a Cemetery and associated services. The precinct may also accommodate a Crematorium, Place of Worship and other uses relating to interment of bodies or ashes after death.
- (3) ***Community Services Precinct***. This precinct is intended to support the provision of core community services including Council offices, community halls, Clubs and Childcare Centres. Land within the precinct is generally located proximate to land in other zones and therefore the nature of land use within this precinct must be compatible with surrounding existing and intended land uses.
- (4) ***Education Precinct***. This precinct is intended to support a range of land uses that provide educational services such as kindergartens, pre-schools, schools, TAFE colleges, universities and training facilities. The precinct is also intended to accommodate uses that are ancillary to educational facilities such as sporting facilities, the provision of food and drink, Offices and community gathering places.
- (5) ***Emergency Services Precinct***. This precinct is intended to support the provision of Emergency Services, including police, fire, rural fire, ambulance and SES stations/depots.
- (6) ***Health Care Precinct***. This precinct is intended to support the provision of medical, paramedical, alternative therapies and general health care treatment to the community.

Local Purpose Statement (continued)

- (7) **Operational and Utility Services Precinct:** This precinct is intended to provide land for the location of vital infrastructure and land uses such as water treatment plants, sewerage treatment plants, major stormwater infrastructure, telecommunications installations, power generation and transmission infrastructure and works and storage depots.
- (8) **Transport Precinct:** This precinct is intended to accommodate uses associated with the transport of people across the Shire, other than by air. Uses may include ferry terminals, bus terminals and facilities for the storage or maintenance of public transport infrastructure.

Table 6.1.2 – Standard Outcomes for the Community Facilities Zone

5. Built Form and Development Design	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	All buildings and structures comprise an <u>overall height</u> of no greater than: <ol style="list-style-type: none"> three (3) <u>storeys</u> and 12 metres where adjoining land in the <i>Centre Zone</i> or the <i>Low-Medium Density Residential Zone</i> where located on Thursday Island (other than in Tamwoy Town or Rose Hill); or one (1) <u>storey</u> and 5.5 metres where in the <i>Cemetery Precinct</i>; or two (2) <u>storeys</u> and 8.5 metres where paragraphs (a) and (b) do not apply.
SO2	Development does not exceed a <u>site cover</u> of: <ol style="list-style-type: none"> 10% in the <i>Cemetery Precinct</i>; 60% in the <i>Education Precinct</i>; and 80% in any other precinct.
SO3	Buildings are <u>setback</u> from a <u>front boundary</u> as follows: <ol style="list-style-type: none"> built to boundary where fronting Douglas Street (Thursday Island); or a minimum of 0 metres and a maximum of three (3) metres where adjoining land in the <i>Centre Zone</i> and paragraph (a) does not apply; or a minimum of three (3) metres where located in the <i>Community Services Precinct</i>, the <i>Education Precinct</i>, the <i>Emergency Services Precinct</i> or the <i>Health Care Precinct</i> and paragraphs (a) and (b) do not apply; or a minimum of three (3) metres where located in the <i>Transport Precinct</i>; or a minimum of five (5) metres where located in the <i>Air Services Precinct</i>, the <i>Cemetery Precinct</i> or the <i>Operational and Utility Services Precinct</i>.
SO4	Buildings are <u>setback</u> from any <u>side boundary</u> and any <u>rear boundary</u> as follows: <ol style="list-style-type: none"> a minimum of three (3) metres in the <i>Community Services Precinct</i> where adjoining land is located in the <i>Low Density Residential Zone</i> or the <i>Low-Medium Density Residential Zone</i>; or a minimum of one (1) metre in the <i>Community Services Precinct</i> where paragraph (a) does not apply; or a minimum of 10 metres where located in the <i>Cemetery Precinct</i>; or a minimum of three (3) metres where located in the <i>Education Precinct</i> or the <i>Transport Precinct</i>; or a minimum of five (5) metres where located in the <i>Air Services Precinct</i>, the <i>Cemetery Precinct</i> or the <i>Operational and Utility Services Precinct</i>.



5. Built Form and Development Design (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO5

The built environment is:

- (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;
- (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;
- (c) designed to provide protection for residents, employees and visitors in times of rainfall;
- (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;
- (e) designed to provide an attractive, interesting and distinct character for Torres Shire;
- (f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and
- (g) responsive to the natural environment and uses the natural environment as a feature within designs.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO5 is not applicable to the determination of whether development is Accepted Development.

SO6

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO6 is not applicable to the determination of whether development is Accepted Development.



11. Land Use

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO7

Any Food and Drink Outlet:

- (a) is provided in association with a community purpose;
- (b) is intended to primarily service demand generated by this other use; and
- (c) provides a maximum gross floor area of 250m².



11. Land Use (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO8

Any Office located in the *Community Facilities Zone* is used by tenants who provide a community service.

Note – Examples of an Office that provides a community service include (but are not limited to) Council and governmental offices accessed by the community and Offices provided for the administrative functions of another use that supports a community service.



4. Amenity and Privacy

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO9

Where adjoining land in the *Low Density Residential Zone* or the *Low-Medium Density Residential Zone*, the common boundary is improved with a 1.8 metre high screen fence.



12. Landscaping

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO10

A minimum of 10% of the site area is provided as soft landscaping, unless the site adjoins land in the *Centre Zone*.

Note – Where the site adjoins land in the *Centre Zone*, SO10 does not apply and no minimum is applicable.



10. Land Constraints

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO10.1 to MO10.3 (10. Land Constraints theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO11

Development is not located on land that is the subject of a former mining activity.

Note – Sites of former mining activity are identified in the Queensland Government's GeoResGlobe.



6.1.3 Environmental Management and Conservation Zone

Purpose Statement

The purpose of the *Environmental Management and Conservation Zone* is to provide for the protection and maintenance of areas that support 1 or more of the following—


- (a) biological diversity;
- (b) ecological integrity;
- (c) naturally occurring landforms;
- (d) coastal processes.

Local Purpose Statement

The primary local purpose of the *Environmental Management and Conservation Zone* is to identify locations within Torres Shire that are intended to be preserved in their nature state. Any development in the *Environmental Management and Conservation Zone*:

- (a) is intrinsically linked to the local or regional environmental values of the area;
- (b) is of a low/small scale;
- (c) minimises the need for environmental disturbance, such as vegetation clearing; and
- (d) maintains the natural setting of the local area through appropriate natural screening of all elements of the development.

Table 6.1.3 – Standard Outcomes for the Environmental Management and Conservation Zone

5. Built Form and Development Design	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	All buildings and structures comprise an <u>overall height</u> of no greater than one (1) <u>storey</u> and 5.5 metres.
SO2	No building includes a <u>gross floor area</u> exceeding 100m ² .



5. Built Form and Development Design (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO3

The built environment is:

- (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;
- (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;
- (c) designed to provide protection for residents, employees and visitors in times of rainfall;
- (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;
- (e) designed to provide an attractive, interesting and distinct character for Torres Shire;
- (f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and
- (g) responsive to the natural environment and uses the natural environment as a feature within designs.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO3 is not applicable to the determination of whether development is Accepted Development.

SO4

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO4 is not applicable to the determination of whether development is Accepted Development.



10. Land Constraints

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO10.1 to MO10.3 (10. Land Constraints theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO5

Development is not located on land that is the subject of a former mining activity.

Note – Sites of former mining activity are identified in the Queensland Government's GeoResGlobe.



6.1.4 Industry Zone

Purpose Statement

The purpose of the *Industry Zone* is to provide for—


- (a) a variety of industry activities; and
- (b) other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.


Local Purpose Statement

The *Industry Zone* identifies land that is suitable for industrial purposes and supporting commercial purposes. The *Industry Zone* is intended to accommodate new and existing industries, with a particular focus on enhancing and diversifying the Shire's economy, particular through industries that reduce the communities' dependency on the importing of goods, products and services. Land within the *Industry Zone* that is proximate to the ocean is developed for industries that have a relationship with the water, with marine industries fostered as a core part of the Shire's economy. A high quality of built form and appearance is achieved in the *Industry Zone*, particularly in areas proximate to the waterfront or major roads.

The *Industry Zone* includes the ***Extractive Industry Precinct***, which is intended to support the ongoing use of appropriately located land for Extractive Industry. Development which prejudices the existing or future use of the precinct for Extractive Industry is not accommodated.

Table 6.1.4 – Standard Outcomes for the Industry Zone

5. Built Form and Development Design	
	<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>
<p>SO1</p>	<p>All buildings and structures comprise an <u>overall height</u> of no greater than:</p> <ul style="list-style-type: none"> (a) 12 metres where a structure other than a building; and (b) two (2) <u>storeys</u> and 8.5 metres otherwise.

5. Built Form and Development Design (continued)	
 <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO2	<p>All buildings and structures are <u>setback</u> from <u>site</u> boundaries by the following minimum distances:</p> <ul style="list-style-type: none"> (a) three (3) metres from any <u>front boundary</u>; (b) six (6) metres from any <u>side boundary</u> where adjoining land is located in the <i>Low Density Residential Zone</i> or the <i>Low-Medium Density Residential Zone</i>; (c) three (3) metres from any <u>side boundary</u> to which paragraph (b) does not apply; and (d) six (6) metres from any <u>rear boundary</u>.
SO3	Development does not exceed a <u>site cover</u> of 50%.
SO4	<p>The built environment is:</p> <ul style="list-style-type: none"> (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors; (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight; (c) designed to provide protection for residents, employees and visitors in times of rainfall; (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments; (e) designed to provide an attractive, interesting and distinct character for Torres Shire; (f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and (g) responsive to the natural environment and uses the natural environment as a feature within designs. <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO4 is not applicable to the determination of whether development is Accepted Development.</p>
SO5	<p>The built environment:</p> <ul style="list-style-type: none"> (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a <u>site</u> from public spaces; (b) avoids creating locations that are attractive or suited to the conducting of criminal activities; (c) provides for the appropriate definition of public, semi public and private spaces; (d) includes lighting and signage that promotes safety and visibility of people; (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and (f) is designed in a manner that discourages criminal and anti-social behaviour. <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO5 is not applicable to the determination of whether development is Accepted Development.</p>

11. Land Use



Note – These Standard Outcomes apply only to a Material Change of Use

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO6

Development located on land adjoining the ocean is for a purpose that requires ocean access as part of the land use.

SO7

Development involving a Food and Drink Outlet or Office:

- (a) is directly associated with an industrial activity occurring on the same or adjoining premises; or
- (b) does not exceed a gross floor area of 250m².

4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO8

Where development is located within 50 metres of a sensitive land use or land that is not included in the *Industry Zone*:

- (a) development does not result in an exceedance of the acoustic quality objectives stated in Schedule 1 of the *Environmental Protection (Noise) Policy 2019* for any sensitive land use; or
- (b) where the acoustic quality objectives stated in Schedule 1 of the *Environmental Protection (Noise) Policy 2019* are currently exceeded at a sensitive land use without the development, the development does not result in a worsening of the acoustic quality at that receptor.

SO9

Where development is located within 50 metres of a sensitive land use or land that is not included in the *Industry Zone*:

- (a) development does not result in an exceedance of the air quality objectives stated in Schedule 1 of the *Environmental Protection (Air) Policy 2019* for any dwelling; or
- (b) where the air quality objectives stated in Schedule 1 of the *Environmental Protection (Air) Policy 2019* are currently exceeded at a dwelling without the development, the development does not result in a worsening of the acoustic quality at that dwelling.

SO10

Where adjoining land is not within the *Industry Zone* or includes a sensitive land use, the common boundary is improved with a 1.8 metre high screen fence.

15. Reconfiguring a Lot



Note – These Standard Outcomes apply only to Reconfiguring a Lot

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO11

All lots have a minimum size of 1,000m².

Note – Where involving a rear lot, the access handle is not included in the calculation of the lot size for the purposes of SO11.

SO12

All lots have a minimum primary frontage of 20 metres.

Note – SO12 does not apply to a rear lot.



12. Landscaping

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO13

A minimum of 50% of any front boundary is improved with soft landscaping with a minimum depth from the front boundary of one (1) metre.

Note – The intention of SO13 is ensure that a minimum of 50% of any front boundary does not include hard surfaces.

Note – Soft landscaping provided to comply with SO13 does not need to be contiguous and may be provided in multiple parts along the front boundary, provided that the combination of those parts is a minimum of 50% of any front boundary.

SO14

A minimum of 10% of the site area is improved with soft landscaping.

SO15

Land with a road frontage to Airport Road on Horn Island provides the following along the full length of the road frontage with Airport Road:

- (a) a five (5) metre deep vegetated buffer with a minimum planting density of 40% for a height of 1.8 metres; and
- (b) a 1.8 metre high solid screen fence at the rear of the vegetated buffer provided pursuant to paragraph (a) finished in natural colours.

Note – Natural colours are shades of green or brown (or other appropriate colour) generally consistent with the colours of vegetation used in the vegetated buffer provided pursuant to paragraph (a) or otherwise the colours of vegetation found in the area immediately surrounding the site.



6.1.5 Low Density Residential Zone

Purpose Statement


The purpose of the *Low Density Residential Zone* is to provide for—

- (a) a variety of low density dwelling types, including Dwelling Houses; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

Local Purpose Statement

The *Low Density Residential Zone* identifies existing and future residential land suitable for improvement with Dwelling Houses, Dual Occupancies and other compatible land uses. The *Low Density Residential Zone* is intended to maintain a suburban character with well separated buildings and a high quality of amenity and privacy.

Table 6.1.5 – Standard Outcomes for the Low Density Residential Zone

5. Built Form and Development Design	
	<p>Note – SO1 and SO3 for the <i>Low Density Residential Zone</i> provide alternative standards for the design and siting of single detached <u>dwelling</u>s and associated class 10 buildings and structures for the purposes of MP1.1 and MP1.2 of the Queensland Development Code.</p> <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>
SO1	All buildings and structures comprise an <u>overall height</u> of no greater than two (2) <u>storeys</u> and 8.5 metres.
SO2	Development does not exceed a <u>site cover</u> of 50%.
SO3	Buildings and structures are <u>setback</u> a minimum of six (6) metres from any <u>front boundary</u> .
SO4	Buildings and structures are <u>setback</u> from any <u>side boundary</u> , except to the extent that a built to boundary wall is proposed, by a minimum distance of: <ul style="list-style-type: none"> (a) 1.5 metres for all parts of the building up to 4.5 metres in height; (b) 2 metres for all parts of the building greater than 4.5 metres in height and up to 7.5 metres in height; and (c) 2.5 metres for all parts of the building greater than 7.5 metres in height and up to 8.5 metres in height. <p>Note – SO6 relates to built to boundary walls.</p>

5. Built Form and Development Design (continued)



Note – SO1 and SO3 for the *Low Density Residential Zone* provide alternative standards for the design and siting of single detached dwellings and associated class 10 buildings and structures for the purposes of MP1.1 and MP1.2 of the Queensland Development Code.

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO5 Buildings and structures are setback a minimum of three (3) metres from the rear boundary.

Buildings may comprise built to boundary walls where:

- SO6**
- (a) the maximum length of any built to boundary wall is nine (9) metres;
 - (b) the maximum height of any built to boundary wall is 4.5 metres;
 - (c) there is no more than one built to boundary wall on each side boundary;
 - (d) there is an existing built to boundary wall on an adjoining property, any built to boundary wall in the development is located on the same or a greater extent of the common boundary (where consistent with other parts of this outcome); and
 - (e) located a minimum of 3 metres from any habitable room window.

SO7 The maximum length of a building wall without articulation is 15 metres.
Note – For the purposes of SO7, articulation involves a variation in the setback of the building wall.

The built environment is:

- SO8**
- (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;
 - (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;
 - (c) designed to provide protection for residents, employees and visitors in times of rainfall;
 - (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;
 - (e) designed to provide an attractive, interesting and distinct character for Torres Shire;
 - (f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and
 - (g) responsive to the natural environment and uses the natural environment as a feature within designs.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO8 is not applicable to the determination of whether development is Accepted Development.

5. Built Form and Development Design (continued)



Note – SO1 and SO3 for the *Low Density Residential Zone* provide alternative standards for the design and siting of single detached dwellings and associated class 10 buildings and structures for the purposes of MP1.1 and MP1.2 of the Queensland Development Code.

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

The built environment:

SO9

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO9 is not applicable to the determination of whether development is Accepted Development.

12. Landscaping



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO10

A minimum of 50% of any front boundary is improved with soft landscaping with a minimum depth from the front boundary of one (1) metre.

Note – The intention of SO10 is ensure that a minimum of 50% of any front boundary does not include hard surfaces.

Note – Soft landscaping provided to comply with SO10 does not need to be contiguous and may be provided in multiple parts along the front boundary, provided that the combination of those parts is a minimum of 50% of any front boundary.

4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO11

Where adjoining land is not within the *Low Density Residential Zone*, the common boundary is improved with a 1.8 metre high screen fence.

15. Reconfiguring a Lot



Note – These Standard Outcomes apply only to Reconfiguring a Lot

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO12

All lots have a minimum size of 450m².

Note – Where involving a rear lot, the access handle is not included in the calculation of the lot size for the purposes of SO12.

15. Reconfiguring a Lot (continued)



Note – These Standard Outcomes apply only to Reconfiguring a Lot

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO13

All lots have a minimum primary frontage of 15 metres.

Note – SO13 does not apply to a rear lot.



6.1.6 Low-Medium Density Residential Zone

Purpose Statement

The purpose of the *Low-Medium Density Residential Zone* is to provide for—

- (a) a variety of dwelling types, including Dwelling Houses and low to medium density Multiple Dwellings; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

Local Purpose Statement

The local purpose of the *Low-Medium Density Residential Zone* is to identify land that is potentially suitable for more intensive residential purposes. Development in the *Low-Medium Density Residential Zone* is to support the expansion and diversification of housing options in Torres Shire. Development is to be appropriately scaled and sited having regard to its surroundings, particularly any established land uses and existing buildings.

Table 6.1.6 – Standard Outcomes for the Low-Medium Density Residential Zone

5. Built Form and Development Design



Note – SO1 and SO3 for the *Low-Medium Density Residential Zone* provide alternative standards for the design and siting of single detached dwellings and associated class 10 buildings and structures for the purposes of MP1.1 and MP1.2 of the Queensland Development Code.

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO1	<p>All buildings and structures comprise an <u>overall height</u> of no greater than:</p> <ol style="list-style-type: none"> (a) where located on Horn Island, at Tamwoy Town or at Rose Hill, two (2) <u>storeys</u> and 8.5 metres; or (b) three (3) <u>storeys</u> and 12 metres otherwise. <p>Note – Where paragraph (a) applies, an <u>overall height</u> of three (3) <u>storeys</u> and 12 metres may be considered where compliance is demonstrated with the applicable Merit Outcomes, having regard to the specific <u>site</u> characteristics of the development.</p>
SO2	Development does not exceed a <u>site cover</u> of 50%.
SO3	Buildings and structures are <u>setback</u> a minimum of six (6) metres from any <u>front boundary</u> .

5. Built Form and Development Design (continued)



Note – SO1 and SO3 for the *Low-Medium Density Residential Zone* provide alternative standards for the design and siting of single detached dwellings and associated class 10 buildings and structures for the purposes of MP1.1 and MP1.2 of the Queensland Development Code.

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO4	<p>Buildings and structures are <u>setback</u> from any <u>side boundary</u>, except to the extent that a built to boundary wall is proposed, by a minimum distance of:</p> <ul style="list-style-type: none"> (a) 1.5 metres for all parts of the building up to 4.5 metres in height; (b) 2 metres for all parts of the building greater than 4.5 metres in height and up to 7.5 metres in height; and (c) 2.5 metres for all parts of the building greater than 7.5 metres in height and up to 8.5 metres in height. <p>Note – SO6 relates to built to boundary walls.</p>
SO5	<p>Buildings and structures are <u>setback</u> from the <u>rear boundary</u> by a minimum distance of three (3) metres.</p>
SO6	<p>Buildings may comprise built to boundary walls where:</p> <ul style="list-style-type: none"> (a) the maximum length of any built to boundary wall is 15 metres; (b) the maximum height of any built to boundary wall is 4.5 metres; (c) there is no more than one built to boundary wall on each <u>side boundary</u>; (d) there is an existing built to boundary wall on an adjoining property, any built to boundary wall in the development is located on the same or a greater extent of the common boundary (where consistent with other parts of this outcome); and (e) located a minimum of 3 metres from any <u>habitable room</u> window.
SO7	<p>The maximum length of a building wall without articulation is 15 metres.</p> <p>Note – For the purposes of SO7, articulation involves a variation in the <u>setback</u> of the building wall.</p>
SO8	<p>The built environment is:</p> <ul style="list-style-type: none"> (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors; (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight; (c) designed to provide protection for residents, employees and visitors in times of rainfall; (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments; (e) designed to provide an attractive, interesting and distinct character for Torres Shire; (f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and (g) responsive to the natural environment and uses the natural environment as a feature within designs. <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO8 is not applicable to the determination of whether development is Accepted Development.</p>

5. Built Form and Development Design (continued)



Note – SO1 and SO3 for the *Low-Medium Density Residential Zone* provide alternative standards for the design and siting of single detached dwellings and associated class 10 buildings and structures for the purposes of MP1.1 and MP1.2 of the Queensland Development Code.

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO9

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO9 is not applicable to the determination of whether development is Accepted Development.

12. Landscaping



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO10

A minimum of 50% of any front boundary is improved with soft landscaping with a minimum depth from the front boundary of one (1) metre.

Note – The intention of SO10 is ensure that a minimum of 50% of any front boundary does not include hard surfaces.

Note – Soft landscaping provided to comply with SO10 does not need to be contiguous and may be provided in multiple parts along the front boundary, provided that the combination of those parts is a minimum of 50% of any front boundary.

4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO11

Where adjoining land is not within the *Low-Medium Density Residential Zone*, the common boundary is improved with a 1.8 metre high screen fence.

15. Reconfiguring a Lot



Note – These Standard Outcomes apply only to Reconfiguring a Lot

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO12

All lots have a minimum size of 450m².

Note – Where involving a rear lot, the access handle is not included in the calculation of the lot size for the purposes of SO12.

15. Reconfiguring a Lot (continued)



Note – These Standard Outcomes apply only to Reconfiguring a Lot

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO13

All lots have a minimum primary frontage of 15 metres.

Note – SO13 does not apply to a rear lot.

10. Land Constraints



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO10.1 to MO10.3 (10. Land Constraints theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO14

Development is not located on land that is the subject of a former mining activity.

Note – Sites of former mining activity are identified in the Queensland Government's GeoResGlobe.



6.1.7 Recreation and Open Space Zone

Purpose Statement


The purpose of the *Recreation and Open Space Zone* is to provide for—

- (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example—
 - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
 - (ii) parks, or other areas, for the conservation of natural areas; and
- (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).

Local Purpose Statement

The *Recreation and Open Space Zone* is intended to support the recreation, sporting and leisure needs of the local community through the provision of a range and diversity of facilities and precincts. Development within the zone is intended to accommodate outdoor activities, however indoor activities may be accommodated where these are associated with outdoor activities (such as club houses and storage areas), complementary to outdoor activities provided in the zone (such as indoor sporting facilities) or consisting of a low and small scale use that supports community activities or services. Development in the *Recreation and Open Space Zone* improves the availability of high quality recreational facilities to the community, particularly through both organised and self-directed sporting activities.

Table 6.1.7 – Standard Outcomes for the Recreation and Open Space Zone

5. Built Form and Development Design	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	All buildings and structures comprise an <u>overall height</u> of no greater than two (2) <u>storeys</u> and 8.5 metres.
SO2	Development does not exceed a <u>site cover</u> of 10%.
SO3	All buildings and structures are <u>setback</u> a minimum of 10 metres from any boundary unless, for a <u>side boundary</u> or a <u>rear boundary</u> , the adjoining land is also located within the <i>Recreation and Open Space Zone</i> , in which case the minimum <u>setback</u> is three (3) metres.

5. Built Form and Development Design (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO4

The built environment is:

- (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;
- (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;
- (c) designed to provide protection for residents, employees and visitors in times of rainfall;
- (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;
- (e) designed to provide an attractive, interesting and distinct character for Torres Shire;
- (f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and
- (g) responsive to the natural environment and uses the natural environment as a feature within designs.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO4 is not applicable to the determination of whether development is Accepted Development.

SO5

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO5 is not applicable to the determination of whether development is Accepted Development.

4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO6

Where adjoining land is within the *Low Density Residential Zone* or the *Low-Medium Density Residential Zone*, the common boundary is improved with a 1.8 metre high screen fence to extent the subject land is used for:

- (a) Club; or
- (b) Community Use; or
- (c) Indoor Sport and Recreation; or
- (d) Outstation.

4. Amenity and Privacy (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

S07

Areas used for car parking, manoeuvring, circulation and access are not located within five (5) metres of a boundary with land in the *Low Density Residential Zone* or the *Low-Medium Density Residential Zone*.



6.1.8 Rural Zone

Purpose Statement

The purpose of the *Rural Zone* is to—

- (a) provide for rural uses and activities; and
- (b) provide for other uses and activities that are compatible with—
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
- (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

Local Purpose Statement

The *Rural Zone* identifies land that is outside the identified urban areas of the Shire, however may still be used for non-urban purposes where these purposes are reflective of the local characteristics and constraints of the land.

The *Rural Zone* includes a diversity of natural settings which may provide opportunities for a range of land uses and particular focus is placed on those land uses that provide increased economic activity in the Shire. The primary uses in the *Rural Zone* are intended to comprise traditional rural activities such as cultivation and grazing, however other uses may be established where these are complementary to the non-urban setting of the land, are most appropriately located in the *Rural Zone* (and not another zone) and do prejudice existing or future rural land uses.

The *Rural Zone* includes land to the immediate south-east of the Wasaga township on Horn Island that has been identified as being potentially suitable for the long-term expansion of the township, subject to further investigations and detailed planning. Land uses proximate to the Wasaga township should be provided cognisant of the long-term planning intent of this area of land and should not prejudice future township expansion.

Table 6.1.8 – Standard Outcomes for the Rural Zone

5. Built Form and Development Design



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO1	All buildings and structures comprise an <u>overall height</u> of no greater than two (2) storeys and 8.5 metres.
SO2	All buildings and structures are <u>setback</u> a minimum of 10 metres from a <u>front boundary</u> .

5. Built Form and Development Design (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO3	<p>All buildings and structures are <u>setback</u> from a <u>side boundary</u> or a <u>rear boundary</u> where the adjoining land is located in a zone other than the <i>Rural Zone</i>, <i>Industry Zone</i> or <i>Environmental Management and Conservation Zone</i>, a minimum of:</p> <p>(a) 50 metres, except where the building or structure is associated with a <u>Dwelling House</u>; or</p> <p>(b) three (3) metres where the building or structure is associated with a <u>Dwelling House</u>.</p>
SO4	<p>Where involving <u>Animal Keeping</u>, any building, structure, pen or area of land used for the keeping of an animal is not located within 50 metres of a <u>Dwelling House</u>, other than a <u>Dwelling House</u> on the same land as the <u>Animal Keeping</u> use.</p>
SO5	<p>Trees associated with <u>Cropping (forestry for wood production)</u> are not located within five (5) metres of a <u>side boundary</u> or a <u>rear boundary</u>, unless that boundary adjoins land within the <i>Rural Zone</i> or <i>Environmental Management and Conservation Zone</i>.</p>
SO6	<p>Ponds or tanks used for <u>Aquaculture</u> are <u>setback</u> a minimum of 10 metres from any boundary.</p>
SO7	<p>The built environment is:</p> <p>(a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;</p> <p>(b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;</p> <p>(c) designed to provide protection for residents, employees and visitors in times of rainfall;</p> <p>(d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;</p> <p>(e) designed to provide an attractive, interesting and distinct character for Torres Shire;</p> <p>(f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and</p> <p>(g) responsive to the natural environment and uses the natural environment as a feature within designs.</p> <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO7 is not applicable to the determination of whether development is Accepted Development.</p>

5. Built Form and Development Design (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO8

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO8 is not applicable to the determination of whether development is Accepted Development.

11. Land Use



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO9

Where involving Caretaker's Accommodation, the use accommodates the caretaker of one or more of the following uses:

- (a) Agricultural Supplies Store; or
- (b) Animal Husbandry; or
- (c) Animal Keeping; or
- (d) Aquaculture; or
- (e) Cropping; or
- (f) Intensive Animal Industry; or
- (g) Intensive Horticulture; or
- (h) Permanent Plantation; or
- (i) Rural Industry.

4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO10

Where adjoining land in the *Low Density Residential Zone* or *Low-Medium Density Residential Zone*, the common boundary is improved with a 1.8 metre high screen fence.

15. Reconfiguring a Lot



Note – These Standard Outcomes apply only to Reconfiguring a Lot

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO11

All lots have a minimum size of 50 hectares.

Note – Where involving a rear lot, the access handle is not included in the calculation of the lot size for the purposes of SO11.

SO12

All lots have a minimum primary frontage of 250 metres.

Note – SO12 does not apply to a rear lot.

10. Land Constraints



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO10.1 to MO10.3 (10. Land Constraints theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO13

Development is not located on land that is the subject of a former mining activity.

Note – Sites of former mining activity are identified in the Queensland Government's GeoResGlobe.



6.1.9 Rural Residential Zone


Purpose Statement

The purpose of the *Rural Residential Zone* is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

Local Purpose Statement

The *Rural Residential Zone* identifies land intended to be used for residential purposes on Prince of Wales Island. The local purpose of the *Rural Residential Zone* is to recognise and protect existing residential land. Further development is limited to the extent of the *Rural Residential Zone*.

Table 6.1.9 – Standard Outcomes for the Rural Residential Zone

5. Built Form and Development Design	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	All buildings and structures comprise an <u>overall height</u> of no greater than two (2) <u>storeys</u> and 8.5 metres.
SO2	Development does not exceed a <u>site cover</u> of: <ul style="list-style-type: none"> (a) 300m² where on a lot with a land area of 600m² or less; or (b) 350m² where on a lot with a land area greater than 600m² but less than 1,200m²; or (c) 400m² where on a lot greater than 1,200m².
SO3	Buildings and structures are <u>setback</u> a minimum of three (3) metres from any <u>front boundary</u> .
SO4	Buildings and structures are <u>setback</u> from any <u>side boundary</u> by a minimum distance of: <ul style="list-style-type: none"> (a) 1.5 metres for all parts of the building up to 4.5 metres in height; (b) 2 metres for all parts of the building greater than 4.5 metres in height and up to 7.5 metres in height; and (c) 2.5 metres for all parts of the building greater than 7.5 metres in height and up to 8.5 metres in height.

5. Built Form and Development Design (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.



SO5	Buildings and structures are <u>setback</u> from the <u>rear boundary</u> by a minimum of six (6) metres.
SO6	<p>The built environment is:</p> <ul style="list-style-type: none"> (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors; (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight; (c) designed to provide protection for residents, employees and visitors in times of rainfall; (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments; (e) designed to provide an attractive, interesting and distinct character for Torres Shire; (f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and (g) responsive to the natural environment and uses the natural environment as a feature within designs. <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO6 is not applicable to the determination of whether development is Accepted Development.</p>
SO7	<p>The built environment:</p> <ul style="list-style-type: none"> (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a <u>site</u> from public spaces; (b) avoids creating locations that are attractive or suited to the conducting of criminal activities; (c) provides for the appropriate definition of public, semi public and private spaces; (d) includes lighting and signage that promotes safety and visibility of people; (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and (f) is designed in a manner that discourages criminal and anti-social behaviour. <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO7 is not applicable to the determination of whether development is Accepted Development.</p>

6.2 Uses

6.2.1 Accommodation Activities

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3. These Standard Outcomes relate to Caretaker's Accommodation, Community Residence, Dual Occupancy, Dwelling Unit, Hotel, Multiple Dwelling, Rooming Accommodation and Short-Term Accommodation.

Table 6.2.1a – Standard Outcomes for Accommodation Activities

 5. Built Form and Development Design	
<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	<p>Development relates to a land area that meets or exceeds the applicable minimum <u>site</u> area listed below:</p> <ul style="list-style-type: none"> (a) <u>Dual Occupancy</u>: 500m² (b) <u>Multiple Dwelling</u>: 800m² (c) <u>Rooming Accommodation</u>: 800m² (d) <u>Short-Term Accommodation</u>, where involving more than one <u>dwelling</u>, <u>room</u> or <u>suite</u>: 800m² <p>Note – This outcome does not apply to any land use not listed above.</p>
 4. Amenity and Privacy	
<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO2	<p>Where a <u>habitable room</u> window is located within three metres of another <u>habitable room</u> window, one of the following treatments is applied:</p> <ul style="list-style-type: none"> (a) the line of sight between the windows, measured from the wall within which the window is located, is at an angle of 45 degrees or less; or (b) one of the windows has a minimum sill height of 1.5 metres; or (c) one of the windows has opaque glazing to a height of 1.5 metres; or (d) one of the windows has a fixed privacy screen. <p>Note – SO2 applies to <u>habitable room</u> windows that are existing and proposed and are on the <u>site</u> or an adjoining <u>site</u>.</p>
SO3	<p>A <u>dwelling/room/suite</u> is provided with an area of private open space that:</p> <ul style="list-style-type: none"> (a) meets or exceeds the applicable minimum area and dimensions specified in Table 6.2.1b; (b) is used exclusively by the residents of the <u>dwelling/room/suite</u>; (c) is for open space purposes and does not include any area for development servicing or vehicular parking/manoeuvring; (d) where located on the <u>ground level</u> of the building, includes a minimum of 20% <u>soft landscaping</u>; and (e) provides facilities for clothes drying.

4. Amenity and Privacy (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO4

Development for Multiple Dwelling, Rooming Accommodation or Short-Term Accommodation involving more than five dwelling/rooms provides a communal open space area that:

- (a) meets or exceeds the applicable minimum area and dimensions specified in **Table 6.2.1b**;
- (b) is for open space purposes and does not include any area for development servicing or vehicular parking/manoeuvring; and
- (c) where located at ground level, includes a minimum of 20% soft landscaping.

Table 6.2.1b – Open Space Areas

Qualification	Minimum Area	Minimum Dimension
Private Open Space		
<u>Dual Occupancy</u> , where located at <u>ground level</u>	30m ²	3 metres
<u>Multiple Dwelling</u> , where located at <u>ground level</u>	30m ²	3 metres
Otherwise	12m ²	3 metres
Communal Open Space		
<u>Multiple Dwelling</u>	5m ² per <u>dwelling</u> or 50m ² (whichever is lesser)	5 metres
Otherwise	5m ² per <u>dwelling/room/suite</u> or 30m ² (whichever is lesser)	5 metres

6.2.2 Home-Based Business

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3. These Standard Outcomes relate to Home-Based Business.

Table 6.2.2 – Standard Outcomes for Home-Based Business

11. Land Use	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	Where involving the provision of overnight accommodation (such as a bed and breakfast), the <u>Home-Based Business</u> does not: <ol style="list-style-type: none"> involve the use of more than three (3) bedrooms; and accommodate more than six (6) people at any one time.
SO2	Where involving the provision of child care, the <u>Home-Based Business</u> does not involve caring for more than three (3) <u>non-resident children</u> at any one time.
SO3	The <u>Home-Based Business</u> does not comprise a <u>gross floor area</u> of more than 50m ² . Note – This excludes any <u>gross floor area</u> used exclusively for domestic purposes.
SO4	The <u>Home-Based Business</u> is conducted by one or more of the permanent residents of the <u>dwelling</u> with which it is associated.
SO5	The <u>Home-Based Business</u> does not involve more than one (1) <u>non-resident employee</u> .
SO6	The <u>Home-Based Business</u> occurs on the same land as, and is associated with, a <u>Dwelling House</u> .
SO7	The <u>Home-Based Business</u> does not involve: <ol style="list-style-type: none"> the repair, cleaning or servicing of any motors, vehicles or other machinery; or the hiring of vehicles, machinery or equipment; or the keeping of animals.
4. Amenity and Privacy	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO8	All activities associated with the <u>Home-Based Business</u> are located within a building, other than parking and access.
SO9	The <u>Home-Based Business</u> does not involve more than five (5) vehicle trips per day. Note – For the purposes of SO9, a single vehicle trip is the movement of a vehicle to and from the use.
SO10	The <u>Home-Based Business</u> does not involve the production of waste that requires separate approval or specialised treatment.
SO11	The <u>Home-Based Business</u> does not operate outside the hours of 7:00am to 6:00pm.

4. Amenity and Privacy (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO12

The Home-Based Business:

- (a) does not result in an exceedance of the acoustic quality objectives stated in Schedule 1 of the *Environmental Protection (Noise) Policy 2019* for any sensitive land use; or
- (b) where the acoustic quality objectives stated in Schedule 1 of the *Environmental Protection (Noise) Policy 2019* are currently exceeded at a sensitive land use without the development, the development does not result in a worsening of the acoustic quality at that receptor.

SO13

The Home-Based Business:

- (a) does not result in an exceedance of the air quality objectives stated in Schedule 1 of the *Environmental Protection (Air) Policy 2019* for any dwelling; or
- (b) where the air quality objectives stated in Schedule 1 of the *Environmental Protection (Air) Policy 2019* are currently exceeded at a dwelling without the development, the development does not result in a worsening of the acoustic quality at that dwelling.

14. Parking, Access and Transport



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO14.1 to MO14.8 (14. Parking, Access and Transport theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO14

Where not involving accommodation, the Home-Based Business is provided with a minimum supply of car parking spaces at the following rates:

- (a) One (1) space per two (2) non-resident employees; and
- (b) One (1) visitor space.

SO15


Where involving accommodation, the Home-Based Business is provided with a minimum supply of car parking spaces at the following rates:

- (a) One (1) space per two (2) non-resident employees; and
- (b) One (1) space per five (5) accommodation rooms.

6.2.3 Landing

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3. These Standard Outcomes relate to Landing.

Table 6.2.3 – Standard Outcomes for Landing


11. Land Use	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	The <u>Landing</u> does not affect the stability of the land to which it is attached.
SO2	The <u>Landing</u> does not obstruct or interfere with the ordinary movement of vessels within the waterway / waterbody.
SO3	The <u>Landing</u> is: (a) associated with a land use occurring on the land immediately adjoining or surrounding its location; or (b) is for public use.
SO4	The <u>Landing</u> does not provide for the mooring of more than two (2) vessels.
SO5	The <u>Landing</u> is not located within 100 metres of an existing <u>Landing</u> .
SO6	The <u>Landing</u> does not have a length greater than 15 metres.
SO7	Where the <u>Landing</u> is for private use, it does not prevent, restrict or reduce existing public access to the waterway / waterbody.

6.3 Other Matters

6.3.1 Landscaping

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3.


Table 6.3.1 – Standard Outcomes for Landscaping

 12. Landscaping	
Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.	
SO1	Any landscaping provided as part of development uses native tree and plant species: <ol style="list-style-type: none"> that is listed in Council's endorsed planting policy; or where it is demonstrated that there is no suitable species in Council's endorsed planting policy for the specific circumstances, another native species is used.
SO2	Landscaping provided as part of development does not include a declared pest species.
SO3	Where another Standard Outcome of this planning scheme requires a 1.8 metre high <u>screen fence</u> be provided, this fence is adjoined by a minimum one (1) metre landscaping strip for the length of the fence unless the land is located in the <i>Environmental Management and Conservation Zone</i> or <i>Rural Zone</i> .
SO4	Existing vegetation retained as part of development is incorporated into on-site landscaping. Note – SO4 is not applicable to the determination of whether development is Accepted Development.

6.3.2 Parking, Access and Transport

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3.

Table 6.3.2a – Standard Outcomes for Parking, Access and Transport

14. Parking, Access and Transport	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO14.1 to MO14.8 (14. Parking, Access and Transport theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	<p>Land uses are provided with a minimum supply of car parking spaces in accordance with the applicable rate specified in Table 6.3.2b.</p> <p>Note – Where the minimum supply of car parking spaces required under Table 6.3.2b does not equate to a whole number, the requirement is rounded up to the next whole number. For example, if the number of parking spaces calculated by applying the minimum parking rates is 12.4 spaces, a minimum of 13 spaces must be provided to comply with SO1.</p> <p>Note – Where Table 6.3.2b does not specify a minimum number of car parking spaces, the required car parking supply is to be determined have regard to the demand generated by the development.</p>
SO2	Car parking spaces and associated manoeuvring areas are designed in accordance with the relevant requirements of <i>AS/NZS2890 – Parking Facilities</i> .
SO3	Where the applicable car parking supply under SO1 requires the provision of dedicated visitor spaces, these car parking spaces are maintained for this purpose through the erection of permanent signage or other identification.
SO4	<p>Where a car parking area comprises more than 10 car parking spaces, dedicated pedestrian footpaths are provided for access between and within the car park.</p> <p>Note – Any pedestrian movement network provided within a car park should provide safe crossing locations for pedestrians.</p>
SO5	Vehicular access to land from a public road is by way of a crossover designed in accordance with the relevant requirements of the <i>FNQROC Development Manual</i> .
SO6	Unless for a single <u>dwelling</u> or a <u>Dual Occupancy</u> , vehicular access to land from a public road, provides for the entry to, and exit from, the public road by all vehicles in a forward gear.
SO7	<p>Development where located in the <i>Centre Zone</i>, <i>Community Facilities Zone</i> or <i>Industry Zone</i> provides:</p> <ol style="list-style-type: none"> a minimum of one bicycle space per 100m² <u>gross floor area</u>; and where involving greater than 500m² <u>gross floor area</u>, provides end of trip facilities consisting of shower facilities and lockers (at a rate of one locker per bicycle space required pursuant to paragraph (a)).
SO8	Development provides vehicular access for a use or lot from the <u>lowest order road</u> , unless this would be contrary to SO12.
SO9	Unless involving a <u>Dual Occupancy</u> , any Material Change of Use provides for dedicated pedestrian access from the <u>primary frontage</u> , which is separate to vehicular access.

14. Parking, Access and Transport (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO14.1 to MO14.8 (14. Parking, Access and Transport theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO10	<p>Development provides for the:</p> <p>(a) movement of the design vehicle nominated in Table 6.3.2c within the <u>site</u> in accordance with the relevant standard nominated; and</p> <p>(b) the minimum number of servicing bays specified in Table 6.3.2c.</p> <p>Note – Service bays are to be provided as dedicated spaces for servicing and are not to form part of the ordinary movement of vehicles within the <u>site</u>.</p>
SO11	Where involving a <u>gross floor area</u> greater than 500m ² , a Traffic Impact Assessment Report is prepared by a <u>suitably qualified person</u> that demonstrates that the development will not result in any element of the road network reaching or exceeding its existing capacity.

4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO12	Development does not involve the provision of vehicular access from a <u>residential street</u> , unless involving a residential purpose.
SO13	Any building or structure used for vehicular parking is located at the side or rear of the primary building.
SO14	Any vehicular parking or manoeuvring area is separated from a <u>front boundary</u> by a minimum distance of one (1) metre, except to the extent providing access from the road.
SO15	Any servicing bay is: <ul style="list-style-type: none"> (a) not located within three (3) metres of any property boundary; (b) not located within three (3) metres of a <u>habitable room</u> window; and (c) not visible from a road.
SO16	Where a car parking area comprising more than five (5) car parking spaces is located on land adjoining the <i>Low Density Residential Zone</i> or the <i>Low-Medium Density Residential Zone</i> , a 1.8 metre high <u>screen fence</u> is provided along the extent of the common boundary to which the car parking area adjoins.
SO17	All areas used by vehicles are imperviously sealed unless: <ul style="list-style-type: none"> (a) the land is located in the Environmental Management Zone, <i>Rural Zone</i> or <i>Rural Residential Zone</i>; and (b) the area is not located within five (5) metres of a <u>dwelling</u> located on adjoining land that is within a zone other than those specified in paragraph (a).
SO18	Where SO17 does not apply, all areas used by vehicles are constructed of: <ul style="list-style-type: none"> (a) a minimum 150mm thickness compacted gravel suitable for all weather use and dust free; or (b) grass block paving; or (c) grass reinforced mesh.



12. Landscaping

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO19	Car parking areas are improved with landscaping consisting of: <ol style="list-style-type: none"> a minimum of one shade tree for every four car parks (rounded up to the nearest whole number); and low level landscaping (such as ground covers or shrubs) surrounding each shade tree.
SO20	The <u>setback</u> provided in accordance with SO14 is improved with landscaping.

Table 6.3.2b – Minimum Car Parking Rates

Land Use	Minimum Car Parking Rate
<u>Animal Keeping</u>	<ol style="list-style-type: none"> One (1) space per two (2) employees; and One (1) space per 20 employees for visitors.
<u>Aquaculture</u>	<ol style="list-style-type: none"> One (1) space per two (2) employees; and One (1) space per 20 employees for visitors.
<u>Bar</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Bulk Landscape Supplies</u>	One (1) space per 200m ² total use area.
<u>Caretaker's Accommodation</u>	One (1) space per <u>dwelling</u> or unit.
<u>Childcare Centre</u>	<ol style="list-style-type: none"> One (1) space per two (2) employees; and One (1) space per 10 children.
<u>Club</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Community Care Centre</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Community Residence</u>	<ol style="list-style-type: none"> One (1) space per two (2) residents; One (1) space per support worker; and One space per four (4) residents for visitors.
<u>Community Use</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Crematorium</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Cropping</u>	<ol style="list-style-type: none"> One (1) space per two (2) employees; and One (1) space per 20 employees for visitors.
<u>Detention Facility</u>	<ol style="list-style-type: none"> One (1) space per two (2) employees; and One (1) space per 20 prisoners.
<u>Dual Occupancy</u>	<ol style="list-style-type: none"> One (1) covered space; and One (1) uncovered space per <u>dwelling</u>. <p>Note – These spaces may be provided in a tandem arrangement.</p>
<u>Dwelling Unit</u>	One (1) space per <u>dwelling</u> .
<u>Educational Establishment</u>	<ol style="list-style-type: none"> One (1) space per two (2) employees; and One (1) space per 20 students.
<u>Emergency Services</u>	<ol style="list-style-type: none"> One (1) space per two (2) employees; and One (1) space for visitors.

Land Use	Minimum Car Parking Rate
<u>Food and Drink Outlet</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Function Facility</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Funeral Parlour</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Garden Centre</u>	(a) One (1) space per 50m ² <u>gross floor area</u> ; and (b) One (1) space per 100m ² <u>outdoor use area</u> .
<u>Hardware and Trade Supplies</u>	(a) One (1) space per 50m ² <u>gross floor area</u> ; and (b) One (1) space per 100m ² <u>outdoor use area</u> .
<u>Health Care Service</u>	One (1) space per 50m ² <u>gross floor area</u> .
<u>Home-Based Business</u>	Where not involving accommodation: (a) One (1) space per two (2) <u>non-resident employees</u> ; and (b) One (1) visitor space. Where involving accommodation: (a) One (1) space per two (2) <u>non-resident employees</u> ; and (b) One (1) space per five (5) accommodation rooms.
<u>Hospital</u>	(a) One space per six (6) beds; and (b) One space per two (2) employees.
<u>Hotel</u>	(a) One (1) space per 30m ² <u>gross floor area</u> (where not associated with accommodation); and (b) One (1) space per <u>dwelling</u> , unit, <u>room</u> or <u>suite</u> where accommodation is provided.
<u>Indoor Sport and Recreation</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Landing</u>	The greater of: (a) One (1) space; or (b) One (1) space for every vessel moored at the <u>Landing</u> .
<u>Low Impact Industry</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors
<u>Marine Industry</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.
<u>Market</u>	One (1) space per 50m ² of total use area.
<u>Medium Impact Industry</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.
<u>Multiple Dwelling</u>	(a) One (1) space per <u>dwelling</u> ; and (b) One (1) space per four (4) <u>dwellings</u> for visitors.
<u>Office</u>	One (1) space per 100m ² .
<u>Outdoor Sales</u>	(a) One (1) space per 50m ² <u>gross floor area</u> ; and (b) One (1) space per 200m ² <u>outdoor use area</u> .

Land Use	Minimum Car Parking Rate
<u>Outdoor Sport and Recreation</u>	One (1) space per four people of the maximum capacity of the sporting facilities. Note – The maximum capacity of a sporting facility is the number of people who could at any one time be accommodated by the facility. As an example, the maximum capacity of a tennis court is four (4) people.
<u>Outstation</u>	One (1) space per 10 people involved in the use.
<u>Place of Worship</u>	One (1) space per eight (8) seats / attendees.
<u>Port Service</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.
<u>Renewable Energy Facility</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.
<u>Research and Technology Industry</u>	One (1) space per 100m ² .
<u>Residential Care Facility</u>	One (1) space per six (6) <u>rooms</u> .
<u>Retirement Facility</u>	(a) One (1) space per <u>dwelling</u> , unit or <u>room</u> ; and (b) One (1) space per four (4) <u>dwellings</u> , units or <u>rooms</u> for visitors.
<u>Rooming Accommodation</u>	One (1) space per resident.
<u>Sales Office</u>	One (1) space per 100m ² .
<u>Service Industry</u>	One (1) space per 50m ² <u>gross floor area</u> .
<u>Shop</u>	One (1) space per 50m ² <u>gross floor area</u> .
<u>Short-Term Accommodation</u>	One (1) space per five (5) <u>dwellings</u> , units, <u>rooms</u> or <u>suites</u> .
<u>Theatre</u>	One (1) space per 10 seats.
<u>Transport Depot</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.
<u>Veterinary Service</u>	One (1) space per 50m ² <u>gross floor area</u> .
<u>Warehouse</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.

Table 6.3.2c – Minimum Servicing Requirements

Development	Design Vehicle	Minimum Service Bay Provision
Where involving a: (a) <u>Hospital</u> ; or (b) <u>Residential Care Facility</u> ; or (c) <u>Retirement Facility</u> .	SRV (Ambulance)	One (1) ambulance bay per 50 beds / patients / residents.
Where involving a: (a) <u>Community Use</u> , where involving a <u>gross floor area</u> of more than 500m ² ; or (b) <u>Educational Establishment</u> ; or (c) <u>Hospital</u> ; or (d) <u>Theatre</u> , where involving a <u>gross floor area</u> of more than 500m ² .	B99	Dedicated passenger pick up and drop off area / taxi rank.
Where involving an <u>Educational Establishment</u>	Bus	One (1) on-site bus stop per 50 students.
Where involving: (a) <u>Club</u> ; or (b) <u>Community Care Centre</u> ; or (c) <u>Community Use</u> ; or (d) <u>Funeral Parlour</u> ; or (e) <u>Multiple Dwelling</u> comprising more than 10 units; or (f) <u>Office</u> .	SRV	One (1) service vehicle bay.
Where involving: (a) <u>Childcare Centre</u> ; or (b) <u>Crematorium</u> ; or (c) <u>Educational Establishment</u> ; or (d) <u>Food and Drink Outlet</u> ; or (e) <u>Health Care Service</u> ; or (f) <u>Indoor Sport and Recreation</u> ; or (g) <u>Outdoor Sport and Recreation</u> ; or (h) <u>Residential Care Facility</u> ; or (i) <u>Retirement Facility</u> ; or (j) <u>Service Industry</u> ; or (k) <u>Shop</u> ; or (l) <u>Short-Term Accommodation</u> involving up to 10 units/suites; or (m) <u>Theatre</u> ; or (n) <u>Veterinary Service</u> .	MRV	One (1) service vehicle bay.

Development	Design Vehicle	Minimum Service Bay Provision
Where involving: (a) <u>Bar</u> ; or (b) <u>Detention Facility</u> ; or (c) <u>Function Facility</u> ; or (d) <u>Hospital</u> ; or (e) <u>Hotel</u> ; or (f) <u>Low Impact Industry</u> ; or (g) <u>Marine Industry</u> ; or (h) <u>Research and Technology Industry</u> ; or (i) <u>Short-Term Accommodation</u> involving more than 10 units/suites.	HRV	One (1) service vehicle bay.
Where involving: (a) <u>Aquaculture</u> ; or (b) <u>Bulk Landscape Supplies</u> ; or (c) <u>Garden Centre</u> ; or (d) <u>Hardware and Trade Supplies</u> ; or (e) <u>Medium Impact Industry</u> ; or (f) <u>Outdoor Sales</u> ; or (g) <u>Port Service</u> ; or (h) <u>Warehouse</u> .	AV	One (1) service vehicle bay.


Note – SRV, MRV, HRV and AV design vehicles are in accordance with *AS2890.2 Parking Facilities – Part 2: Off-Street Commercial Vehicle Facilities*. All other design vehicles are in accordance with *AUSTROADS Guide to Traffic Engineering Practice Series*

6.3.3 Reconfiguring a Lot

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3.

Note – Where applicable, a minimum lot size is prescribed in the relevant zone code.

Table 6.3.3 – Standard Outcomes for Reconfiguring a Lot

15. Reconfiguring a Lot	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	Reconfiguring a Lot does not result in a lot being located in more than one zone.
SO2	Reconfiguring a Lot ensures that uses/buildings and their associated infrastructure are all contained within the same lot.
SO3	Reconfiguring a Lot, involving subdivision or a boundary realignment, does not necessitate the creation of a new access easement.
SO4	<p>The creation of a new lot boundary, or the alteration of an existing lot boundary, does not result in:</p> <ul style="list-style-type: none"> (a) an existing building becoming non-compliant with the Standard Outcomes applicable to the building under this planning scheme; or (b) where an existing building presently does not comply with the Standard Outcomes applicable to the building under this planning scheme, the boundary realignment does not increase the severity of the non-compliance. <p>Note – As an example to aid in the interpretation of paragraph (b), if a building was required by the Standard Outcomes of this planning scheme to be <u>setback</u> a minimum of three (3) metres from a boundary and was current <u>setback</u> two (2) metres from this boundary, moving the boundary closer to the building as part of a boundary realignment would increase the severity of the non-compliance as discussed in paragraph (b).</p>
SO5	No more than one <u>rear lot</u> is created behind any lot with a road frontage.
SO6	<p>An <u>access handle</u> for a <u>rear lot</u> do not adjoin an <u>access handle</u> of another <u>rear lot</u> on more than one side.</p> <p>Note – SO6 is intended to avoid more than two (2) <u>access handles</u> fronting a road without being separated by a lot that is not a <u>rear lot</u>.</p>
SO7	<p>The <u>access handle</u> of a <u>rear lot</u> is a minimum of width of:</p> <ul style="list-style-type: none"> (a) four (4) metres where in the <i>Low Density Residential Zone</i> or the <i>Low-Medium Density Residential Zone</i>; or (b) six (6) metres otherwise.
SO8	The maximum length of a cul-de-sac or other form of terminating street is 100 metres.



15. Reconfiguring a Lot (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO9

Subdivisions:


- (a) are designed in a manner that promotes community cohesion;
- (b) are designed in a manner that promotes community diversity;
- (c) provide for improved community access to the coastline, waterways and other prominent natural areas;
- (d) provide for the efficient movement of pedestrians and vehicles within the local area;
- (e) promote a lower speed of vehicular travel in residential areas to improve resident safety;
- (f) are designed to aid navigation and develop distinct local character; and
- (g) are designed to provide for the buffering of incompatible land uses and activities.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

6.3.4 Vegetation Clearing

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3.


Table 6.3.4 – Standard Outcomes for Vegetation Clearing

 16. Vegetation Clearing Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO16.1 to MO16.6 (16. Vegetation Clearing theme), become assessment benchmarks. Section 3.6 provides further guidance.	
SO1	Vegetation clearing is not undertaken where the vegetation: <ol style="list-style-type: none"> (a) screens a component of a land use from public view; or (b) provides screening to the window of a <u>habitable room</u>, unless it is demonstrated that the removal of the screening would be preferable for the purposes of light/air access or casual surveillance.
SO2	Vegetation clearing is not undertaken in areas containing a slope of greater than 15% unless it is demonstrated that the stability of the slope is maintained, despite the clearing of vegetation.
SO3	Vegetation clearing is not undertaken within 10 metres of the <u>shoreline</u> of any island or the mainland.

6.3.5 Works, Services and Infrastructure

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3.

Table 6.3.5a – Standard Outcomes for Works, Services and Infrastructure

9. Infrastructure Services	
	<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO9.1 to MO9.6 (9. Infrastructure and Services theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>
SO1	<p>All uses and lots are provided with a connection to a water service that is:</p> <ul style="list-style-type: none"> (a) a connection to a reticulated network in accordance with the Design Guidelines and Specifications set out in the <i>FNQROC Development Manual</i> where: <ul style="list-style-type: none"> (i) within a reticulated water supply service area; and (ii) in the <i>Centre Zone, Community Facilities Zone, Industry Zone, Low Density Residential Zone</i> or <i>Low-Medium Density Residential Zone</i>; or (b) where paragraph (a) is not applicable, potable water is supplied through the use of: <ul style="list-style-type: none"> (i) a bore or bores provided in accordance with the Design Guidelines and Specifications set out in the <i>FNQROC Development Manual</i>; or (ii) on-site water storage tank/s provided with a minimum total capacity of 90,000L and fitted with a 50mm ball valve with a camlock fitting.
SO2	<p>All uses and lots are provided with a connection to a sewerage system that is:</p> <ul style="list-style-type: none"> (a) a connection to a reticulated network in accordance with the Design Guidelines and Specifications set out in the <i>FNQROC Development Manual</i> where: <ul style="list-style-type: none"> (i) within a reticulated sewerage service area; and (ii) in the <i>Centre Zone, Community Facilities Zone, Industry Zone, Low Density Residential Zone</i> or <i>Low-Medium Density Residential Zone</i>; or (b) where paragraph (a) is not applicable, an effluent disposal system provided in accordance with <i>AS/NZS 1547 On-Site Domestic Wastewater Management</i>.
SO3	<p>Other than within the <i>Environmental Management and Conservation Zone</i>, the <i>Rural Zone</i> or the <i>Rural Residential Zone</i> development:</p> <ul style="list-style-type: none"> (a) is provided with a stormwater management system that provides for the detention of on-site stormwater to the extent necessary for the development to not result in an increase in stormwater flows from the <u>site</u>; (b) where involving a land area greater than 2,500m² or the creation of more than six (6) lots, designed to support the treatment of the quality of stormwater to the extent necessary to achieve the stormwater quality objectives specified in Table 6.3.5b; and (c) includes temporary works and stormwater management controls at construction stage that achieve the stormwater management design objectives specified in Table 6.3.5c, Table 6.3.5d and Table 6.3.5e. <p>Note – The preparation of a Stormwater Management Plan may assist in demonstrating compliance with SO3.</p> <p>Note – SO3 does not apply to Carrying Out Building Work.</p>



9. Infrastructure Services (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO9.1 to MO9.6 (9. Infrastructure and Services theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO4	All stormwater infrastructure is designed in accordance with the: <ol style="list-style-type: none"> (a) Design Guidelines and Specifications set out in the <i>FNQROC Development Manual</i>; and (b) <i>Queensland Urban Drainage Manual (QUDM)</i>.
SO5	Stormwater collected on the <u>site</u> is directed to a lawful point of discharge. Note – SO5 does not apply to Carrying Out Building Work.
SO6	All uses and lots are provided with a connection to a power supply. In all zones, other than the <i>Environmental Management and Conservation Zone, Rural Zone</i> or <i>Rural Residential Zone</i> , this connection is to be to a reticulated electricity supply network in accordance with the suppliers' relevant standards.
SO7	All uses and lots are provided with a connection to a telecommunications service. Note – A mobile telecommunications service may be used to achieve compliance with SO7.
SO8	Development does not result in the damage of any existing infrastructure.
SO9	Lighting is provided in accordance with: <ol style="list-style-type: none"> (a) <i>AS4282 – Control of Obtrusive Effects of Outdoor Lighting</i>; and (b) <i>AS2560 – Sports Lighting</i> where involving sports lighting.
SO10	<u>Mechanical services</u> are screened from view from any adjoining property or road reserve.
SO11	Infrastructure intended to be owned and/or maintained by a public sector entity is located: <ol style="list-style-type: none"> (a) within a road reserve; or (b) within public parkland; or (c) on private land, with an easement provided to facilitate lawful access to, and maintenance of, the infrastructure by the public sector entity.
SO12	Infrastructure intended to be owned and/or maintained by a public sector entity is provided with a method of access that is in accordance with the specifications for the relevant public sector entity.
SO13	Development must not cause significant adverse drainage impacts on adjacent <u>sites</u> . Note – SO13 is not applicable to the determination of whether development is Accepted Development.



14. Parking, Access and Transport

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO14.1 to MO14.8 (14. Parking, Access and Transport theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO14	All roads and footpaths are designed in accordance with: <ol style="list-style-type: none"> (a) the Design Guidelines and Specifications set out in the <i>FNQROC Development Manual</i>; and (b) AUSTROADS Guide to Traffic Engineering Practice Series.
SO15	Vehicular access is provided to any new lot created from a formed road by way of a vehicular crossover designed in accordance with the Design Guidelines and Specifications set out in the <i>FNQROC Development Manual</i> .

14. Parking, Access and Transport (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO14.1 to MO14.8 (14. Parking, Access and Transport theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO16	Where Reconfiguring a Lot involves more than 20 lots, a Traffic Impact Assessment Report is prepared by a <u>suitably qualified person</u> that demonstrates that the development will not detrimentally impact on the safety or efficiency of the existing or future road network.
SO17	All signage provided in relation to internal or external vehicle movement areas is in accordance with the Manual of Uniform Traffic Control Devices.
SO18	All uses are provided with a dedicated refuse storage area that includes sufficient storage for all waste containers associated with the use.

7. Filling and Excavation



Note – These Standard Outcomes do not apply to Carrying Out Building Work.

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO7.1 to MO7.6 (7. Filling and Excavation theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO19	Retaining of soil is completed through the stepping of walls and batters in accordance with the following requirements: <ol style="list-style-type: none"> (a) the total combined height of all retaining structures does not exceed three (3) metres; (b) any single element of retaining (wall or batter) does not exceed a height of one (1) metre; and (c) each element of retaining provided is separated from another element by a horizontal distance of at least one (1) metre to achieve a stepping of retaining.
SO20	Filling and excavation does not involve soil that: <ol style="list-style-type: none"> (a) has been sourced from a <u>site</u> that is included on the Environmental Management Register or the Contaminated Land Register; or (b) contains <u>acid sulfate soils</u>; or (c) is contaminated.
SO21	Filling and excavation is undertaken in accordance with an Erosion and Sediment Control Plan prepared by a <u>suitably qualified person</u> .
SO22	Earthworks, retaining walls and batters are designed in accordance with the <i>FNQROC Development Manual</i> , unless contrary to another Standard Outcome of this planning scheme. <p>Note – The <i>FNQROC Development Manual</i> is relevant to SO22 to the extent it does not relate to structural matters.</p>

Table 6.3.5b – Post Construction Phase Stormwater Quality Objectives

Design objectives	Reductions in mean annual load from unmitigated development (%)
Total suspended solids (TSS)	80
Total phosphorus (TP)	60
Total nitrogen (TN)	40
Gross pollutants >5mm	90
Waterway stability management	Limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI discharge

Table 6.3.5c – Construction Phase Stormwater Quality Objectives

Issue	Desired Outcomes
Drainage control	<ol style="list-style-type: none"> 1. Manage stormwater flows around or through areas of exposed soil to avoid contamination. 2. Manage sheet flows in order to avoid or minimise the generation of rill or gully erosion. 3. Provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for temporary drainage works (Table 6.3.5d). 4. Provide emergency spillways for sediment basins to achieve the construction phase stormwater management design objectives for emergency spillways on temporary sediment basins (Table 6.3.5e).
Erosion control	<ol style="list-style-type: none"> 1. Stage clearing and construction works to minimise the area of exposed soil at any one time. 2. Effectively cover or stabilise exposed soils prior to predicted rainfall. 3. Prior to completion of works for the development, and prior to removal of sediment controls, all <u>site</u> surfaces must be effectively stabilised using methods which will achieve effective short-term stabilisation. <p>Note – An effectively stabilised surface is defined as one that does not, or is not likely to, result in visible evidence of soil loss caused by sheet, rill or gully erosion or lead to sedimentation water contamination.</p>
Sediment control	<ol style="list-style-type: none"> 1. Direct runoff from exposed <u>site</u> soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk. 2. All exposed areas greater than 2500m² must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5).
Litter, hydrocarbons and other contaminants	<ol style="list-style-type: none"> 1. Remove gross pollutants and litter. 2. Avoid the release of oil or visible sheen to released waters. 3. Dispose of waste containing contaminants at authorised facilities.

Issue	Desired Outcomes
Waterway stability and flood flow management	<ol style="list-style-type: none"> Where measures are required to meet post-construction waterway stability objectives (specified in Table 6.3.5b), these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction. Earthworks and the implementation of erosion and sediment controls are undertaken in ways which ensure flooding characteristics (including stormwater quantity characteristics) external to the development <u>site</u> are not worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).

Table 6.3.5d – Construction Phase Stormwater Quality Objectives (Temporary Drainage Works)

Temporary Drainage Works	Anticipated operation design life and minimum design storm event		
	< 12 months	12–24 months	> 24 months
Drainage structure	1 in 2 year ARI / 39% AEP	1 in 5 year ARI / 18% AEP	1 in 10 year ARI / 10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure	1 in 10 year ARI/10% AEP		
Culvert crossing	1 in 1 year ARI / 63% AEP		

Table 6.3.5e – Construction Phase Stormwater Quality Objectives (Emergency Spillways on Temporary Sediment Basins)

Temporary Drainage Works	Anticipated operation design life and minimum design storm event		
	< 3 months	3–12 months	> 12 months
Emergency spillways on temporary sediment basins	1 in 10 year ARI / 10% AEP	1 in 20 year ARI / 5% AEP	1 in 50 year ARI / 2% AEP



Note – Refer to IECA 2008 Best Practice Erosion and Sediment Control (as amended) for details on the application of the Construction Phase requirements. Advice should be obtained from a suitably qualified person.

6.4 Overlays

6.4.1 Agricultural Land Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Agricultural Land Overlay shown on **Map OM-100 to Map OM-101**.


Table 6.4.1 – Standard Outcomes for the Agricultural Land Overlay

 <p>2. Agricultural Land (Material Change of Use)</p> <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO2.1 to MO2.5 (2. Agricultural Land theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	Development comprises a maximum <u>site cover</u> of 500m ² .
SO2	Development is directly associated with one of the following uses: <ul style="list-style-type: none"> (a) <u>Animal Husbandry</u>; or (b) <u>Animal Keeping</u>; or (c) <u>Cropping</u>; or (d) <u>Intensive Animal Industry</u>; or (e) <u>Intensive Horticulture</u>.
SO3	The <u>development footprint</u> of any proposed use is located at the edge of any area mapped as <i>Agricultural Land – Class A</i> or <i>Agricultural Land – Class B</i> of the Agricultural Land Overlay shown on Map OM-100 to Map OM-101 .
SO4	Development does not: <ul style="list-style-type: none"> (a) include any buildings, structures or works that obstruct a <i>Stock Route</i> shown on Map OM-100 to Map OM-101; or (b) relate to a <u>sensitive land use</u> within 200 metres of a <i>Stock Route</i> shown on Map OM-100 to Map OM-101.
 <p>2. Agricultural Land (Reconfiguring a Lot)</p> <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO2.1 to MO2.5 (2. Agricultural Land theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO5	Reconfiguring a Lot does not result in: <ul style="list-style-type: none"> (a) the creation of a new lot with a land area less than 200 hectares; or (b) the realignment of a boundary so that an existing lot with an area less than 200 hectares is reduced in size; or (c) the realignment of a boundary so that an existing lot has an area less than 200 hectares, where currently it has an area of 200 hectares or greater.
SO6	Reconfiguring a Lot does not result in the creation of a new road or easement through any area mapped as <i>Agricultural Land – Class A</i> or <i>Agricultural Land – Class B</i> of the Agricultural Land Overlay shown on Map OM-100 to Map OM-101 .

6.4.2 Airport Environs Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Airport Environs Overlay shown on Map **OM-200** to **Map OM-202**.

Table 6.4.2 – Standard Outcomes for the Airport Environs Overlay

3. Airport Environs	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO3.1 to MO3.5 (3. Airport Environs theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	Development does not result in a row of lights exceeding 200 metres in length within a <i>light restriction zone</i> or the <i>Lighting Area Buffer (6 kilometres)</i> as shown on Map OM-200 to Map OM-202 .
SO2	Development does not involve flood lighting in a <i>light restriction zone</i> or the lighting area buffer as shown on Map OM-200 to Map OM-202 .
SO3	Development does not comprise a surface treatment with the capability of reflecting light in a <i>light restriction zone</i> or the <i>Lighting Area Buffer (6 kilometres)</i> as shown on Map OM-200 to Map OM-202 .
SO4	Development located in a <i>light restriction zone</i> or the <i>Lighting Area Buffer (6 kilometres)</i> shown on Map OM-200 to Map OM-202 does not generate: <ul style="list-style-type: none"> (a) gaseous plumes with a velocity exceeding 4.3 metres per second; or (b) smoke, dust, ash or steam; or (c) emissions with depleted oxygen content.
SO5	Development located in a <i>light restriction zone</i> or the <i>Lighting Area Buffer (6 kilometres)</i> shown on Map OM-200 to Map OM-202 does not include any of the following types of outdoor lighting: <ul style="list-style-type: none"> (a) flare plumes; (b) upward shining lights; (c) flashing lights; (d) laser lights; (e) sodium lights; or (f) reflective surfaces.
SO6	Development located in a <i>light restriction zone</i> shown on Map OM-200 to Map OM-202 does not emit a light source that will exceed the following light intensities: <ul style="list-style-type: none"> (a) Zone A – 0 candela (b) Zone B – 50 candela (c) Zone C – 150 candela (d) Zone D – 450 candela
SO7	Buildings and structures are not located in the <i>Building Restricted Area – Zone A</i> as shown on Map OM-200 to Map OM-202 .
SO8	Buildings and structures do not exceed the applicable maximum height applicable under the Standard Outcomes for the zone within which they are located where within the <i>Building Restricted Area – Zone A/B</i> or <i>Building Restricted Area – Area of Interest</i> as shown on Map OM-200 to Map OM-202 .

3. Airport Environs (continued)




Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO3.1 to MO3.5 (3. Airport Environs theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO9	<p>Development within the <i>Building Restricted Area – Zone A/B</i> or <i>Building Restricted Area – Area of Interest</i> as shown on Map OM-200 to Map OM-202 does not create permanent or temporary:</p> <ul style="list-style-type: none"> (a) physical intrusions into the 'line of sight' between transmitting and receiving devices; (b) radio frequency interference; (c) electromagnetic emissions that will interfere with signals transmitted by the facility (e.g. arc welding); (d) reflective surfaces that could deflect or interfere with signals transmitted by the facility; or (e) rising plumes.
SO10	<p>Development in the <i>Wildlife Hazard Buffer Zone – 3 kilometres</i> as shown on Map OM-200 to Map OM-202 does not involve any of the following uses:</p> <ul style="list-style-type: none"> (a) <u>Agricultural Supplies Store</u>; or (b) <u>Animal Keeping</u>; or (c) <u>Aquaculture</u>, unless located wholly within a building; or (d) <u>Bulk Landscape Supplies</u>; or (e) <u>Cropping</u>; or (f) <u>Intensive Animal Industry</u>; or (g) <u>Garden Centre</u>; or (h) <u>High Impact Industry</u> where an abattoir; or (i) <u>Utility Installation</u> where involving waste management unless located wholly within a building; or (j) <u>Wholesale Nursery</u>.
SO11	<p>Development in the <i>Wildlife Hazard Buffer Zone – 8 kilometres</i> as shown on Map OM-200 to Map OM-202 does not involve any of the following uses:</p> <ul style="list-style-type: none"> (a) <u>Animal Keeping</u> where involving the keeping of any animal that can fly; or (b) <u>Aquaculture</u>, unless located wholly within a building; or (c) <u>Intensive Animal Industry</u>; or (d) <u>Intensive Horticulture</u>; or (e) <u>High Impact Industry</u> where an abattoir; or (f) <u>Utility Installation</u> where involving waste management unless located wholly within a building.
SO12	<p>Development in a <i>wildlife hazard buffer zone</i> shown on Map OM-200 to Map OM-202 involves the storage of any waste material in a sealed container to prevent wildlife access.</p>

6.4.3 Bushfire Hazard Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Bushfire Hazard Overlay shown on **Map OM-300 to Map OM-305**.

Table 6.4.3a – Standard Outcomes for the Bushfire Hazard Overlay


 13. Natural Hazards including Climate Change	
<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	<p>Material Change of Use is not located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305, unless it is limited to one or more of the following:</p> <ul style="list-style-type: none"> (a) landscaping; or (b) open space; or (c) drainage infrastructure; or (d) vehicular infrastructure such as roads, parking, servicing, manoeuvring and access areas. <p>Note – Where building assessment is required, buildings and structures must comply with the requirements for construction in bushfire prone areas in the building assessment provisions.</p> <p>Note – Where a firebreak is to be cleared, consideration will also be required of the ability of any vegetation clearing to be lawfully completed having regard to the provisions of this planning scheme, the Regulation and the <i>Vegetation Management Act 1999</i>.</p>
SO2	<p>Lots:</p> <ul style="list-style-type: none"> (a) are not located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305; or (b) are located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 and are intended to be solely used for drainage or parkland purposes; or (c) where created as a result of a boundary realignment, do not result in a greater extent of the lot being located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305; or (d) involves lots of more than 2,000m² which are subject to a development footprint plan.
SO3	<p>A development footprint plan is prepared for any lot greater than 2,000m² that includes a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 that:</p> <ul style="list-style-type: none"> (a) does not include a ridgeline, saddle, crest where the land is within the <i>Moderate Risk Area</i> or <i>High Risk Area</i> of the Slope Stability Overlay shown on Map OM-900 to Map OM-903; (b) is separated from a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 by an asset protection zone with a distance that achieves a radiant heat flux level of 29kW/m² or less at all <u>development footprint</u> boundaries; (c) is located within 60 metres of a road frontage; and (d) enables an access route to be established between a road frontage and the <u>development footprint</u> that does not exceed a gradient of 12.5%. <p>Note – A Bushfire Hazard Assessment should be prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document in order to demonstrate compliance with SO3(b).</p>



13. Natural Hazards including Climate Change (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO4	<p>All lot boundaries are separated from a <i>bushfire hazard area</i> shown on Map OM-300 to Map OM-305 by an asset protection zone with a distance that achieves a radiant heat flux level of 29kW/m² or less at all lot boundaries, other than a lot:</p> <p>(a) that is greater than 2,000m² in size; or</p> <p>(b) is intended to be solely used for drainage or parkland purposes.</p> <p>Note – A Bushfire Hazard Assessment should be prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document in order to demonstrate compliance with SO4.</p>
SO5	<p>Lots that are 2,000m² or less in size do not include a ridgeline, saddle, crest where the land is within the <i>Moderate Risk Area</i> or <i>High Risk Area</i> of the Slope Stability Overlay shown on Map OM-900 to Map OM-903;</p>
SO6	<p>Unless SO7 applies, an asset protection zone provided in compliance with SO3 or SO4 comprises:</p> <p>(a) parks and open spaces; or</p> <p>(b) portions of lots greater than 2,000m² in size; or</p> <p>(c) public roads.</p>
SO7	<p>Where involving the creation of lots for <u>residential purposes</u> in an area without a reticulated water supply, an asset protection zone comprises:</p> <p>(a) a fire trail and working area designed in accordance with Table 6.4.3b; or</p> <p>(b) a public road (a perimeter road).</p>
SO8	<p>An asset protection zone which includes parks, open spaces or landscaping treatments:</p> <p>(a) comprises only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, cultivated gardens and nature strips; or</p> <p>(b) is designed to ensure a potential available fuel load is maintained at less than eight tonnes/hectare in aggregate and with a fuel structure that remains discontinuous.</p> <p>Note – A Bushfire Hazard Assessment should be prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document in order to demonstrate compliance with SO8.</p>
SO9	<p>New roads are not created within a <i>bushfire hazard area</i> shown on Map OM-300 to Map OM-305 unless:</p> <p>(a) the formed road is contained within a road parcel of sufficient width to allow the clearing of vegetation either side of the formed road to the extent necessary to maintain safe usage of the infrastructure in the event of a bushfire; and</p> <p>(b) the formed road provides access to land that is not within the <i>bushfire hazard area</i> shown on Map OM-300 to Map OM-305.</p>
SO10	<p>New roads created in an asset protection zone:</p> <p>(a) have a two-lane sealed carriageway clear of <u>hazardous vegetation</u>;</p> <p>(b) are connected to the wider public road network at both ends and at intervals of no more than 200 metres; and</p> <p>(c) do not include design elements that may impede access for fire-fighting and maintenance for firefighting purposes (for example traffic calming involving chicanes).</p>

 13. Natural Hazards including Climate Change (continued)	
<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO11	<p>New roads located within an area containing a reticulated water supply are provided with fire hydrants designed and installed in accordance with:</p> <ol style="list-style-type: none"> Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots, Queensland Fire and Emergency Services, 2015, unless otherwise specified by the relevant water entity; and the Road Planning and Design Manual 2nd edition, Department of Transport and Main Roads, 2013.
SO12	<p>Development for Reconfiguring a Lot where involving the provision of new roads ensures that the road network is suitable for evacuation purposes by:</p> <ol style="list-style-type: none"> directing occupants away from the <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305; and including sufficient capacity to accommodate the evacuation of all occupants.
SO13	<p>Development for a Material Change of Use on land containing a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 does not result in:</p> <ol style="list-style-type: none"> an increase in <u>ignition sources</u> for bushfires; or an increase in the bushfire risk on adjoining land.
SO14	<p>Development for a Material Change of Use does not involve the manufacturing or storage of hazardous materials within a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305.</p>
SO15	<p><u>Hard to evacuate uses</u> are not located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305.</p>
SO16	<p><u>Vital community infrastructure</u> is not located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 unless it is demonstrated that a 10kw/m² radiant heat flux can be achieved.</p> <p>Note – A Bushfire Hazard Assessment should be prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document in order to demonstrate compliance with SO16.</p>
SO17	<p>Development for a Material Change of Use or Reconfiguring a Lot in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 is provided with a water supply suitable for use for fire fighting that is either:</p> <ol style="list-style-type: none"> a reticulated water supply where located in a reticulated water supply area; or where a reticulated water supply is not available, a dedicated static water supply that is solely for fire-fighting purposes and can be accessed by fire fighting vehicles. <p>Note – Swimming pools, farm ponds and dams are not considered reliable sources of static water supply.</p>

13. Natural Hazards including Climate Change (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO18	<p>Any building located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 is used in accordance with a Bushfire Hazard Management Plan approved by Council and prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document that identifies:</p> <ul style="list-style-type: none"> (a) management controls for the monitoring of potential bushfire risk, particularly during times when the risk of bushfire is identified as high (or above) by local authorities; (b) management controls for the determination of the timing of, and procedure for, evacuation of the building; (c) an evacuation route that nominates a mustering point outside the <u>bushfire hazard area</u> that is accessible by road; (d) protocols for liaison with local emergency services; and (e) induction and training processes for people using the building (where appropriate). <p>Note – In considering whether to approve a Bushfire Hazard Management Plan, Council is to have regard to the Merit Outcomes for Natural Hazards including Climate Change contained in Part 5 of the planning scheme.</p>
SO19	<p>Any infrastructure associated with a building located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 that is likely to fail in the event of exposure to fire is wholly contained within a fire proof area of the building.</p>
SO20	<p>Signage is erected at the entrance to any building, other than a Class 1, Class 2 or Class 10 building, located within a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 identifying that the building is within an identified <u>bushfire hazard area</u>.</p>
SO21	<p>Signage is erected at the entrance to any car parking area including greater than five (5) car parking spaces located within a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 identifying that the car parking area is within an identified <u>bushfire hazard area</u>.</p>


Table 6.4.3b – Fire Trail and Working Area Design Parameters

Parameter	Provisions
Width	Minimum 20 metres including a trafficable area, working area and balance area designed in accordance with this table.
Trafficable Area	A trafficable area is provided that is cleared and formed with: <ul style="list-style-type: none"> (a) a minimum width of four (4) metres that can accommodate a rural firefighting vehicle; (b) no less than 4.8 metres vertical clearance from canopy vegetation; and (c) no adjacent inhibiting embankments or retaining walls.
Working Area	A working area is provided on each side of the trafficable area: <ul style="list-style-type: none"> (a) with a minimum width of three (3) metres each side; and (b) cleared of all flammable vegetation greater than 10 centimetres in height.
Balance Area	A balance area (managed vegetation area) is provided that: <ul style="list-style-type: none"> (a) contains the balance of the fire trail width; (b) is sited to separate the trafficable area from a <u>bushfire hazard area</u>; and (c) comprises managed vegetation clear of major surface hazards.
Access	Access is granted in favour of the local government and Queensland Fire and Emergency Services Note – This access is commonly granted in the form of an easement that is to be maintained by the grantor.
Egress	Contains trafficable vehicle routes in to low hazard areas, every 200 metres.

6.4.4 Coastal Hazard Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a coastal hazard area as shown on **Map OM-401 to Map OM-409b**.

Table 6.4.4a – Standard Outcomes for the Coastal Hazard Overlay

 13. Natural Hazards including Climate Change	
<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	<p>Buildings:</p> <ul style="list-style-type: none"> (a) are not located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b; or (b) are located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b only where supporting <u>coastal dependent development</u>; or (c) are located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b only where: <ul style="list-style-type: none"> (i) the land is not located in the <i>storm-tide inundation area</i> as shown on Map OM-401 to Map OM-409b; (ii) the land is not located in the <i>coastal management district</i> as shown on Map OM-401 to Map OM-409b; (iii) the land is located in the <i>Centre Zone, Community Facilities Zone, Industry Zone, Low Density Residential Zone, Low-Medium Density Residential Zone</i> or the <i>Recreation Zone and Open Space Zone</i>; and (iv) the land is to be used for urban purposes. <p>Note – “Urban purposes” is defined by the <i>Planning Regulation 2017</i>.</p>
SO2	<p>Lots:</p> <ul style="list-style-type: none"> (a) are not located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b; or (b) are located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b and are intended to support <u>coastal dependent development</u>; or (c) are located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b and are intended to be solely used for drainage or parkland purposes; or (d) where created as a result of a boundary realignment, do not result in a greater extent of the lot being located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b.
SO3	Development does not involve the manufacturing or storage of hazardous materials within a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b .
SO4	<u>Vital community infrastructure</u> and <u>hard to evacuate uses</u> are not located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b .
SO5	Any building located within the <i>storm-tide inundation area</i> as shown on Map OM-401 to Map OM-409b provides a minimum floor level in accordance with Table 6.4.4b .

13. Natural Hazards including Climate Change (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO6	<p>Any premises located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b is used in accordance with a Coastal Hazard Management Plan approved by Council that identifies:</p> <ul style="list-style-type: none"> (a) management controls for the monitoring of potential coastal hazards; (b) management controls for the determination of the timing of, and procedure for, evacuation of the premises; (c) an evacuation route that nominates a mustering point outside the <u>coastal hazard area</u> that is accessible by road; (d) protocols for liaison with local emergency services; and (e) induction and training processes for people using the premises (where appropriate). <p>Note – In considering whether to approve a Coastal Hazard Management Plan, Council is to have regard to the Merit Outcomes for Natural Hazards including Climate Change contained in Part 5 of the planning scheme.</p>
SO7	<p>Any building located in the <u>storm-tide inundation area</u> as shown on Map OM-401 to Map OM-409b is provided with certification from a Registered Professional Engineer of Queensland (RPEQ) that the building is of sufficient structural integrity to withstand the forces that the building would likely be subjected to during a storm-tide inundation event.</p> <p>Note – It may be necessary for coastal protection work to be undertaken to achieve compliance with SO7.</p>
SO8	<p>Any building located in the <u>erosion prone area</u> as shown on Map OM-401 to Map OM-409b is provided with certification from a Registered Professional Engineer of Queensland (RPEQ) that that structure has been designed and located to withstand coastal erosion.</p>
SO9	<p>Any infrastructure associated with a building located in the <u>Storm Tide Inundation Area</u> as shown on Map OM-401 to Map OM-409b that is likely to fail in the event of exposure to water is wholly elevated above the storm tide inundation level.</p>
SO10	<p>Signage is erected at the entrance to any building, other than a Class 1, Class 2 or Class 10 building, located within a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b identifying that the building is within an identified <u>coastal hazard area</u>.</p>
SO11	<p>Signage is erected at the entrance to any car parking area including greater than five (5) car parking spaces located within a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b identifying that the car parking area is within an identified <u>coastal hazard area</u>.</p>

6. Environmental Significance



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO6.1 to MO6.8 (6. Environmental Significance theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO12	<p>Development within the <u>coastal management district</u> as shown on Map OM-401 to Map OM-409b does not modify the <u>coastal landform</u> other than to provide public access to the coast in accordance with SO13.</p>
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6. Environmental Significance (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO6.1 to MO6.8 (6. Environmental Significance theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO13

Development within the *coastal management district* as shown on **Map OM-401** to **Map OM-409b**, other than where located in the *Environmental Management and Conservation Zone* or *Industry Zone*, provides a public access to the coast, consisting of a strip of land with a minimum width of three (3) metres extending from the road frontage to the coastline, unless:

- (a) public access is already provided on the land; or
- (b) public access is already provided on adjoining land; or
- (c) the land adjoins a road reserve, public parkland or other public land that could provide public access to the coast.

Note – In order to achieve compliance with SO13, any public access provided does not need to be embellished.

Table 6.4.4b – Minimum Floor Level for Buildings in the Storm Tide Inundation Area

Type	Minimum Floor Level
Habitable Room	<u>Defined storm tide inundation level</u> + 500mm freeboard
Non-Habitable Room, other than a room used solely for the storage of motor vehicles	<u>Defined storm tide inundation level</u> + 300mm freeboard
Non-Habitable Room, where a room used solely for the storage of motor vehicles	<u>Defined storm tide inundation level</u>
A room comprising essential building services	<u>Defined storm tide inundation level</u> + 500mm freeboard

Note – A part of a building is subject to the highest applicable minimum floor level specified in **Table 6.4.4b**.


Note – Section 1.6 of the planning scheme provides further guidance in the use of **Table 6.4.6b** for the purposes of the building assessment provisions.

6.4.5 Environmental Significance Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Environmental Significance Overlay shown on **Map OM-500 to Map OM-509b**.

Note – In assessing development against these Standard Outcomes, reference should be made to the Planning Scheme Study *Terrestrial Biodiversity Values of the Torres Shire Council* prepared by David Fell Environmental Pty Ltd to the extent relevant.

Table 6.4.5 – Standard Outcomes for the Environmental Significance Overlay

6. Environmental Significance	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO6.1 to MO6.8 (6. Environmental Significance theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	Development does not involve the clearing of any vegetation in an <u>area of environmental significance</u> identified on Map OM-500 to Map OM-509b .
SO2	Land uses and works are not located in an <u>area of environmental significance</u> identified on Map OM-500 to Map OM-509b unless: <ol style="list-style-type: none"> the use or works are intrinsically linked to the natural values or features of the area; there are no alternative locations for the use or works; and the use or works are necessary for the continued operation of the Shire.
SO3	Lots are not located in an <u>area of environmental significance</u> identified on Map OM-500 to Map OM-509b unless: <ol style="list-style-type: none"> the extent to which the <u>site</u> includes an <u>area of environmental significance</u> is intended to be solely used for drainage or parkland purposes; or where involving a boundary realignment and not resulting in a greater extent of the lot containing an <u>area of environmental significance</u>.
SO4	Development is not located in the <i>Protected Area (Estates)</i> identified on Map OM-500 to Map OM-509b .
SO5	Development is separated by the greatest of the following minimum distances from the <i>High Ecological Significance Wetlands</i> identified on Map OM-500 to Map OM-509b : <ol style="list-style-type: none"> the extent of <u>regulated vegetation</u> associated with the wetland shown on Map OM-500 to Map OM-509b; or 50 metres where located in the <i>Centre Zone, Industry Zone, Low Density Residential Zone</i> or the <i>Low-Medium Density Residential Zone</i>; or 200 metres where located in a zone to which paragraph (b) does not apply.
SO6	Development is separated by the greatest of the following minimum distances from <i>Regulated Vegetation (Intersecting a Watercourse)</i> identified on Map OM-500 to Map OM-509b : <ol style="list-style-type: none"> the extent of any riparian vegetation associated with the <i>Regulated Vegetation (Intersecting a Watercourse)</i> shown; or 25 metres from the defining bank of a watercourse mapped as <i>Regulated Vegetation (Intersecting a Watercourse)</i>.



6. Environmental Significance (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO6.1 to MO6.8 (6. Environmental Significance theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO7	<p>Development involving the creation or construction of a road in an <i>area of environmental significance</i> mapped on Map OM-500 to Map OM-509b includes dedicated and specifically designed wildlife crossings to maintain wildlife connectivity.</p> <p>Note – An Ecological Assessment Report is prepared by a <u>suitably qualified person</u> to confirm that the design and location of and proposed wildlife crossings will maintain wildlife connectivity.</p>
SO8	<p>Development on land identified as <i>Declared Fish Habitat Area</i> on Map OM-500 to Map OM-509b is associated with the use of these areas for commercial or recreational fishing.</p>
SO9	<p>Outdoor lighting associated with development within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b is:</p> <ol style="list-style-type: none"> shielded by 25cm shields; mounted lower than 1.8 metres high to avoid direct horizontal light or downwards glare onto the beach or ocean; directed downwards and away from the coast; and fitted with motion detection sensors and/or timers to ensure lighting is turned off when not required. <p>Note – Figure 6.4.5 demonstrates how outside lighting is to be shielded and directed to avoid light spill.</p>
SO10	<p>Development within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b includes:</p> <ol style="list-style-type: none"> external building materials, colours and finishes that have low reflectivity; impervious areas that use coloured (non-reflective) concrete or other pavement material; and building design, architectural elements or landscaping treatments block or reduce excessive reflective glare.
SO11	<p>Development within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b is designed to provide all windows with shielding through the use of external fixed louvres that are:</p> <ol style="list-style-type: none"> solid (i.e. no holes); and designed in accordance with Figure 6.4.5b.
SO12	<p>Development on land visible from the beach or ocean within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b designs all windows and glass doors visible from the coast so that they block a minimum of 50% of light to reduce light transmission or spill from indoor lighting (i.e. allows a maximum of 50% of light to pass through) through the use of:</p> <ol style="list-style-type: none"> tinging with non-reflective tinting; or smart glass technology; or external screens.

6. Environmental Significance (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO6.1 to MO6.8 (6. Environmental Significance theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO13	<p>Development on land visible from the beach or ocean within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b provides landscape buffers, designed, constructed and maintained in accordance with the following:</p> <ul style="list-style-type: none"> (a) plant species selected are appropriate for the location, drainage and soil type, and require minimal ongoing maintenance; (b) plant selection includes a range of species to provide variation in form, colour and texture to contribute the natural appearance of the buffer; (c) planting density results in the creation of upper, mid and understory strata with:- <ul style="list-style-type: none"> (i) large trees planted at six (6) metre centres; (ii) small trees planted at two (2) metre centres; (iii) shrubs planted at one (1) metre centres; (d) tufting plants, vines and groundcovers are planted at 0.5 metre to one metre centres; and (e) where adjoining the edge of native vegetation or watercourse understorey, shrubs and vines are used to bind the buffer edges against degradation and weed infestation. <p>Note – Figure 6.4.5c demonstrates the preferred form and structure of landscape buffers.</p>
SO14	<p>Development on land visible from the beach or ocean within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b does not:</p> <ul style="list-style-type: none"> (a) involve flood lighting; or (b) provide a new beach access point.
SO15	<p>Development involving building work or operational work within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b is undertaken in accordance with a Construction Management Plan prepared by a <u>suitably qualified person</u> that includes effective measures to avoid impacts from lighting, noise and vibration on sea turtle activity and sea turtle nesting beaches.</p>

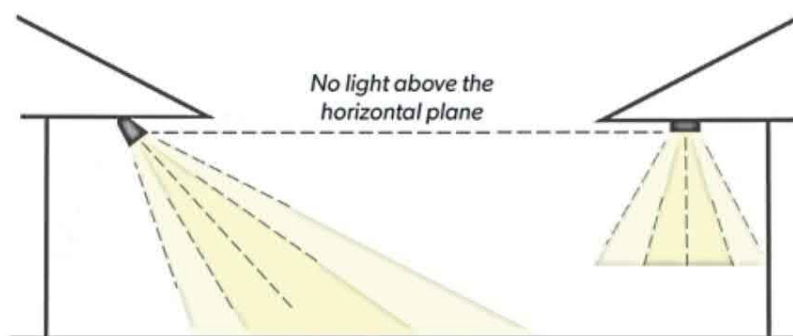


Figure 6.4.5a – Shielded Outside Light Fittings

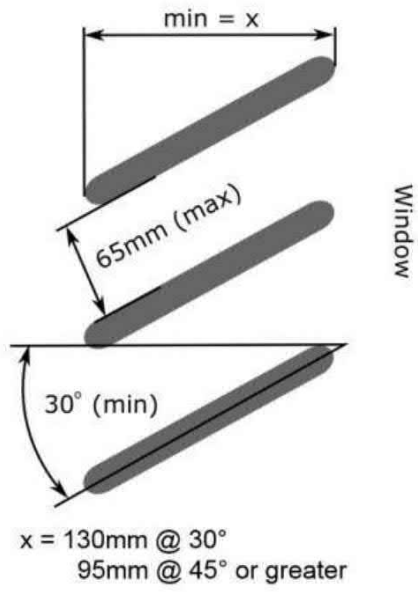


Figure 6.4.5b – Fixed Louvres Detail

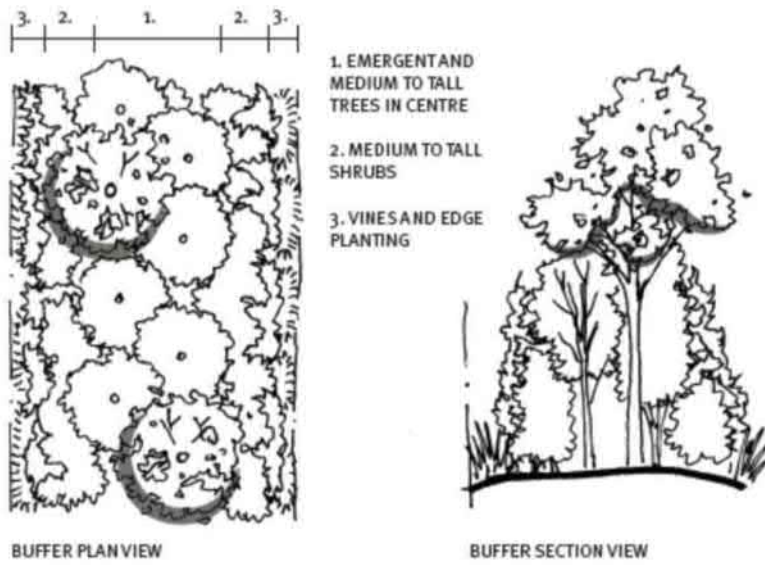



Figure 6.4.5c – Design of Landscape Buffers

6.4.6 Flood Hazard Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Flood Hazard Overlay shown on **Map OM-600 to Map OM-605**.

Table 6.4.6a – Standard Outcomes for the Flood Hazard Overlay

 13. Natural Hazards including Climate Change	
<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	<p>Buildings:</p> <p>(a) are not located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605; or</p> <p>(b) are located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 and achieve a minimum floor level that is in accordance with Table 6.4.6b.</p>
SO2	<p>Lots:</p> <p>(a) are not located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605; or</p> <p>(b) are located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 and are intended to be solely used for drainage or parkland purposes; or</p> <p>(c) where created as a result of a boundary realignment, do not result in a greater extent of the lot being located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605.</p>
SO3	<p>New roads are not created within the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> unless they:</p> <p>(a) achieve immunity in accordance with the levels nominated in Table 6.4.6b; and</p> <p>(b) provide access to land that is not within the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605.</p> <p>Note – An example of a road that complies with SO3 is a bridge that crosses the <i>Flood Hazard Area</i> shown on Map OM-600 to Map OM-605.</p>
SO4	<p>Development on land in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 does not result in:</p> <p>(a) a reduction in available flood storage; or</p> <p>(b) an increase in flood levels on adjoining land; or</p> <p>(c) an alteration to flood hydrology.</p> <p>Note – To demonstrate compliance with SO4 it is recommended that a Hydraulic Impact Assessment certified by a Registered Professional Engineer of Queensland (RPEQ) be prepared.</p>
SO5	<p>Development does not involve the manufacturing or storage of hazardous materials within the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605.</p>
SO6	<p><u>Vital community infrastructure</u> and <u>hard to evacuate uses</u> are not located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605, irrespective of their floor level or level of immunity.</p>

13. Natural Hazards including Climate Change (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO7	<p>Any building located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 is used in accordance with a Flood Hazard Management Plan approved by Council that identifies:</p> <ul style="list-style-type: none"> (a) management controls for the monitoring of potential flooding, particularly during rainfall events; (b) management controls for the determination of the timing of, and procedure for, evacuation of the building; (c) an evacuation route that nominates a mustering point outside the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> that is accessible by road; (d) protocols for liaison with local emergency services; and (e) induction and training processes for people using the building (where appropriate). <p>Note – In considering whether to approve a Flood Hazard Management Plan, Council is to have regard to the Merit Outcomes for Natural Hazards including Climate Change contained in Part 5 of the planning scheme.</p>
SO8	<p>Any infrastructure associated with a building located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 that is likely to fail in the event of exposure to flood water is wholly elevated above the <u>defined flood level</u>.</p>
SO9	<p>Signage is erected at the entrance to any building, other than a Class 1, Class 2 or Class 10 building, located within the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 identifying that the building is within an identified <i>Flood Hazard Area</i>.</p>
SO10	<p>Signage is erected at the entrance to any car parking area including greater than five (5) car parking spaces located within the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 identifying that the car parking area is within an identified <i>Flood Hazard Area</i>.</p>
SO11	<p>Development within a <i>Streamline 5m buffer</i> shown on Map OM-600 to Map OM-605 is supported by:</p> <ul style="list-style-type: none"> (a) a Hydraulic Impact Assessment in accordance with Australian Rainfall and Runoff (AR&R) 2019 certified by a Registered Professional Engineer of Queensland (RPEQ) where: <ul style="list-style-type: none"> (i) the <i>Streamline 5m buffer</i> intersects with the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605; and (ii) the land is located in a zone other than the <i>Environmental Management and Conservation Zone</i> or the <i>Rural Zone</i>; or (b) a Drainage Assessment establishing flow widths and sizes of drainage elements over the <u>site</u>, in accordance with the Queensland Urban Drainage Manual (QUDM), certified by a Registered Professional Engineer of Queensland (RPEQ). <p>Note – SO11 is not applicable to the determination of whether development is Accepted Development.</p>

Table 6.4.6b – Minimum Floor Level for Buildings in the Flood Hazard Area

Type	Minimum Floor Level
<u>Habitable Room</u>	<u>Defined flood level</u> + 500mm freeboard
<u>Non-Habitable Room</u>, other than a room used solely for the storage of motor vehicles	<u>Defined flood level</u> + 300mm freeboard
<u>Non-Habitable Room</u>, where a room used solely for the storage of motor vehicles	<u>Defined flood level</u>
A room comprising <u>essential building services</u>	<u>Defined flood level</u> + 500mm freeboard
Road surface	10% AEP flood level

Note – A part of a building is subject to the highest applicable minimum floor level specified in **Table 6.4.6b**.


6.4.7 Heritage Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Heritage Overlay shown on **Map OM-701 to Map OM-705b**.

Note – Schedule 7 provides a listing of *Local Indigenous heritage places* and *Local non-Indigenous heritage places*.

Note – Schedule 7 provides statements of significance (where available) for *Local Indigenous heritage places* and *Local non-Indigenous heritage places*. Where a statement of significance is provided, this should be used to inform the assessment completed against these Standard Outcomes.

Table 6.4.7 – Standard Outcomes for the Heritage Overlay

8. Heritage	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO8.1 to MO8.7 (8. Heritage theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	Development on land identified as a <i>State heritage place</i> on Map OM-701 to Map OM-705b is undertaken in accordance with an approval from the Queensland Government. Note – The Act and the Regulation require a development application involving a <i>State heritage place</i> to be referred to the State Government.
SO2	Development on land identified as a <i>Local Indigenous heritage place</i> or a <i>Local non-Indigenous heritage place</i> on Map OM-701 to Map OM-705b does not damage or diminish the cultural heritage significance of the place. Note – Some <i>Local Indigenous heritage places</i> and <i>Local non-Indigenous heritage places</i> are provided with statements of significance in Schedule 7, which should be consulted in determining the heritage significance of the place.
SO3	Development on land identified as a <i>Local Indigenous heritage place</i> or a <i>Local non-Indigenous heritage place</i> on Map OM-701 to Map OM-705b is undertaken in accordance with management controls approved by Council unless: (a) the development is limited to the use of an existing building and will not result in any internal or external modifications; or (b) the development involves a use outside a building which does not involve <u>ground disturbance</u> or is limited to <u>minor ground disturbance</u> . Note – Management controls are to be documented in accordance with Planning Scheme Policy 2 – Cultural Heritage.
SO4	Development on land identified as an <i>Indigenous heritage high risk area</i> or a <i>Non-Indigenous heritage high risk area</i> on Map OM-701 to Map OM-705b is undertaken in accordance with management controls approved by Council, unless the development does not involve <u>ground disturbance</u> or is limited to <u>minor ground disturbance</u> . Note – Management controls are to be documented in accordance with Planning Scheme Policy 2 – Cultural Heritage.
SO5	Any agreement, plan or assessment documenting management controls is to be prepared by a <u>suitably qualified person</u> . Note – SO5 applies only to the extent documentation is required to be prepared under SO3 or SO4.



8. Heritage (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO8.1 to MO8.7 (8. Heritage theme), become assessment benchmarks. Section 3.6 provides further guidance.


SO6	<p>Any agreement, plan or assessment documenting management controls is to identify:</p> <ul style="list-style-type: none"> (a) the elements of the <u>site</u>, building or land that are of actual or potential cultural heritage significance; (b) the relationship between cultural heritage elements and the development (i.e. to what extent are these elements proposed to be altered); (c) management and construction controls that will be implemented to ensure elements of cultural heritage significance are maintained and protected; and (d) any proposed works to improve or refurbish the cultural heritage significance of the <u>site</u>. <p>Note – In considering whether to approve a management controls, Council is to have regard to the Merit Outcomes for Heritage contained in Part 5 of the planning scheme.</p>
SO7	<p>Where an agreement or management plan relates to a <i>Local Indigenous heritage place</i> or an <i>Indigenous heritage high risk area</i> identified on Map OM-701 to Map OM-705b:</p> <ul style="list-style-type: none"> (a) the agreement or management plan is prepared in consultation with the local Indigenous people; and (b) the agreement or management plan provides for, amongst other things, the ability for the local Indigenous people to monitor and observe any on-site works associated with the development. <p>Note – The preparation of an agreement or management plan, including the completion of consultation, is to be undertaken in accordance with Planning Scheme Policy 2 – Cultural Heritage.</p>
SO8	<p>Where involving a building identified as a <i>Local non-Indigenous heritage place</i> on Map OM-701 to Map OM-705b, development is not to involve the demolition or removal of any part of the building, unless it is demonstrated that that part is of no cultural heritage significance.</p>

Note – These Standard Outcomes (and the Heritage Overlay of the planning scheme) do not replace or affect the provisions of the *Queensland Heritage Act 1992*, *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Cultural Heritage Act 2003* (or later equivalent legislation) to the extent relevant to development within Torres Shire. Land owners, applicants, developers and the community should be aware of their obligations under State legislation in relation to cultural heritage.

6.4.8 Potential and Actual Acid Sulfate Soils Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Potential and Actual Acid Sulfate Soils Overlay shown on **Map OM-800 to Map OM-809b**.


Table 6.4.8 – Standard Outcomes for the Potential and Actual Acid Sulfate Soils Overlay

10. Land Constraints	
	<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO10.1 to MO10.3 (10. Land Constraints theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>
SO1	<p>It is demonstrated through the completion of a Site Based Acid Sulfate Soils Investigation and the preparation of a Site Based Acid Sulfate Soils Management Plan that development within the <i>Potential and Actual Acid Sulfate Soils Area</i> shown on Map OM-800 to Map OM-809b:</p> <p>(a) will not result in the disturbance of any potential or actual <u>acid sulfate soils</u>; or</p> <p>(b) can implement management controls to ensure that the disturbance of potential or actual <u>acid sulfate soils</u> avoids the mobilisation and release of acid, iron or other contaminants.</p> <p>Note – A Site Based Acid Sulfate Soils Investigation must be completed by a <u>suitably qualified person</u> and should be carried out in accordance with the latest national sampling guidelines, soil analyses according to the Laboratory Methods Guidelines or Australian Standard AS 4969.</p> <p>Note – A Site Based Acid Sulfate Soils Management Plan must be prepared by a <u>suitably qualified person</u> consistent with the 'Management principles' outlined in Queensland's latest <u>acid sulfate soil</u> management guidelines.</p>

6.4.9 Slope Stability Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Slope Stability Overlay shown on **Map OM-900 to Map OM-903**.

Table 6.4.9 – Standard Outcomes for the Slope Stability Overlay

 13. Natural Hazards including Climate Change	
<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	Development in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903 is designed and located in accordance with a Slope Stability Assessment.
SO2	Any Slope Stability Assessment is prepared by a <u>suitably qualified person</u> in accordance with: <ol style="list-style-type: none"> Guideline for Landslide Susceptibility, Susceptibility and Risk Zonation for Land Use Planning prepared by the Australian Geomechanics Society; Practice Note Guidelines for Landslide Risk Management 2007 prepared by the Australian Geomechanics Society; and AS/NZS ISO 31000:2018 Risk Management. <p>Note – The Landslide Hazard Risk Assessment for Torres Shire prepared by Cardno should be consulted in preparing a Slope Stability Assessment.</p>
SO3	Any Slope Stability Assessment is informed by a field investigation of the <u>site</u> and surrounds.
SO4	Where land is available on a <u>site</u> which is outside the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903 , development is located on the land outside the <u>mapped area</u> to the greatest extent practical.
SO5	Where involving Reconfiguring a Lot involving land in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903 , a Slope Stability Assessment demonstrates that the risk of the development has been reduced to “very low” in accordance with Landslide Risk Management (Australian Geomechanics Journal Vol 43, No. 1. March 2007 – AGS 2007) by means of earthworks.
SO6	Filling and excavation in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903 is undertaken in accordance with the following requirements: <ol style="list-style-type: none"> all fill is laid under Level 1 supervision in accordance with AS3798-2007 – Guidelines on Earthworks for Commercial and Residential Developments; all fill is retained by retaining walls; and all retaining walls are certified by an RPEQ engineer competent in geotechnical design at design and construction stages.
SO7	Buildings and structures located in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903 are certified by a <u>suitably qualified person</u> as having a risk that is “very low” in accordance with Landslide Risk Management (Australian Geomechanics Journal Vol 43, No. 1. March 2007 – AGS 2007).

13. Natural Hazards including Climate Change (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO8	<p>Buildings and structures located in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903 include a floor level of the ground <u>storey</u> not greater than 0.5 metres above or below natural <u>ground level</u> of the undeveloped <u>site</u>, unless using a design where the floor level is elevated above <u>ground level</u> without the use of filling.</p> <p>Note – An example of a design where the floor level is elevated above <u>ground level</u> without the use of filling is a pole house.</p>
SO9	<p>Development minimises the clearing of vegetation in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903.</p>
SO10	<p>Development is not located in, or downslope of a waterway, drainage feature or gully that is within the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903.</p>
SO11	<p>Development that involves the manufacturing or storage of hazardous materials is not located in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903.</p>
SO12	<p><u>Vital community infrastructure</u> is not located in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903.</p>

Part 7 Local Government Infrastructure Plan

7.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Planning Act 2016*.
- (2) The purpose of the local government infrastructure plan is to:
 - (a) integrate infrastructure planning with the land-use planning identified in the planning scheme
 - (b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure
 - (c) enable a local government to estimate the cost of infrastructure provision to assist its long-term financial planning
 - (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner
 - (e) provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan:
 - (a) states in section 2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network
 - (b) identifies in section 3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2036.
 - (c) states in section 4 (desired standards of service), for each trunk infrastructure network, the desired standard of performance
 - (d) identifies in section 5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
 - (i) water supply
 - (ii) sewerage
 - (iii) stormwater
 - (iv) transport
 - (v) parks and land for community facilities.
 - (e) provides a list of supporting documents that assists in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material.

7.2 Planning Assumptions

- (1) The planning assumptions state the assumptions about:
 - (a) population and employment growth
 - (b) the type, scale, location and timing of development, including the demand for each trunk infrastructure network.
- (2) The planning assumptions, together with the desired standards of service, form the basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (3) The planning assumptions have been prepared for:
 - (a) the base date 2016 and the following projection years:
 - (i) mid 2021;
 - (ii) mid 2026;
 - (iii) mid 2031;
 - (iv) mid 2036.
 - (b) the LGIP development types in column 2 that include the uses in column 3 of Table 7.2.
 - (c) the projection areas identified on Local Government Infrastructure Plan Maps PIA-01 and PIA-02 in Schedule 3—Local government infrastructure plan mapping and tables.

Table 7.2 – Relationship between LGIP development categories, LGIP development types and uses

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Attached dwelling	Community Residence Dual Occupancy Multiple Dwelling Nature Based Tourism Non-Resident Workforce Accommodation Relocatable Home Park Residential Care Facility Resort Complex Retirement Facility Rooming Accommodation Rural Worker's Accommodation Short-Term Accommodation Tourist Park
	Detached dwelling	Caretaker's Accommodation Dwelling House Dwelling Unit Party House
Non-residential development	Commercial	Car Wash Office Sales Office Service Station
	Community purpose	Cemetery Child Care Centre Club Community Care Centre Community Use Educational Establishment Emergency Services Funeral Parlour Health Care Service Hospital Place of Worship Park
	Industry	Low-Impact Industry Intensive Animal Industry High-Impact Industry Marine Industry Medium Impact Industry Research and Technology Industry Rural Industry Service Industry Special Industry

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
	Retail	Transport Depot Adult Store Agricultural Supplies Store Bar Bulk Landscape Supplies Food and Drink Outlet Garden Centre Hardware and Trade Supplies Nightclub Entertainment Facility Shop Shopping Centre Showroom
	Other	Air Service Animal Husbandry Animal Keeping Aquaculture Brothel Crematorium Cropping Detention Facility Environment Facility Extractive Industry Function Facility Home Based Business Hotel Indoor Sport and Recreation Intensive Horticulture Landing Major Electricity Infrastructure Major Sport, Recreation and Entertainment Facility Market Motor Sport Facility Outdoor Sales Outdoor Sport and Recreation Outstation Parking Station Permanent Plantation Port Service Renewable Energy Facility Roadside Stall Substation Telecommunications Facility Theatre

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Tourist Attraction Utility Installation Veterinary Service Warehouse Wholesale Nursery Winery

- (4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

7.2.1. Population and Employment Growth

- (1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in **Table 7.2.1**.

Table 7.2.1 – Population and Employment Assumptions Summary

Column 1 Description	Column 2 Assumptions					
	Base date 2016	2021	2026	2031	2036	Ultimate development
Population	3,983	4,099	4,234	4,373	4,521	11,348
Employment	1,642	1,692	1,749	1,808	1,872	11,300

- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 – Local government infrastructure plan mapping and tables:
- (a) for population, **Table SC3.1.1**;
 - (b) for employment, **Table SC3.1.2**.

7.2.2. Development

- (1) The developable area is identified on Local Government Infrastructure Plan Map PIA-01 and PIA-02 in Schedule 3 – Local government infrastructure plan mapping and tables.

Editor's note – Detail on how the developable area has been calculated is provided in the extrinsic material.

- (2) The planned density for future development is stated in Column 3 of **Table SC3.1.3** in Schedule 3—Local government infrastructure plan mapping and tables.
- (3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in **Table 7.2.2**.

Table 7.2.2 – Residential dwellings and non-residential floor space assumptions summary

Column 1 Description	Column 2 Assumptions					
	Base date (2016)	2021	2026	2031	2036	Ultimate development
Residential dwellings	1,280	1,341	1,386	1,432	1,481	3,689
Non-residential floor space (m ² GFA)	83,701	86,116	88,845	91,815	94,900	391,560

- (4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
- for residential development, **Table SC3.1.4**.
 - for non-residential development, **Table SC3.1.5**.

7.2.3. Infrastructure Demand

- The demand generation rate for a trunk infrastructure network is stated in Column 4 of **Table 3.1.3** in Schedule 3 Local government infrastructure plan mapping and tables.
- A summary of the projected infrastructure demand for each service catchment is stated in the following tables contained within Schedule 3 Local government infrastructure plan mapping and tables:
 - for the water supply network, Table SC3.1.6.
 - for the sewerage network, Table SC3.1.7.
 - for the stormwater network, Table SC3.1.8.
 - for the transport network, Table SC3.1.9.
 - for the parks and land for community facilities network, Table SC3.1.10.

7.3 Priority Infrastructure Area

- The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2036.
- The priority infrastructure area is identified on Local Government Infrastructure Plan Maps PIA-01 and PIA-02.

7.4 Desired Standards of Service (DSS)

- This section states the key standards of performance for a trunk infrastructure network.
- Design standards for trunk infrastructure networks are identified in the 'Design and Construction Standard' column in **Table 7.4.1**, **Table 7.4.2**, **Table 7.4.3**, **Table 7.4.4** and **Table 7.4.5**.

7.4.1. Water Supply Network

Table 7.4.1 – Water Supply Network Desired Standards of Service

Desired Goal	Planning Standard	Design and Construction Standard	Community Outcome
Reliable Water Supply Network	<ul style="list-style-type: none"> • Department of Energy and water Supply “Planning Guidelines for Water Supply and Sewerage - Chapter 1-11: March 2014 (as amended); • Plan the network so that water supply infrastructure that provides service to each premise in the defined service catchment. • Network planning should ensure pressures are maintained through a series of network links providing redundancy in the network; • Network modelling and planning reflects the land use needs; • Ensure the pipe network is sized appropriate to provide pressures at the desired levels as set out in the Customer Service obligations; • Provide adequate storage in the system to accommodate reasonable outages of electricity supply needed for treatment and pumping. • Undertake risk management planning and development of appropriate strategies and action plans to deal with adverse events. • Network meets the Levels of Service within the Summary Asset and Services Management Plan 	<p>The design of the network and its construction is managed under the following Guidelines, Policies, Codes and Standards.</p> <ul style="list-style-type: none"> • Plans for Trunk Infrastructure – Water Supply; • FNQROC Development Manual Design Guidelines - D6 Water Reticulation • WSA 03-2011 Water Supply Code of Australia; • IPEWA – Standard Drawings; • AUS-SPEC specifications. 	<p>Ensures that all premises within the service catchment are provided with a water supply service that meets the Customer Service Obligations of Council.</p>
Optimise Whole of Lifecycle Cost	<ul style="list-style-type: none"> • Department of Energy and water Supply “Planning Guidelines for Water Supply and Sewerage – Chapter 7-9: March 2014 (as amended); • Delivery of the water supply network planning must be carried out as efficiently as can be reasonably achieved balancing the costs of both construction and operation; 		<p>Through the appropriate planning, design and construction the following benefits are achieved:</p> <ul style="list-style-type: none"> • Extend asset life • Defer system augmentation

Desired Goal	Planning Standard	Design and Construction Standard	Community Outcome
	<ul style="list-style-type: none"> • In seeking to minimise capital costs consider: <ul style="list-style-type: none"> ▪ Optimising network solutions in respect of location, alignment, sizing, and staging; ▪ Infrastructure constructed provides durability and performance; ▪ Infrastructure is fit for purpose (not over or undersized and allows for growth capacity); ▪ Use standard fittings and components wherever possible to ensure value for money; • In seeking to minimise operational costs consider assets with least impact on: <ul style="list-style-type: none"> ▪ operating costs – e.g electricity, consumables, staffing ▪ maintenance – labour, parts, consumables cleaning/replacement ▪ asset life/durability – frequency of replacement/renewal of components or entire asset. • Ensure alternative network outcomes are investigated for trunk assets incorporating the demands of both the existing and location, timing and intensity of the future urban environment; • Investigate staged delivery of infrastructure in line with growth in demands to minimise where possible the overall cash flow position; • Implement a comprehensive asset management system to ensure the system is reliable and robust minimising the uncontrolled loss of water (e.g water meter inaccuracies, unauthorised consumption, main breaks, valve failure etc.) from the system. 		<ul style="list-style-type: none"> • Improve environmental flows • Reduced greenhouse gas emissions • Reduce extraction of water from source • Defer requirement for new water source • Reduced cost of energy • Cost effective service for community • Reduced cost of energy and chemicals • Improve water quality. • Reduced environmental effects from chemical production • Reduced maintenance costs • Reduced overall operation costs • Reduced replacement costs
Minimise Risk from Fire	<ul style="list-style-type: none"> • Department of Energy and Water Supply "Planning 		<ul style="list-style-type: none"> • The water supply system

Desired Goal	Planning Standard	Design and Construction Standard	Community Outcome
	<p>Guidelines for Water Supply and Sewerage - March 2014 – Chapter 6 Network Modelling and Applications (as amended);</p> <ul style="list-style-type: none"> • The network is planned to provide adequate firefighting capacity both in terms of pressure and flow rate; • Planning and design provides Hydrants located conveniently to all premises to permit ready access to water. 		<p>provides, where possible, a network of firefighting capacity to reduce the risk of fire to person and property;</p> <ul style="list-style-type: none"> • Reduces the overall cost of fire incidents to the community; • Provides the necessary support to the fire services in fighting fire safely and effectively.
<p>Maintain Public Health and Sustainable Environmental Quality</p>	<ul style="list-style-type: none"> • Plan the network so that a supply of potable drinking water is provided to each premise within the urban area and to any area of concentrated residential settlement including park and rural residential. • The planning ensure a network can deliver drinking water complies with the NHMRC Australian Drinking Water Guidelines for colour, turbidity and microbiology. >95% water test compliance; • Comply with Integrated Environmental Management 		<ul style="list-style-type: none"> • Provides uniform quality of water monitored in relation to recognised standards. • Provide a safe and reliable water supply. • Safeguards community health. • Provides for system operation and monitoring in accordance with recognised standards. • Ensures environmental controls maintained. • Ensures potable water is provided in a manner consistent with environmental standards.

7.4.2. Sewerage Network

Table 7.4.2 – Sewerage Network Desired Standards of Service

Desired Goal	Planning Standard	Design and Construction Standard	Community Outcome
Provide a Reliable Sewerage Network	<ul style="list-style-type: none"> • Department of Energy and Water Supply “Planning Guidelines for Water Supply and Sewerage - Chapter 1-11 - March 2014 (as amended); • Plan the network so that sewerage infrastructure provides service to each premise in the defined service catchment. • Network planning should ensure that the likelihood of adverse events (blockages, overflow, odour infiltration etc) are minimised or eliminated; • Network modelling and planning reflects the land use needs; • Ensure the pipe network is sized appropriate to provide appropriate capacity desired levels as set out in the Customer Service obligations; • Provide adequate storage in the system to accommodate reasonable outages of electricity supply needed for pumping. • Undertake risk management planning and development of appropriate strategies and action plans to deal with adverse events. 	<p>The design of the network and its construction is managed under the following Guidelines, Policies, Codes and Standards.</p> <ul style="list-style-type: none"> • FNQROC Development Manual Design Guidelines - D7 Sewerage System. • WSA 02-2002 Sewerage Code of Australia • WSA 02-2014 Gravity Sewerage Code of Australia • WSA 04-2005 Sewage Pumping Station Code Of Australia • WSA 06-2008 Vacuum Sewerage Code • WSA 07-2007 Pressure Sewerage Code of Australia • CMDG; and • EPA including EPP requirements and guidelines; and • Plan for Trunk Infrastructure – Wastewater; and • The Water Act and Standard 	<ul style="list-style-type: none"> • Reduced impact from blockages, overflows and spills; • Amenity is maintained; • Reduced impact on residents • Minimises release of nitrogen and phosphorous to the environment • Improved community health • Rapid response to breakages • Reduction in use of potable water supply and treatment • Reduction of raw water extraction from source • Reduced overflows to local waterways and marine waters.

Desired Goal	Planning Standard	Design and Construction Standard	Community Outcome
<p>Optimise Whole of Lifecycle Cost</p>	<ul style="list-style-type: none"> • Department of Energy and Water Supply “Planning Guidelines for Water Supply and Sewerage – Chapter 7-9 March 2014 (as amended); • Delivery of the sewerage network planning must be carried out as efficiently as can be reasonably achieved balancing the costs of both construction and operation; • Wherever possible reduce or eliminated active assets (e.g pump stations) in lieu of gravity systems of collection; • In seeking to minimise capital costs consider: <ul style="list-style-type: none"> ▪ Optimising network solutions in respect of location, alignment, sizing, and staging; ▪ Infrastructure constructed provides durability and performance; ▪ Infrastructure is fit for purpose (not over or undersized and allows for growth capacity); ▪ Use standard fittings and components wherever possible to ensure value for money. • In seeking to minimise operational costs consider assets with least impact on: <ul style="list-style-type: none"> ▪ operating costs – e.g electricity, consumables, staffing ▪ maintenance – labour, parts, consumables cleaning/replacement ▪ asset life/durability – frequency of replacement/renewal of components or entire asset. • Ensure alternative network outcomes are investigated for trunk assets incorporating the demands of both the existing and location, timing and intensity of the future urban environment; 	<p>Sewerage Law.</p>	<ul style="list-style-type: none"> • Reduced cost of energy • Cost effective service for community • Greenhouse gas reduction • Reduced maintenance costs • Reduced overall operation costs • Reduced replacement costs • Reduced environmental effects from chemical production. • Beneficial use of reclaimed water and biosolids • Opportunity for cost recovery for reclaimed water treatment • Reduced cost of energy for effluent transport, treatment and disposal • Maximise life of system

Desired Goal	Planning Standard	Design and Construction Standard	Community Outcome
	<ul style="list-style-type: none"> • Investigate staged delivery of infrastructure in line with growth in demands to minimise where possible the overall cash flow position; • Reuse effluent where possible to use the resource which is created through its appropriate treatment; • Implement a comprehensive asset management system to ensure the system is reliable and robust minimising the breakdown of active assets (e.g pump station failures) and adverse environmental incidents (overflow, odour etc) • Ensure infiltration and inflow in the sewerage collection and transportation system remains within industry acceptable limits (compliance with Environmental licences, IEMS and associated EMPs). 		
Maintain Public Health and Sustainable Environmental Quality	<ul style="list-style-type: none"> • Plan the network so that sewerage is provided to each premise within the urban area to ensure sewage is collected and treated offsite; • Comply with Integrated Environmental Management Strategy and associated Environmental Management Plans. 		<ul style="list-style-type: none"> • Minimise work, health and safety risks • Noise control • Reduction in release of nitrogen and phosphorous to the environment • No adverse visual effect • Control of overflows from system • Improves community health • Ensure odour control • Minimise environmental effects • Reduction in contaminated discharges

7.4.3. Stormwater Network

Table 7.4.3 – Stormwater Network Desired Standards of Service

Desired Goal	Planning Standard	Design and Construction Standard	Community Outcome
Stormwater is managed to ensure urban land is flood free	<ul style="list-style-type: none"> • Provide system of shared stormwater infrastructure allowing free and safe drainage of urban. • Ensure development occurs on land that is flood free or on land that can be appropriately filled to provide land • Any filling work must not adversely affect neighbouring land through increased flooded depth or velocities. 	<p>Design stormwater infrastructure to comply with;</p> <ul style="list-style-type: none"> • National Water Quality Management Strategy (NWQMS) • Far North Queensland Regional Organisation of Councils (FNQROC) Design Manual; • Queensland Urban Drainage Manual, 	<ul style="list-style-type: none"> • Minimises inundation of habitable areas. • Minimises the damage and risk associated with flooding. • Minimises the impact of development on the ecological health and water quality within waterway corridor. • Minimises impact on the community of mosquitoes and biting midges.
Stormwater Quantity is managed to ensure no adverse impacts on neighbouring properties	<ul style="list-style-type: none"> • Implement regional and on-site detention facilities to minimise the impact of peak run-off for the full range of events (100% AEP to Council's Defined Flood Level (DFL)) from developments, taking into account safety and risk. • Design detention basins to maintain pre-development peak flow levels from the development site for all flood events (100% AEP to Council's Defined Flood Level (DFL)). • Design attenuation measures in the same catchment to ensure that the coincident peak discharge at downstream control points is not increased. 	<ul style="list-style-type: none"> • Australian Rainfall and Runoff; and • Dept. Environmental and Heritage Protection requirements and guidelines; and • Plans for Trunk Infrastructure – Stormwater. 	<ul style="list-style-type: none"> • Free and safe drainage of urban land. Provision of infrastructure that is fit for purpose and has a viable whole of life cycle cost to the community. • Meets the performance requirements of the infrastructure to ensure water quantity and quality is appropriately managed. • Negative impacts on adjoining and downstream properties are minimised. Reduces the cumulative impact from existing and future developments on peak flow levels. • Reduces the need to increase the size of waterway corridors and underground

Desired Goal	Planning Standard	Design and Construction Standard	Community Outcome
			<p>drainage. Increases active and passive recreation opportunities.</p>
<p>Stormwater discharge from urban environments does not adversely affect waterways and aquatic ecosystems</p>	<ul style="list-style-type: none"> • Ensure the use of Water Sensitive Urban Design and other types of on-site infrastructure to minimise impact on trunk infrastructure • Ensure sufficient buffers from urban development along waterway corridors for ecological links (including rehabilitation of degraded waterway corridor banks, where required). • Ensure natural stream processes are maintained within waterway corridors • Implement Water Sensitive Urban Design principles (including use of bio-retention, trash racks and GPTs) to achieve maximum on site quantity and quality treatment and minimise offsite discharge. 		<ul style="list-style-type: none"> • Minimises the impact on the environmental values of downstream waterway corridors by maintaining pre-development flows and velocities. • Reduces downstream sedimentation by slowing flow velocities. • Ensures that cumulative discharge of attenuation systems do not adversely affect parts of the natural catchments. • Reduces pollution to waterways. • Provides waterways infrastructure at least life cycle cost. • Reduces the scale of shared infrastructure by optimising on site solutions. • Improves water quality at the point of discharge to benefit the waterway corridor's health. • Maintain or improves environment amenity such as scenic values and natural construction.

Desired Goal	Planning Standard	Design and Construction Standard	Community Outcome
			<ul style="list-style-type: none"> • Erosion and sedimentation is minimised. • Negative impacts on adjoining and downstream properties are minimised. • Protects environmentally sensitive areas from development. • Reduces the need for costly structural treatments of waterway corridor banks. • Provides for natural processes of accretion, erosion and sedimentation and reduces environmental effects from pollution.

7.4.4. Transport Network

Table 7.4.4 – Transport Network Desired Standards of Service

Desired Goal	Planning Standard	Design and Construction Standard	Community Outcome
Provide a safe and efficient transport system	<ul style="list-style-type: none"> • Site master planning and lot and road configuration to be undertaken in accordance with Torres Shire Council Planning Scheme – ROL Code; • Road network planning to be undertaken in an Urban environment with: <ul style="list-style-type: none"> ▪ Complete Streets (2011) – Institute of Public Works Engineering Australasia Or rural environment with: <ul style="list-style-type: none"> ▪ Road Planning and Design Manual (2nd Edition) July 2013 Main Roads 	<ul style="list-style-type: none"> • Road network system is designed and provided in accordance with: • FNQROC Development Manual Design Guidelines - D1 Road Geometry • FNQROC Development Manual Design Guidelines - D3 Road Pavements • Department of Transport and Main Roads: 	<p>Environmental:</p> <ul style="list-style-type: none"> • Design bridges and culverts with appropriate flood immunity and capacity to convey floodwater, taking into account the Council’s road hierarchy. • Construction of bridges and culverts must not adversely impact on the natural environment, such as through the loss of vegetation and undesirable

Desired Goal	Planning Standard	Design and Construction Standard	Community Outcome
	<ul style="list-style-type: none"> • Define the road network as a functional Urban and Rural hierarchy and freight routes which supports the urban, rural and mining activities that support commercial and economic development. • Provide safe and convenient pedestrian pathways and cycleways network in the townships. • Lot reconfiguration layouts provides for a highly connected and permeable path network between home and key activity nodes. 	<ul style="list-style-type: none"> ▪ Road Planning and Design Manual (2nd Edition) July 2013 ▪ Transport and Main Roads Specifications (October 2014) ▪ Transport and Main Roads Standard Drawings (October 2014) ▪ Bridges-DTMR Bridge Design Manual; ▪ Manual of Uniform Traffic Control Devices (MUTCD) (May 2014) • Austroads • AGRD Guide to Road Design • AGTM Guide to Traffic Management (February 2014 latest update) • AGPT Guide to Pavement Technology (June 2014 latest update) • AGBT Guide to Bridge Technology <p>Street Lighting</p> <ul style="list-style-type: none"> • AS/NZS 1158 Set: 2010 - Lighting for roads 	<p>impacts on bio-diversity.</p> <ul style="list-style-type: none"> • Design bridges and culverts to maintain fauna and recreational links where feasible. • Ensures road crossings operate safely in times of inundation. • Reduces the risk of flooding for upstream properties. • Provides opportunities for extended pedestrian and bicycle links. • Enhances ecological links.

Desired Goal	Planning Standard	Design and Construction Standard	Community Outcome
		<p>and public spaces</p> <ul style="list-style-type: none"> • AS/NZS 2890 Set: 2009 – Parking Facilities • AS 1742.2-2009 Manual of uniform traffic control devices – Traffic control devices for general use <p>Other:</p> <ul style="list-style-type: none"> • Urban Drainage <ul style="list-style-type: none"> ▪ Queensland Urban Drainage Manual (2013 Provisional Edition) Department of Energy and Water Supply • Standard Drawings – Institute of Public Works Engineering Australia • Sealed Local Roads Manual – Guidelines to Good Practice: Design, construction, maintenances and rehabilitation of pavements. ARRB <p>Cycleway and footpaths</p> <ul style="list-style-type: none"> • Plans for trunk infrastructure • Design standards adopted by Council. 	
Optimise Whole of	<ul style="list-style-type: none"> • Planning ensures cross-sections and pavements are 	<ul style="list-style-type: none"> • Design solutions are taken from 	<ul style="list-style-type: none"> • Reduced cost of energy

Desired Goal	Planning Standard	Design and Construction Standard	Community Outcome
Lifecycle Cost	<p>delivered which are fit for purpose in terms of operating width and durability. Optimising capital and operational costs;</p> <ul style="list-style-type: none"> • Road alignments should be determined to minimise the impact structures to require to accommodate watercourses and other natural features where possible; • Traffic control devices are carefully determined to ensure their operation meets the requirement management outcome but also the operation of the device is within the technical capability of Council. • Embellishment on the road reserve including control devices and amenity improvements have high durability and are appropriate located. • Application of standards to achieve road design outcomes are carefully crafted to be consistent but at the same time fit for purpose in any given location. 	<p>the most appropriate best practice design guideline (as above) and aligned to the operational needs of the transport network component;</p> <ul style="list-style-type: none"> • Design and construction solutions which are, readily sourced, prefabricated, modular and are to be preferred than bespoke design solutions. 	<ul style="list-style-type: none"> • Cost effective service for community • Greenhouse gas reduction • Reduced maintenance costs • Reduced overall operation costs • Reduced replacement costs • Maximise life of system

7.4.5. Public Parks and Land for Community Facilities Network

Table 7.4.5.1 – Public Parks and Land for Community Facilities Desired Standards of Service

Planning Standard	Community Outcome
Provide a connected and accessible network of parks, open space, and community facilities that meets the needs of the local government's residents and visitors.	<ul style="list-style-type: none"> • Provides opportunities for access and increased usage of open space, recreational and community facilities. • Provides for an appropriate balance of land uses and ensures high levels of amenity in the urban form. • Provides a basis for a healthy and active community.
Ensure strong linkages and where possible co-location of existing and future parks, open space and community facilities.	<ul style="list-style-type: none"> • Ensures utilisation of existing and future assets while maintaining maximum access. • Makes economic efficiency of land owned by the Community.

Planning Standard	Community Outcome
Provide a preferred level of development or embellishments to public parks, commensurate with the range of activities envisaged.	<ul style="list-style-type: none"> • Provides safe open space embellishments that meet the needs of the community by providing a range of facilities for social activities and/or fitness/recreational pursuits. • Ensures activities are met and contained within designated areas - reducing potential off site impacts to other more sensitive areas in the Local government area. • Maximises the use of the land and provides the basis for a healthy community.
Ensure that existing and future parks, open space and community facilities with significant environmental, waterway or cultural heritage value are managed appropriately.	<ul style="list-style-type: none"> • Protects and enhances items of cultural interest in the Local government for the benefit of current and future communities in the area. • Provides a basis for tourism opportunities. • Protection of the natural landscape ensures maintenance of quality of air, water and land resources reducing negative impacts requiring amelioration.
Public parks and community land areas are provided in accordance with standard of provision (minimum park size) defined in Council's Public parks and land for community facilities design criteria, and where identified in accordance with the Plans for Trunk Infrastructure – Public Parks and Community Land.	<ul style="list-style-type: none"> • Provides a standard of service consistent with community expectations. • Land and facilities are developed to optimise layout and use. • Facilities are provided in close proximity to the residents of the Local government and provide for a range of active and passive pursuits.
Access to public parks and community facilities are to be in accordance with Council's Public parks and community land design criteria.	<ul style="list-style-type: none"> • Provides community access to a range of park, open space and community facilities.
Land characteristics including shape, road frontage and gradient are in accordance with the desired land characteristics defined in Council's Public parks and community land design criteria.	<ul style="list-style-type: none"> • Topography does not reduce or interfere with amenity and recreation use.
Flood immunity for parks and community lands are achieved in accordance with Council's Public parks and community land design criteria.	<ul style="list-style-type: none"> • Ensure adequate provision of safe, accessible and usable facilities.
Public park embellishments are provided in accordance with: <ul style="list-style-type: none"> • the type and purpose of public park as identified below; • Plans for Trunk Infrastructure – Public Parks and Community Land. 	<ul style="list-style-type: none"> • Provides a range of park types that are suitability embellished to meeting their purpose within the park hierarchy.

Table 7.4.5.2 – Parks and Land for Community Facilities Design Criteria

Park type	Hierarchy	Min Park Size	Accessibility (Catchment)	Land Characteristics
Informal Recreation	District	>0.2Ha	None – located by natural characteristics of site	Land provides a natural landscape that provides for adventure based recreational activities. Minimal modification of the land form to allow for safe access and use of the site. Sites with interesting natural characteristics including remnant vegetation, rock outcrops, vantage points, ephemeral streams, foreshore areas, embayment's, small water bodies.
Waterfront Recreation	District	Min 6m from MHWS tide level. Optimum 30m or greater	None – land adjacent to shoreline in areas of public ownership	Area of land varies to accommodate at a minimum walking access around the island foreshore where safe and convenient. New land or easements are taken as part of development approvals to provide for public use and access of the foreshore. The extent of land is governed by reasonable negotiation during development application but should at least deliver a 6m corridor above MHWS.
Recreation	Local	0.5Ha of usable space	400m	Shape: Square to rectangular with sides no greater than 2:1 Gradient: Max 1:10 for 80% of park area Road frontage: 30-50% of perimeter to have direct frontage Flood immunity: 15% of area above Q100 and free of hazards.
	District	2Ha – 4 Ha of usable space	2,500m	Shape: Square to rectangular with sides no greater than 2:1 Gradient: Max 1:10 for 80% of park area Road frontage: 30-50% of perimeter to have direct frontage on a collector road
	Regional	6Ha of usable space	Horn, Thursday and Prince of Wales	Shape: Square to rectangular with sides no greater than 2:1 Gradient: Average 1:20 for main use areas, 1:50 for kick-about area, and variable for remainder

Park type	Hierarchy	Min Park Size	Accessibility (Catchment)	Land Characteristics
				Road frontage: 30-50% of perimeter to have direct frontage on a collector road Flood immunity: At least 50% of total area to be above Q50 with main activity areas above Q100.
Sportsgrounds and Courts	District	3Ha	10 minutes drive	Shape: Square or rectangular Gradient: Average 1:80 for all playing surfaces Road frontage: approx. 25% of perimeter to have direct road frontage Flood immunity: At least 20% of land above Q20, with fields and courts above Q50. Built facilities to be above Q100.
	Regional	6Ha (10Ha+ desirable)		Shape: Square or rectangular Gradient: Max. 1:100 Road frontage: approx. 25% of perimeter to have direct road frontage Flood immunity: At least 90% of land above Q20, with fields and courts above Q50. Built facilities to be above Q100.
Recreation Corridors		Minimum 6m wide. Optimal width 40m, generally located along waterways and overland flow.	N/A	Shape: Linear Gradient: As flat as possible to encourage walking and cycling. Road frontage: road frontage where possible for safety and access reasons. Flood immunity: No requirement, to be assessed on a case-by-case basis.

Table 7.4.5.3 – Standard Embellishments for Public Parks

Asset Item	Informal Recreation Area	Waterfront Recreation Esplanades		Recreation Corridors	Formal Recreation Parks	Sportsgrounds and Courts	
	Local	Local	District	Local	District	District	Regional
Site Preparation							
Clearing and grubbing	✓	✓	✓		✓	✓	✓
Bulk Earthworks					✓	✓	✓
Amenities							
BBQ			✓				
Play equipment	✓				✓		✓
Shelter/Rotunda	✓	✓					✓
Rubbish Bin		✓	✓		✓		✓
Table and bench set	✓	✓	✓		✓		
Toilets			✓		✓		
Water bubbler							✓
Signage	✓	✓	✓		✓		✓
Landscaping							
Turf	✓				✓	✓	✓
Planted beds							
Mature trees	✓			✓	✓		
Infrastructure services							
Irrigation							✓
Lighting pole			✓		✓		
Flood lighting							✓
Fencing/bollards/post and rail	✓	✓	✓	✓	✓	✓	✓
Water and sewer connection			✓		✓	✓	✓
Electricity connection			✓		✓	✓	✓
Communications/WiFi							✓
Pathways			✓	✓	✓		✓
Sporting facilities							
Playing field/Courts Surface Turf						✓	✓
Grandstand							✓
Spectator Mound						✓	✓

7.5 Plans for Trunk Infrastructure

- (1) The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service.

7.5.1 Plans for Trunk Infrastructure Maps

- (1) The existing and future trunk infrastructure networks are identified on the following maps in Schedule 3 – Local government infrastructure plan mapping and tables:
 - (a) for the water supply network, Local Government Infrastructure Plan Maps WS-01, WS-02, WS-03.
 - (b) for the sewerage network, Local Government Infrastructure Plan Maps SEW-01, SEW-02, SEW-03.
 - (c) for the stormwater network, Local Government Infrastructure Plan Maps SW-01, SW-02.
 - (d) for the transport network, Local Government Infrastructure Plan Maps TR-01, TR-02, TR-03, TR-04.
 - (e) for the parks and land for community facilities network, Local Government Infrastructure Plan Maps PPCL-01, PPCL-02 and PPCL-03.
- (2) The state infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant state infrastructure supplier.

7.5.2 Schedules of Works

- (1) Details relating to the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model, which can be viewed here: <https://www.torres.qld.gov.au/council-services/planning-and-development/local-government-infrastructure-plan>
- (2) The future trunk infrastructure, derived from the SOW model, is summarised in the following tables in Schedule 3 – Local government infrastructure plan mapping and tables:
 - (a) for the water supply network, **Table SC3.2.1.**
 - (b) for the sewerage network, **Table SC3.2.2.**
 - (c) for the stormwater network, **Table SC3.2.3.**
 - (d) for the transport network, **Table SC3.2.4.**
 - (e) for the parks and land for community facilities network, **Table SC3.2.5.**

7.5.3. Extrinsic Material

Table 7.5.3 identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

Table 7.5.3 – List of Extrinsic Material

Column 1 Title of document	Column 2 Date	Column 3 Author
LGIP Review Report – Torres Shire Local Government Infrastructure Plan	2020	Cardno
LGIP Planning Assumptions Extrinsic Materials	2017	Integran
Unit rate cost inputs	2020	
Wasaga Master Plan Strategy	2013	Inside out Architects
Thursday Island Foreshore Landscape Report	2015	

Schedule 1 Definitions

SC1.1 Use Definitions

- (1) The use definitions listed in **Table SC1.1** are the definitions used in this planning scheme.
- (2) Any use not listed in **Table SC1.1** is an undefined use.

Note – Development comprising a combination of defined uses is not considered to be an undefined use.

Table SC1.1 – Use Definitions

Use Definitions

Adult Store means the use of premises for the primary purpose of displaying or selling—

- (a) sexually explicit materials; or
- (b) products and devices that are associated with, or used in, a sexual practice or activity.

Agricultural Supplies Store means the use of premises for the sale of agricultural supplies and products.

Examples of agricultural supplies and products—

animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds

Air Service means the use of premises for—

- (a) the arrival or departure of aircraft; or
- (b) housing, servicing, refuelling, maintaining or repairing aircraft; or
- (c) the assembly and dispersal of passengers or goods on or from an aircraft; or
- (d) training and education facilities relating to aviation; or
- (e) aviation facilities; or
- (f) an activity that—
 - (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and
 - (ii) directly services the needs of aircraft passengers.

Examples of an air service—

airport, air strip, helipad

Animal Husbandry means the use of premises for—

- (a) producing animals or animal products on native or improved pastures or vegetation; or
- (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).

Examples of animal husbandry—

cattle stud, grazing of livestock, non-feedlot dairy

Animal Keeping means the use of premises for—

- (a) boarding, breeding or training animals; or
- (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).

Examples of animal keeping—

aviary, cattery, kennel, stables, wildlife refuge

Use Definitions

Aquaculture means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.

Bar means the use of premises, with seating for 60 or less people, for—

- (a) selling liquor for consumption on the premises; or
- (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).

Brothel see the *Prostitution Act 1999*, schedule 4.

Bulk Landscape Supplies means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch.

Caretaker's Accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.

Car Wash means the use of premises for the commercial cleaning of motor vehicles.

Cemetery means the use of premises for the interment of bodies or ashes after death.

Childcare Centre means the use of premises for the care, education and minding, but not residence, of children.

Examples of a childcare centre—

before or after school care, crèche, early childhood centre, kindergarten, vacation care

Club means the use of premises for—

- (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or
- (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).

Community Care Centre—

- (a) means the use of premises for—
 - (i) providing social support to members of the public; or
 - (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but
- (b) does not include the use of premises for providing accommodation to members of the public.

Examples of a community care centre—

disability support service, drop-in centre, respite centre, Indigenous support centre

Community Residence—

- (a) means the use of premises for residential accommodation for—
 - (i) no more than
 - (A) 6 children, if the accommodation is provided as part of a program or service under the *Youth Justice Act 1992*; or
 - (B) 6 persons who require assistance or support with daily living needs; and
 - (ii) no more than 1 support worker; and
- (b) includes a building or structure that is reasonably associated with the use in paragraph (a).

Use Definitions

Community Use means the use of premises for—

- (a) providing artistic, social or cultural facilities or community services to the public; or
- (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).

Examples of a community use—

art gallery, community centre, community hall, library, museum

Crematorium means the use of premises for the cremation or aquamation of bodies.

Cropping means the use of premises for—

- (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or
- (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or
- (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).

Examples of cropping—

forestry for wood production, fodder and pasture production, producing fruit, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard

Detention Facility means the use of premises for the lawful detention of persons.

Example of a detention facility—

correctional facility

Dual Occupancy—

- (a) means a residential use of premises for two (2) households involving—
 - (i) two (2) dwellings (whether attached or detached) on a single lot or two (2) dwellings (whether attached or detached) on separate lots that share a common property; and
 - (ii) any domestic outbuilding associated with the dwellings; but
- (b) does not include a residential use of premises that involves a secondary dwelling.

Dwelling House means a residential use of premises involving—

- (a) one (1) dwelling for a single household and any domestic outbuildings associated with the dwelling; or
- (b) one (1) dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.

Dwelling Unit means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.

Educational Establishment means the use of premises for—

- (a) training and instruction to impart knowledge and develop skills; or
- (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).

Examples of an educational establishment—

college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university

Use Definitions

Emergency Services means the use of premises by a government entity or community organisation to provide—

- (a) essential emergency services; or
- (b) disaster management services; or
- (c) management support facilities for the services.

Examples of emergency services—

ambulance station, evacuation centre, fire station, police station

Environment Facility—

- (a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but
- (b) does not include the use of premises to provide accommodation for tourists and travellers.

Extractive Industry means the use of premises for—

- (a) extracting or processing extractive resources; and
- (b) any related activities, including, for example, transporting the resources to market.

Food and Drink Outlet means the use of premises for—

- (a) preparing and selling food and drink for consumption on or off the premises; or
- (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).

Examples of a food and drink outlet—

cafe, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom

Function Facility means the use of premises for—

- (a) receptions or functions; or
- (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.

Funeral Parlour—

- (a) means the use of premises for—
 - (i) arranging and conducting funerals, memorials and other similar events; or
 - (ii) a mortuary; or
 - (iii) storing and preparing bodies for burial or cremation; but
- (b) does not include the use of premises for the burial or cremation of bodies.

Garden Centre means the use of premises for—

- (a) selling plants; or
- (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or
- (c) a food and drink outlet that is ancillary to the use in paragraph (a).

Hardware and Trade Supplies means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.

Use Definitions

Health Care Service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.

Examples of a health care service—
dental clinic, medical centre, physiotherapy clinic

High Impact Industry means the use of premises for an industrial activity—

- (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- (b) that a local planning instrument applying to the premises states is a high impact industry; and
- (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Note—SC1.2 provides thresholds for High Impact Industry.

Home-Based Business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.

Hospital means the use of premises for—

- (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or
- (b) providing accommodation for patients; or
- (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).

Hotel—

- (a) means the use of premises for—
 - (i) selling liquor for consumption on the premises; or
 - (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but
- (b) does not include a bar.

Indoor Sport and Recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.

Examples of indoor sport and recreation—
amusement parlour, bowling alley, gymnasium, squash court

Intensive Animal Industry—

- (a) means the use of premises for—
 - (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or
 - (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but
- (b) does not include the cultivation of aquatic animals.

Examples of intensive animal industry—
feedlot, piggery, poultry and egg production

Use Definitions

Intensive Horticulture—

- (a) means the use of premises for—
 - (i) the intensive production of plants or plant material carried out indoors on imported media; or
 - (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or
 - (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or (ii); but
- (b) does not include the cultivation of aquatic plants.

Examples of intensive horticulture—
greenhouse, hydroponic farm, mushroom farm

Landing means the use of premises for a structure—

- (a) for mooring, launching, storing and retrieving vessels; and
- (b) from which passengers embark and disembark.

Low Impact Industry means the use of premises for an industrial activity—

- (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- (b) that a local planning instrument applying to the premises states is a low impact industry; and
- (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Note—SC1.2 provides thresholds for Low Impact Industry.

Major Electricity Infrastructure—

- (a) means the use of premises for—
 - (i) a transmission grid or supply network; or
 - (ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but
- (b) does not include the use of premises for a supply network or private electricity works stated in schedule 6, section 26(5), unless the use involves—
 - (i) a new zone substation or bulk supply substation; or
 - (ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.

Major Sport, Recreation and Entertainment Facility means the use of premises for large-scale events, including, for example, major sporting, recreation, conference or entertainment events.

Examples of a major sport, recreation and entertainment facility—
convention centre, exhibition centre, horse racing facility, sports stadium

Marine Industry means the use of waterfront premises for—

- (a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or
- (b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).

Examples of marine industry—
boat building, boat storage, dry dock

Use Definitions

Market means the use of premises on a regular basis for—

- (a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or
- (b) providing entertainment, if the use is ancillary to the use in paragraph (a).

Medium Impact Industry means the use of premises for an industrial activity—

- (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- (b) that a local planning instrument applying to the premises states is a medium impact industry; and
- (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Note—SC1.2 provides thresholds for Medium Impact Industry.

Motor Sport Facility means the use of premises for—

- (a) organised or recreational motor sports; or
- (b) facilities for spectators, including, for example, stands, amenities and food and drink outlets, if the use is ancillary to the use in paragraph (a).

Examples of a motor sport facility—

car race track, go-kart track, trail bike park, 4WD park

Multiple Dwelling means a residential use of premises involving three (3) or more dwellings, whether attached or detached, for separate households.

Nature-Based Tourism means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of—

- (a) an area of environmental, cultural or heritage value; or
- (b) a local ecosystem; or
- (c) the natural environment.

Examples of nature-based tourism—

environmentally responsible accommodation facilities including cabins, huts, lodges and tents

Nightclub Entertainment Facility means the use of premises for—

- (a) providing entertainment that is cabaret, dancing or music; or
- (b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).

Non-Resident Workforce Accommodation means the use of premises for—

- (a) accommodation for non-resident workers; or
- (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).

Use Definitions

Office—

- (a) means the use of premises for—
 - (i) providing an administrative, financial, management or secretarial service or function; or
 - (ii) the practice of a profession; or
 - (iii) providing business or professional advice or services; but
- (b) does not include the use of premises for making, selling or hiring goods.

Examples of an office—
bank, real estate agency

Outdoor Sales means the use of premises for—

- (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or
- (b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).

Outdoor Sport and Recreation means the use of premises for—

- (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or
- (b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).

Examples of outdoor sport and recreation—
cricket oval, driving range, golf course, swimming pool, tennis court

Outstation means the use of premises for—

- (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or
- (b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).

Park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.

Parking Station means the use of premises for parking vehicles, other than parking that is ancillary to another use.

Party House means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if—

- (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and
- (b) the accommodation or facilities are provided for a period of less than 10 days; and
- (c) the owner of the premises does not occupy the premises during that period.

Permanent Plantation means the use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.

Place of Worship means the use of premises for—

- (a) organised worship and other religious activities; or
- (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).

Use Definitions

Port Service means the use of premises for—

- (a) the arrival and departure of vessels; or
- (b) the movement of passengers or goods on or off vessels; or
- (c) storing, servicing, maintaining or repairing vessels; or
- (d) ancillary uses that directly service the needs of passengers of the vessels.

Relocatable Home Park means the use of premises for—

- (a) relocatable dwellings for long-term residential accommodation; or
- (b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).

Renewable Energy Facility—

- (a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but
- (b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.

Research and Technology Industry means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.

Examples of research and technology industries—

aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories

Residential Care Facility means the use of premises for supervised accommodation, and medical and other support services, for persons who—

- (a) can not live independently; and
- (b) require regular nursing or personal care.

Examples of a residential care facility—

convalescent home, nursing home

Resort Complex means the use of premises for—

- (a) tourist and visitor accommodation that includes integrated leisure facilities; or

Examples of integrated leisure facilities—

bars, meeting and function facilities, restaurants, sporting and fitness facilities

- (b) staff accommodation that is ancillary to the use in paragraph (a); or
- (c) transport facilities for the premises, including, for example, a ferry terminal or air service.

Retirement Facility means a residential use of premises for—

- (a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or
- (b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).

Roadside Stall means the use of premises for the roadside display and sale of goods in a rural area.

Use Definitions

Rooming Accommodation means the use of premises for—

- (a) residential accommodation, if each resident—
 - (i) has a right to occupy 1 or more rooms on the premises; and
 - (ii) does not have a right to occupy the whole of the premises; and
 - (iii) does not occupy a self-contained unit, as defined under the *Residential Tenancies and Rooming Accommodation Act 2008*, schedule 2, or has only limited facilities available for private use; and
 - (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or
- (b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).

Examples of rooming accommodation—
boarding house, hostel, monastery, off-site student accommodation

Rural Industry means the use of premises for—

- (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or
- (b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).

Rural Workers' Accommodation means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if—

- (a) the premises, and the premises where the rural use is carried out, are owned by the same person; and
- (b) the employees are not non-resident workers.

Sales Office means the use of premises for the temporary display of land parcels or buildings that—

- (a) are for sale or proposed to be sold; or
- (b) can be won as a prize in a competition.

Service Industry means the use of premises for an industrial activity that—

- (a) does not result in off-site air, noise or odour emissions; and
- (b) is suitable for location with other non-industrial uses.

Examples of service industries—
audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor

Service Station means the use of premises for—

- (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or
- (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).

Shop means the use of premises for—

- (a) displaying, selling or hiring goods; or
- (b) providing personal services or betting to the public.

Examples of a shop—
betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket

Use Definitions

Shopping Centre means the use of premises for an integrated shopping complex consisting mainly of shops.

Short-Term Accommodation—

- (a) means the use of premises for—
 - (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or
 - (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but
- (b) does not include a Hotel, Nature-Based Tourism, Resort Complex or Tourist Park.

Showroom means the use of premises for the sale of goods that are of—

- (a) a related product line; and
- (b) a size, shape or weight that requires—
 - (i) a large area for handling, display or storage; and
 - (ii) direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods.

Examples of a showroom—

bulk stationary supplies, bulky goods sales, bulk home supplies, motor vehicle sales showroom

Special Industry means the use of premises for an industrial activity—

- (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- (b) that a local planning instrument applying to the premises states is a special industry; and
- (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Note—SC1.2 provides thresholds for Special Industry.

Substation means the use of premises—

- (a) as part of a transmission grid or supply network to—
 - (i) convert or transform electrical energy from one voltage to another; or
 - (ii) regulate voltage in an electrical circuit; or
 - (iii) control electrical circuits; or
 - (iv) switch electrical current between circuits; or
- (b) for a telecommunications facility for—
 - (i) works as defined under the Electricity Act, section 12(1); or
 - (ii) workforce operational and safety communications.

Telecommunications Facility means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.

Use Definitions

Theatre means the use of premises for—

- (a) presenting movies, live entertainment or music to the public; or
- (b) the production of film or music; or
- (c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)—
 - (i) preparing and selling food and drink for consumption on the premises;
 - (ii) facilities for editing and post-production;
 - (iii) facilities for wardrobe, laundry and make-up;
 - (iv) set construction workshops;
 - (v) sound stages.

Example of a theatre—

cinema, concert hall, film studio, music recording studio

Tourist Attraction means the use of premises for—

- (a) providing entertainment to, or a recreation facility for, the general public; or
- (b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).

Examples of a tourist attraction—

theme park, zoo

Tourist Park means the use of premises for—

- (a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or
- (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).

Transport Depot means the use of premises for—

- (a) storing vehicles, or machinery, that are used for a commercial or public purpose; or
- (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).

Examples of a transport depot—

using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery

Utility Installation means the use of premises for—

- (a) a service for supplying or treating water, hydraulic power or gas; or
- (b) a sewerage, drainage or stormwater service; or
- (c) a transport service; or
- (d) a waste management service; or
- (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).

Veterinary Service means the use of premises for—

- (a) the medical or surgical treatment of animals; or
- (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).

Use Definitions

Warehouse means the use of premises for—

- (a) storing or distributing goods, whether or not carried out in a building; or
- (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).

Examples of a warehouse—
self-storage facility, storage yard

Wholesale Nursery means the use of premises for—

- (a) the wholesale of plants grown on or next to the premises; or
- (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).

Winery means the use of premises for—

- (a) making wine; or
- (b) selling wine that is made on the premises.

SC1.2 Industry Thresholds

Table SC1.2 identifies the thresholds applicable to Low Impact Industry, Medium Impact Industry, High Impact Industry and Special Industry.

Table SC1.2 – Industry Thresholds

Use	Industry Thresholds
<u>Low Impact Industry</u>	<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 spray painting (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.
<u>Medium Impact Industry</u>	<ol style="list-style-type: none"> (1) Metal foundry producing less than 10 tonnes of metal castings per annum (2) Boiler-making or engineering works producing less than 10,000 tonnes of metal product per annum (3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the <i>Work Health and Safety Act 2011</i> (4) Abrasive-blasting facility using less than 10 tonnes of abrasive material per annum (5) Enamelling workshop using less than 15,000 litres of enamel per annum (6) Galvanising works using less than 100 tonnes of zinc per annum (7) Anodising or electroplating workshop where tank area is less than 400 square metres (8) Powder-coating workshop using less than 500 tonnes of coating per annum (9) Spray-painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum (10) Scrap-metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components (11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum (12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum (13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum (14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum (15) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, less than 250 tonnes per annum (16) Sawmilling, wood chipping and kiln-drying timber and logs, producing

Use	Industry Thresholds
	<p>less than 500 tonnes per annum</p> <p>(17) Recycling and reprocessing batteries</p> <p>(18) Repairing or maintaining boats</p> <p>(19) Manufacturing substrate for mushroom growing</p> <p>(20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum</p> <p>(21) Recycling or reprocessing tyres including retreading</p> <p>(22) Printing advertising material, magazines, newspapers, packaging and stationery</p> <p>(23) Transport depot, distribution centre, contractors depot and storage yard</p> <p>(24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools)</p> <p>(25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum</p> <p>(26) Reconditioning metal or plastic drums</p> <p>(27) Glass-fibre manufacture less than 200 tonnes per annum</p> <p>(28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
<u>High Impact Industry</u>	<p>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum</p> <p>(2) Boiler-making or engineering works producing 10,000 tonnes or greater of metal product per annum</p> <p>(3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes</p> <p>(4) Scrap-metal yard including a fragmentiser</p> <p>(5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum</p> <p>(6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum</p> <p>(7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum</p> <p>(8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum</p> <p>(9) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, 250 tonnes or greater per annum</p> <p>(10) Sawmilling, wood chipping and kiln-drying timber and logs, producing greater than 500 tonnes per annum</p> <p>(11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum</p> <p>(12) Enamelling workshop using 15,000 litres or greater of enamel per annum</p> <p>(13) Galvanising works using 100 tonnes or greater of zinc per annum</p> <p>(14) Anodising or electroplating workshop where tank area is 400 square metres or greater</p> <p>(15) Powder-coating workshop using 500 tonnes or greater of coating per annum</p> <p>(16) Spray-painting workshop (including spray-painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum</p>

Use	Industry Thresholds
	(17) Concrete batching and producing concrete products
	(18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote
	(19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste
	(20) Manufacturing fibreglass pools, tanks and boats
	(21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools)
	(22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum
	(23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre
	(24) Abattoir
	(25) Recycling chemicals, oils or solvents
	(26) Waste-disposal facility (other than waste incinerator)
	(27) Recycling, storing or reprocessing regulated waste
	(28) Manufacturing batteries
	(29) Manufacturing wooden products including cabinet making, joinery, wood-working, producing greater than 500 tonnes per annum
	(30) Abrasive-blasting facility using 10 tonnes or greater of abrasive material per annum
	(31) Crematoria
	(32) Glass-fibre manufacture producing 200 tonnes or greater per annum
	(33) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
<u>Special Industry</u>	(1) Oil refining or processing (2) Producing, refining or processing gas or fuel gas (3) Distilling alcohol in works producing greater than 2500 litres per annum (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 (15) Manufacturing polyvinyl chloride plastic.

SC1.3 Administrative Definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (2) The administrative definitions listed in **Table SC1.3** are definitions for the purpose of the planning scheme.

Table SC1.3 – Administrative Definitions

Administrative Definitions

access handle, for a rear lot, means the part of the lot providing for vehicular access from a road frontage.

acid sulfate soil means soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of iron sulfides (actual acid sulfate soil) and/or soil or sediment containing iron sulfides or other sulfidic material that has not been exposed to air and oxidised (potential acid sulfate soil).

Note – The term acid sulfate soil generally includes both actual and potential acid sulfate soil. Actual and potential acid sulfate soil is often found in the same soil profile, with actual acid sulfate soil generally overlying potential acid sulfate soil horizons.

adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary.

affordable housing means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.

agricultural purposes means a land use that relies on the quality and resources of the land upon which it is located to produce crops or animals.

area of environmental significance means land mapped in any of the following mapped areas of the Environmental Significance Overlay shown on **Map OM-500** to **Map OM-509b**:

- (a) *Declared Fish Habitat Area*; or
- (b) *High Ecological Significance Wetlands*; or
- (c) *Protected Areas (Estates)*; or
- (d) *Regulated Vegetation (Category B)*; or
- (e) *Regulated Vegetation (Category C)*; or
- (f) *Regulated Vegetation (Category R)*; or
- (g) *Regulated Vegetation (Essential Habitat)*; or
- (h) *Regulated Vegetation (Wetland)*; or
- (i) *Regulated Vegetation (Intersecting a Watercourse)*; or
- (j) *Wildlife Habitat*; or
- (k) *Very Significant Sea Turtle Nesting Area*; or
- (l) *Significant Sea Turtle Nesting Area*; or
- (m) *Turtle Sensitive Area*; or
- (n) *Matters of Local Environmental Significance*.

average width, of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.

base date means the date from which the local government has estimated future infrastructure demand and costs for the local government area.

Administrative Definitions

basement means a space—

- (a) between a floor level in a building and the floor level that is immediately below it; and
- (b) no part of which is more than one (1) metre above ground level.

boundary clearance means the distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is—

- (a) an architectural or ornamental attachment; or
- (b) a rainwater fitting.

Examples—

1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary.

2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.

building height, of a building, means—

- (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or
- (b) the number of storeys in the building above ground level.

building restricted area means any of the following mapped areas of the Airport Environs Overlay shown on **Map OM-100** to **Map OM-101**:

- (a) the *Building Restricted Area – Zone A*; or
- (b) the *Building Restricted Area – Zone A/B*; or
- (c) the *Building Restricted Area – Area of Interest*.

bushfire hazard area means any of the following mapped areas of the Bushfire Hazard Overlay shown on **Map OM-300** to **Map OM-305**:

- (a) *Very High Potential Bushfire Intensity*; or
- (b) *High Potential Bushfire Intensity*; or
- (c) *Medium Potential Bushfire Intensity*; or
- (d) *Potential Impact Buffer (100 metres)*.

Administrative Definitions

coastal dependent development means development that in order to function must be located in tidal waters or be able to access tidal water and:

- (a) may include, but is not limited to:
 - (i) industrial and commercial facilities such as ports, public marine development, harbours and navigation channels and facilities, Aquaculture involving marine species, desalination plants, tidal generators, coastal protection works, erosion control structures and beach nourishment;
 - (ii) tourism facilities for marine (boating) purposes;
 - (iii) community facilities and sporting facilities which require access to tidal water in order to function, such as surf clubs, marine rescue, rowing and sailing clubs; or
 - (iv) co-located residential and tourist uses that are part of an integrated development proposal (e.g. mixed use development) incorporating a marina, if these uses are located directly land ward of the marina and appropriately protected from natural hazards;
- (b) does not include:
 - (i) residential development, including canal development, as the primary use;
 - (ii) waste management facilities, such as landfills, sewage treatment plants; or
 - (iii) transport infrastructure, other than for access to the coast.

Note – Definition from the State Planning Policy (July 2017)

coastal hazard area means any of the following mapped areas of the Coastal Hazard Overlay as shown on **Map OM-401** to **Map OM-409b**:

- (a) the *storm-tide inundation area* (including both the *medium storm-tide inundation area* and the *high storm-tide inundation area*); or
- (b) the *erosion prone area*.

coastal landform means those areas built from sediments supplied to the coast or exposed to or shaped by coastal processes over time. The landforms built by coastal processes reflect the type of sediment supplied to the coast and the wave and wind energy conditions at the locality. Coastal landforms include but are not limited to bays, beaches, sand dunes, sea cliffs, rock platforms, offshore bars, sea stacks, sandy and rocky reefs, coral reefs, river deltas, lagoons, mudflats, mangrove plains, headlands and land adjacent to tidal waterways and estuaries, as well as offshore islands. Coastal landforms are often temporary as they are a store of sediment that may at some point in the future be eroded away and redeposited at another location.

commercial purposes means land uses that provide goods or services to customers or clients for commercial gain/profit in a business setting, however, does not include a business that involves industrial purposes (also defined in Schedule 1) or a business providing sporting or recreational activities.

Examples of commercial purposes are (but are not limited to) Food and Drink Outlet, Office and Shop.

Note – The above definition of the term commercial purposes does not apply to the extent it is used in the definition of Cropping in **Table SC1.1**.

community purposes means land uses that provide services to the community for their benefit at no or minimal cost.

Examples of community purposes are (but are not limited to) Community Use, Health Care Service and Hospital.

defined flood event means the 1% Annual Exceedence Probability (AEP) flood event.

defined flood level means the flood level in the defined flood event.

defined storm tide inundation level means 2.2 metres AHD.

Administrative Definitions

demand unit means a unit of measurement for measuring the level of demand for infrastructure.

development footprint, for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by—

- (a) buildings or structures, measured to their outermost projection; or
- (b) landscaping or open space; or
- (c) facilities relating to the development; or
- (d) on-site stormwater drainage or wastewater treatment; or
- (e) a car park, road, access track or area used for vehicle movement; or
- (f) another area of disturbance.

domestic outbuilding means a non-habitable class 10a building that is—

- (a) a shed, garage or carport; and
- (b) ancillary to a residential use carried out on the premises where the building is.

dwelling means all or part of a building that—

- (a) is used, or capable of being used, as a self-contained residence; and
- (b) contains—
 - (i) food preparation facilities; and
 - (ii) a bath or shower; and
 - (iii) a toilet; and
 - (iv) a wash basin; and
 - (v) facilities for washing clothes.

essential building services, for a building, means any infrastructure, installation, connection or component that is required for the continued operation of the building as intended, including maintained access to water, sewer, stormwater, electricity, telecommunications and, where applicable, ventilation, air conditioning and elevator operations.

firebreak means an area clear of vegetation separating a building, structure or other built infrastructure from vegetation.

forestry for wood production means the use of land for Cropping, where involving the planting, maintaining and harvesting of trees or plants for the production of wood and timber based products.

front boundary means any boundary of a lot that adjoins a road.

Note – Reference should also be made to the definitions of primary frontage and secondary frontage in this schedule.

gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—

- (a) building services, plant or equipment; or
- (b) access between levels; or
- (c) a ground floor public lobby; or
- (d) a mall; or
- (e) parking, loading or manoeuvring vehicles; or
- (f) unenclosed private balconies, whether roofed or not.

Administrative Definitions

ground disturbance means any work that involves the alteration, in any way, of the natural condition of land and may include (but is not limited to) excavation, filling, vegetation clearing, demolition (where involving the removal of work touching the ground) and building work (where involving new work touching the ground).

Note – For the purposes of the definition of ground disturbance, consideration must be given to any works to be undertaken as a consequence of development (which may or may not be subject to further approvals). For example Reconfiguring a Lot which necessitates new service connections, filling and excavation or the construction of a new road (as examples only) will necessitate ground disturbance.

ground level means—

- (a) the level of the natural ground; or
- (b) if the level of the natural ground has changed, the level as lawfully changed.

ground level, for the purposes of a building, means the first level on or above ground level.

habitable room, means a room used for normal domestic activities, and—

- (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but
- (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

Note – Definition from the National Construction Code

hard to evacuate uses means any of the following uses:

- (a) Childcare Centre; or
- (b) Community Care Centre; or
- (c) Community Residence; or
- (d) Detention Facility; or
- (e) Educational Establishment; or
- (f) Hospital; or
- (g) Hotel, if including Short Term Accommodation; or
- (h) Nature-Based Tourism; or
- (i) Relocatable Home Park; or
- (j) Residential Care Facility; or
- (k) Resort Complex; or
- (l) Retirement Facility; or
- (m) Short-Term Accommodation; or
- (n) Tourist Park.

hazardous vegetation means vegetation located in a bushfire hazard area shown on **Map OM-300** to **Map OM-305** that is capable of ignition.

household means one or more individuals who—

- (a) live in a dwelling with the intent of living together on a long-term basis; and
- (b) make common provision for food and other essentials for living.

ignition source means, for bushfire hazard, any process or event that generates a flame or fire with the potential to ignite the natural environment and result in a bushfire event.

Note – Ignition sources may result from human activity or natural circumstances.

Administrative Definitions

industrial purposes means land uses that provide for the production, maintenance, treatment, refinement, processing, storage, distribution or other form of handling of products of an industrial nature with the intent of commercial gain/profit.

Examples of industrial purposes include (but are not limited to) Low Impact Industry, Service Industry and Warehouse.

interim use means the use of land in a manner that is impermanent and anticipates its eventual replacement with a permanent land use, that may be of the same or a different land use.

light restriction zone means any of the following mapped areas of the Airport Environs Overlay shown on **Map OM-100** to **Map OM-101**:

- (a) the *Light Restriction Zone – Zone A*; or
- (b) the *Light Restriction Zone – Zone B*; or
- (c) the *Light Restriction Zone – Zone C*; or
- (d) the *Light Restriction Zone – Zone D*.

lowest order road means, for a site with frontage to more than one road, the road that provides the least significant function within the road network. The lowest order road is commonly the road which provides for the greatest access to it and/or caters for the lowest vehicular volumes when compared with another road. A state-controlled road is not the lowest order road.

mapped area, for an overlay, means an area of land shown within any category on an overlay map.

Note – The term will generally be used in association with a reference to a specific map or series of overlay maps

matter of environmental significance means any of the following:

- (a) *Matters of Local Environmental Significance*;
- (b) *Matters of State Environmental Significance*; or
- (c) matters of national environmental significance.

Matter of Local Environmental Significance means land mapped in the *Area of Significance* of the Environmental Significance Overlay shown on **Map OM-500** to **Map OM-509b**:

Matter of State Environmental Significance means as defined by the State Planning Policy.

mechanical services, for a building, means any infrastructure, installation, connection or component that is mechanically or electrically driven and provides for the delivery of a service.

Examples of mechanical services include (but are not limited to) lift motors, air conditioning units and hot water systems.

minor building work means building work that:

- (a) does not increase the gross floor area of a building; or
- (b) increases the gross floor area of a building by no more than the lesser of the following—
 - (i) an area equal to 5% of the gross floor area of the building; or
 - (ii) 50m²; or
- (c) is associated with, or relates to, a Dwelling House.

Administrative Definitions

minor electricity infrastructure means development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for—

- (a) a new zone substation or bulk supply substation; or
- (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.

minor ground disturbance, for the purposes of the Heritage Overlay, means ground disturbance in an area previously subject to ground disturbance and:

- (a) the activity will impact only on the area subject to the previous disturbance; or
- (b) the impact of the current or proposed activity is unlikely to cause any additional harm to Aboriginal cultural heritage than that which has already occurred.

Note – Regard should be had to the 'Aboriginal Cultural Heritage Act 2003 Duty of Care Guidelines' in making this assessment.

minor ground disturbance, for the purposes of the Slope Stability Overlay, means ground disturbance that does not involve any of the following—

- (a) work exceeding a depth of 0.3 metres; or
- (b) work affecting more than 25m² of land; or
- (c) work involving more than 10m³ of material.

mixed use development means a development that contains more than one land use.

Note – Reference should be made to the land use definitions in **Table SC1.1**.

net developable area, for premises, means the area of the premises that—

- (a) is able to be developed; and
- (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.

non-habitable room, for a building, means a room that is not a habitable room (as elsewhere defined).

non-resident child, for a Home-Based Business, means an child cared for as part of the use who is not a resident of the dwelling to which the Home-Based Business relates.

non-resident employee, for a Home-Based Business, means an employee who is not a resident of the dwelling to which the Home-Based Business relates.

non-resident worker means a person who—

- (a) performs work as part of—
 - (i) a resource extraction project; or
 - (ii) a project identified in a planning scheme as a major industry or infrastructure project; or
 - (iii) a rural use; and
- (b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere.

Example of a non-resident worker—

a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements

non-residential use means a land use that does not involve the accommodation of people either on a short-term or permanent basis. A defined land use may include both residential uses and non-residential uses (an example of this is a Hotel).

Administrative Definitions

outdoor use area means the area of land used by a land use for substantive activities associated with the use. The area does not include car parking, access or landscaping or any area of the use located within a building.

outermost projection, of a building or structure, means the outermost part of the building or structure, other than a part that is—

- (a) a retractable blind; or
- (b) a fixed screen; or
- (c) a rainwater fitting; or
- (d) an ornamental attachment.

overall height, means—

- (a) for a building, building height; or
- (b) for a structure, the vertical distance, measured in metres, between the ground level of the structure and the highest point of the structure.

planning assumption means an assumption about the type, scale, location and timing of future growth in the local government area.

plot ratio means the ratio of the gross floor area of a building on a site to the area of the site.

primary frontage, for a lot, means the front boundary that the lot, and any uses located upon the lot, address. The primary frontage may be determined having regard to the size and shape of the lot, the historical use of the lot, the official address of the land or its relationship to adjoining lots.

Note – A lot can only have one primary frontage. Refer also to the definitions of front boundary and secondary frontage.

projection area means a part of the local government area for which the local government has carried out demand growth projection.

rear boundary, for a lot, means a boundary shared with another lot (not a road) that is not a side boundary and does not adjoin a front boundary.

rear lot, means a lot that is provided with a narrow road frontage for the purposes of access with the substantive portion of the lot having no road frontage and being located behind another, or other, lots.

regulated vegetation means land mapped in any of the following mapped areas of the Environmental Significance Overlay shown on **Map OM-500** to **Map OM-509b**:

- (a) *Regulated Vegetation (Category B)*; or
- (b) *Regulated Vegetation (Category C)*; or
- (c) *Regulated Vegetation (Category R)*; or
- (d) *Regulated Vegetation (Essential Habitat)*; or
- (e) *Regulated Vegetation (Wetland)*; or
- (f) *Regulated Vegetation (Intersecting a Watercourse)*.

residential purposes means a land use that involves the provision of overnight accommodation on either a short-term or permanent basis.

Examples of residential purposes include (but are not limited to) Caretaker's Accommodation, Dwelling House, Hotel (limited to the extent providing accommodation), Multiple Dwelling and Short-Term Accommodation.

residential street means a road that is predominately fronted by land that:

- (a) is included in the Low-Density Residential Zone, *Low-Medium Density Residential Zone* or Rural Residential; or
- (b) is improved with residential purposes.

Administrative Definitions

room means, for a land use that involves multiple households (for permanent accommodation) or unrelated groups of people (for short-term accommodation), an area of a building provided for the exclusive use of a single household/related group.

Note – The use of the term “related” in this definition does not necessarily, although can, mean related by blood or marriage.

screen fence means a fence that comprises butt jointed palings (where applicable) and is wholly non-transparent.

secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a Dwelling House on the same lot.

secondary frontage, for a lot, means a front boundary that is not the primary frontage.

sensitive land use means—

- (a) Caretaker’s Accommodation; or
- (b) a Childcare Centre; or
- (c) a Community Care Centre; or
- (d) a Community Residence; or
- (e) a Detention Facility; or
- (f) a Dual Occupancy; or
- (g) a Dwelling House; or
- (h) a Dwelling Unit; or
- (i) an Educational Establishment; or
- (j) a Health Care Service; or
- (k) a Hospital; or
- (l) a Hotel, to the extent the Hotel provides accommodation for tourists or travellers; or
- (m) a Multiple Dwelling; or
- (n) Non-Resident Workforce Accommodation; or
- (o) a Relocatable Home Park; or
- (p) a Residential Care Facility; or
- (q) a Resort Complex; or
- (r) a Retirement Facility; or
- (s) Rooming Accommodation; or
- (t) Rural Workers’ Accommodation; or
- (u) Short-Term Accommodation; or
- (v) a Tourist Park.

service catchment means an area serviced by an infrastructure network.

setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.

shoreline means the outermost point of any land mass (at ground level), including an island, where vegetation exists.

Note – The shoreline may vary significantly depending on the location of vegetation.

Note – The canopy, overhang or other similar feature of vegetation is not to be considered in the determination of the shoreline, with only features at ground level to be considered.

side boundary, for a lot, means a boundary shared with another lot (not a road) that adjoins a front boundary. For a rear lot, a side boundary is also a boundary that, if the substantive portion of the lot were to have road frontage (from the road to which the access handle has frontage), the boundary would be a side boundary.

Administrative Definitions

site, of development, means the land that the development is to be carried out on.

Examples—

- 1 If development is to be carried out on part of a lot, the site of the development is that part of the lot.
- 2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.

site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—

- (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or
- (b) a basement that is completely below ground level and used for car parking; or
- (c) the eaves of a building; or
- (d) a sun shade.

soft landscaping means trees, plants, shrubs, groundcovers or grass.

storey—

- (a) means a space within a building between two (2) floor levels, or a floor level and a ceiling or roof, other than—
 - (i) a space containing only a lift shaft, stairway or meter room; or
 - (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or
 - (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or
 - (iv) a basement with a ceiling that is not more than one (1) metre above ground level; and
- (b) includes—
 - (i) a mezzanine; and
 - (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.

suitably qualified person means a person with qualifications and relevant experience in an area of technical field who has sufficient capability and knowledge to prepare a management plan or technical report with regard to a matter/s considered with their respective technical field.

Note – For engineering fields, a Registered Professional Engineer of Queensland (RPEQ) is considered a suitably qualified person in their field of qualifications and relevant experience.

suite means, for residential purposes involving the provision of accommodation on a short-term basis, an area of a building separated from other areas provided for the exclusive use of a guest or group of guests.

traffic control device means a device included in the *Manual of Uniform Traffic Control Devices*.

Note – The Manual of Uniform Traffic Control Devices is available from the Department of Transport and Main Roads.

ultimate development, for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.

Administrative Definitions

vital community infrastructure means any of the following uses:

- (a) Air Service; or
- (b) Community Use, if for the storage of records or items of cultural or historic significance including facilities for the storage of Public records under the *Public Records Act 2002*; or
- (c) Emergency Services; or
- (d) Health Care Service, if supporting a Hospital; or
- (e) Hospital; or
- (f) Major Electricity Infrastructure; or
- (g) Renewable Energy Facility; or
- (h) Substation, if supporting other vital community infrastructure; or
- (i) Telecommunications Facility; or
- (j) Transport Depot, if required for disaster response; or
- (k) Utility Installation; or
- (l) Warehouse, if supporting Emergency Services or disaster response activities.

wildlife hazard buffer zone means any of the following mapped areas of the Airport Environs Overlay shown on **Map OM-200** to **Map OM-202**:

- (a) the *Wildlife Hazard Buffer Zone – 3 kilometres*; or
- (b) the *Wildlife Hazard Buffer Zone – 8 kilometres*; or
- (c) the *Wildlife Hazard Buffer Zone – 13 kilometres*.

Schedule 2 Mapping

Table SC2.1 lists the maps that are applicable to the planning scheme area.

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

Note – *Stock Routes* shown on the Agricultural Land Overlay (**Map OM-100** and **Map OM-101**) are for information purposes only.

Table SC2.1 – Map Index

Map Number	Map Title	Commencement Date
Zone Maps		
ZM-000	Zoning – Index Map	28 February 2022
ZM-001	Zoning – Regionwide	28 February 2022
ZM-002	Zoning – Thursday Island	28 February 2022
ZM-003	Zoning – Horn Island	28 February 2022
ZM-003a	Zoning – Town of Wasaga	28 February 2022
ZM-004	Zoning – Prince of Wales Island	28 February 2022
ZM-005a	Zoning – Southern Region	28 February 2022
ZM-005b	Zoning – Southern Region Enlargements	28 February 2022
ZM-006a	Zoning – Central Region	28 February 2022
ZM-006b	Zoning – Central Region Enlargements 1	28 February 2022
ZM-006c	Zoning – Central Region Enlargements 2	28 February 2022
ZM-006d	Zoning – Central Region Enlargements 3	28 February 2022
ZM-006e	Zoning – Central Region Enlargements 4	28 February 2022
ZM-007a	Zoning – Northern Region	28 February 2022
ZM-007b	Zoning – Northern Region Enlargements	28 February 2022
ZM-008a	Zoning – North-Eastern Region	28 February 2022
ZM-008b	Zoning – North-Eastern Region Enlargements 1	28 February 2022
ZM-008c	Zoning – North-Eastern Region Enlargements 2	28 February 2022
ZM-009a	Zoning – South-Eastern Region	28 February 2022
ZM-009b	Zoning – South-Eastern Region Enlargements	28 February 2022
Overlay Maps		
OM-100	Agricultural Land Overlay – Index Map	28 February 2022
OM-101	Agricultural Land Overlay	28 February 2022
OM-200	Airport Environs Overlay – Index Map	28 February 2022
OM-201	Airport Environs Overlay – Horn and Thursday Islands	28 February 2022
OM-202	Airport Environs Overlay – Northern Peninsula	28 February 2022

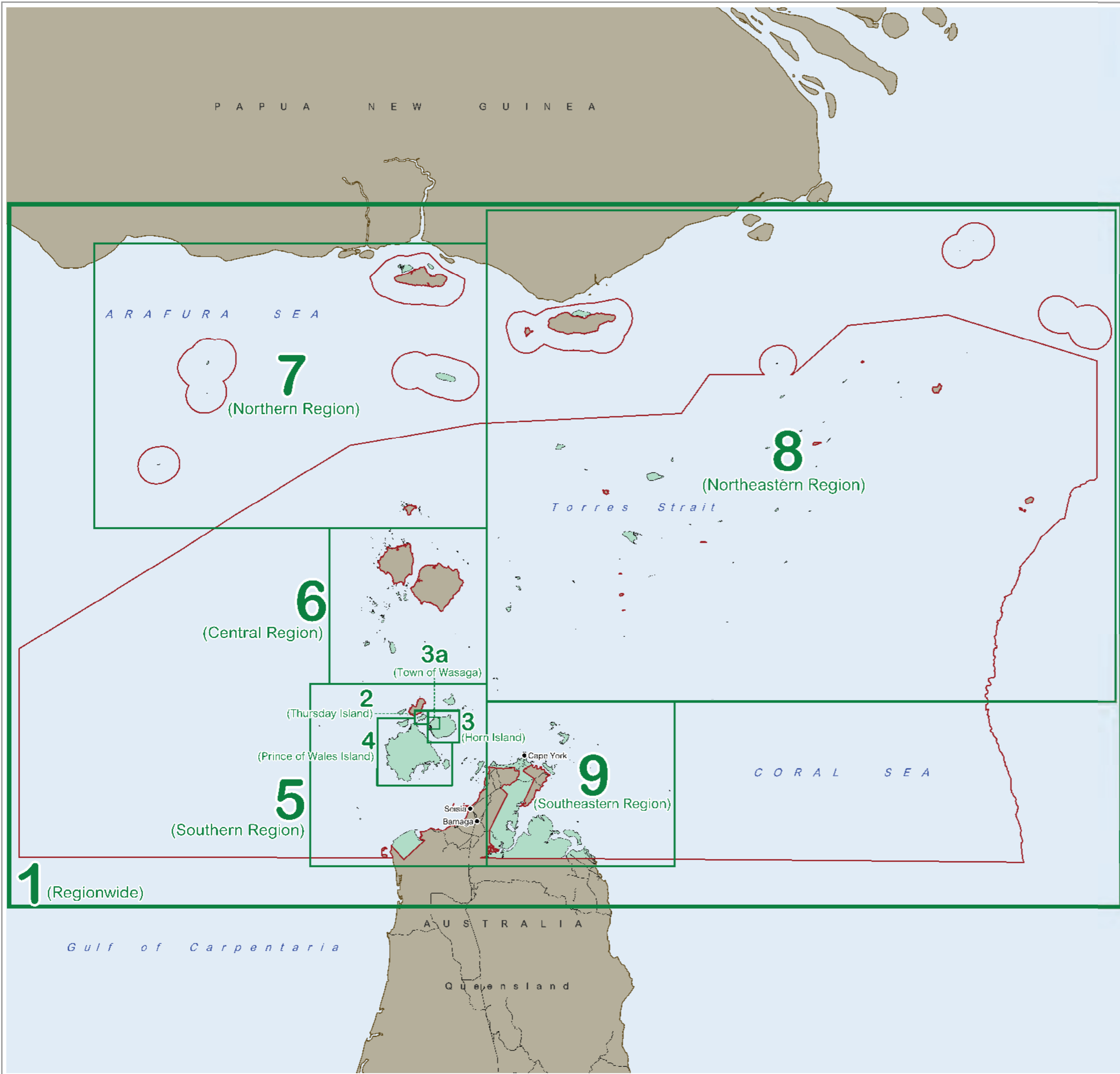
Map Number	Map Title	Commencement Date
OM-300	Bushfire Hazard Overlay – Index Map	28 February 2022
OM-301	Bushfire Hazard Overlay – Thursday Island	28 February 2022
OM-302	Bushfire Hazard Overlay – Horn Island	28 February 2022
OM-303	Bushfire Hazard Overlay – Prince of Wales Island	28 February 2022
OM-304	Bushfire Hazard Overlay – Southern Region	28 February 2022
OM-305	Bushfire Hazard Overlay – Northern Region	28 February 2022
OM-401	Coastal Hazard Overlay – Regionwide	28 February 2022
OM-402	Coastal Hazard Overlay – Thursday Island	28 February 2022
OM-403	Coastal Hazard Overlay – Horn Island	28 February 2022
OM-404	Coastal Hazard Overlay – Prince of Wales Island	28 February 2022
OM-405a	Coastal Hazard Overlay – Southern Region	28 February 2022
OM-405b	Coastal Hazard Overlay – Southern Region Enlargements	28 February 2022
OM-406a	Coastal Hazard Overlay – Central Region	28 February 2022
OM-406b	Coastal Hazard Overlay – Central Region Enlargements 1	28 February 2022
OM-406c	Coastal Hazard Overlay – Central Region Enlargements 2	28 February 2022
OM-406d	Coastal Hazard Overlay – Central Region Enlargements 3	28 February 2022
OM-406e	Coastal Hazard Overlay – Central Region Enlargements 4	28 February 2022
OM-407a	Coastal Hazard Overlay – Northern Region	28 February 2022
OM-407b	Coastal Hazard Overlay – Northern Region Enlargements	28 February 2022
OM-408a	Coastal Hazard Overlay – Northeastern Region	28 February 2022
OM-408b	Coastal Hazard Overlay – Northeastern Region Enlargements 1	28 February 2022
OM-408c	Coastal Hazard Overlay – Northeastern Region Enlargements 2	28 February 2022
OM-409a	Coastal Hazard Overlay – Southeastern Region	28 February 2022
OM-409b	Coastal Hazard Overlay – Southeastern Region Enlargements	28 February 2022
OM-500	Environmental Significance Overlay – Index Map	28 February 2022
OM-501	Environmental Significance Overlay – Regionwide	28 February 2022
OM-502	Environmental Significance Overlay – Thursday Island	28 February 2022
OM-503	Environmental Significance Overlay – Horn Island	28 February 2022

Map Number	Map Title	Commencement Date
OM-504	Environmental Significance Overlay – Prince of Wales Island	28 February 2022
OM-505a	Environmental Significance Overlay – Southern Region	28 February 2022
OM-505b	Environmental Significance Overlay – Southern Region Enlargements	28 February 2022
OM-506a	Environmental Significance Overlay – Central Region	28 February 2022
OM-506b	Environmental Significance Overlay – Central Region Enlargements 1	28 February 2022
OM-506c	Environmental Significance Overlay – Central Region Enlargements 2	28 February 2022
OM-506d	Environmental Significance Overlay – Central Region Enlargements 3	28 February 2022
OM-506e	Environmental Significance Overlay – Central Region Enlargements 4	28 February 2022
OM-507a	Environmental Significance Overlay – Northern Region	28 February 2022
OM-507b	Environmental Significance Overlay – Northern Region Enlargements	28 February 2022
OM-508a	Environmental Significance Overlay – Northeastern Region	28 February 2022
OM-508b	Environmental Significance Overlay – Northeastern Region Enlargements 1	28 February 2022
OM-508c	Environmental Significance Overlay – Northeastern Region Enlargements 2	28 February 2022
OM-509a	Environmental Significance Overlay – Southeastern Region	28 February 2022
OM-509b	Environmental Significance Overlay – Southeastern Region Enlargements	28 February 2022
OM-600	Flood Hazard Overlay – Index Map	28 February 2022
OM-601	Flood Hazard Overlay – Thursday Island	28 February 2022
OM-602	Flood Hazard Overlay – Horn Island	28 February 2022
OM-603	Flood Hazard Overlay – Prince of Wales Island	28 February 2022
OM-604	Flood Hazard Overlay – Southern Region	28 February 2022
OM-605	Flood Hazard Overlay – Northern Region	28 February 2022
OM-701	Heritage Overlay – Thursday Island	28 February 2022
OM-701a	Heritage Overlay – Thursday Island - South	28 February 2022
OM-701b	Heritage Overlay – Thursday Island - West	28 February 2022
OM-701c	Heritage Overlay – Thursday Island - North	28 February 2022
OM-702	Heritage Overlay – Horn Island	28 February 2022

Map Number	Map Title	Commencement Date
OM-702a	Heritage Overlay – Horn Island - Wasaga	28 February 2022
OM-702b	Heritage Overlay – Horn Island Airport	28 February 2022
OM-703	Heritage Overlay – Prince of Wales Island	28 February 2022
OM-704	Heritage Overlay – Southern Region	28 February 2022
OM-704a	Heritage Overlay – Southern Region Enlargements 1	28 February 2022
OM-704b	Heritage Overlay – Southern Region Enlargements 2	28 February 2022
OM-704c	Heritage Overlay – Southern Region Enlargements 3	28 February 2022
OM-704d	Heritage Overlay – Southern Region Enlargements 4	28 February 2022
OM-705	Heritage Overlay – Northern Region	28 February 2022
OM-705a	Heritage Overlay – Northern Region Enlargements 1	28 February 2022
OM-705b	Heritage Overlay – Northern Region Enlargements 2	28 February 2022
OM-800	Potential and Actual Acid Sulfate Soils Overlay – Index Map	28 February 2022
OM-801	Potential and Actual Acid Sulfate Soils Overlay – Regionwide	28 February 2022
OM-802	Potential and Actual Acid Sulfate Soils Overlay – Thursday Island	28 February 2022
OM-803	Potential and Actual Acid Sulfate Soils Overlay – Horn Island	28 February 2022
OM-804	Potential and Actual Acid Sulfate Soils Overlay – Prince of Wales Island	28 February 2022
OM-805a	Potential and Actual Acid Sulfate Soils Overlay – Southern Region	28 February 2022
OM-805b	Potential and Actual Acid Sulfate Soils Overlay – Southern Region enlargements	28 February 2022
OM-806a	Potential and Actual Acid Sulfate Soils Overlay – Central Region	28 February 2022
OM-806b	Potential and Actual Acid Sulfate Soils Overlay – Central Region enlargements 1	28 February 2022
OM-806c	Potential and Actual Acid Sulfate Soils Overlay – Central Region enlargements 2	28 February 2022
OM-806d	Potential and Actual Acid Sulfate Soils Overlay – Central Region enlargements 3	28 February 2022
OM-806e	Potential and Actual Acid Sulfate Soils Overlay – Central Region enlargements 4	28 February 2022
OM-807a	Potential and Actual Acid Sulfate Soils Overlay – Northern Region	28 February 2022
OM-807b	Potential and Actual Acid Sulfate Soils Overlay – Northern Region enlargements	28 February 2022

Map Number	Map Title	Commencement Date
OM-808a	Potential and Actual Acid Sulfate Soils Overlay – Northeastern Region	28 February 2022
OM-808b	Potential and Actual Acid Sulfate Soils Overlay – Northeastern Region enlargements 1	28 February 2022
OM-808c	Potential and Actual Acid Sulfate Soils Overlay – Northeastern Region enlargements 2	28 February 2022
OM-809a	Potential and Actual Acid Sulfate Soils Overlay – Southeastern Region	28 February 2022
OM-809b	Potential and Actual Acid Sulfate Soils Overlay – Southeastern Region enlargements	28 February 2022
OM-900	Slope Stability Overlay – Index Map	28 February 2022
OM-901	Slope Stability Overlay – Thursday Island	28 February 2022
OM-902	Slope Stability Overlay – Horn Island	28 February 2022
OM-903	Slope Stability Overlay – Prince of Wales Island	28 February 2022

SC2.1 Zone Maps



LEGEND

- Torres Shire Boundary
- Area Within Torres Shire
- Area Outside Torres Shire
- Ocean/Waterbody/Watercourse

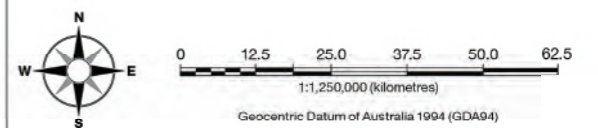
Information

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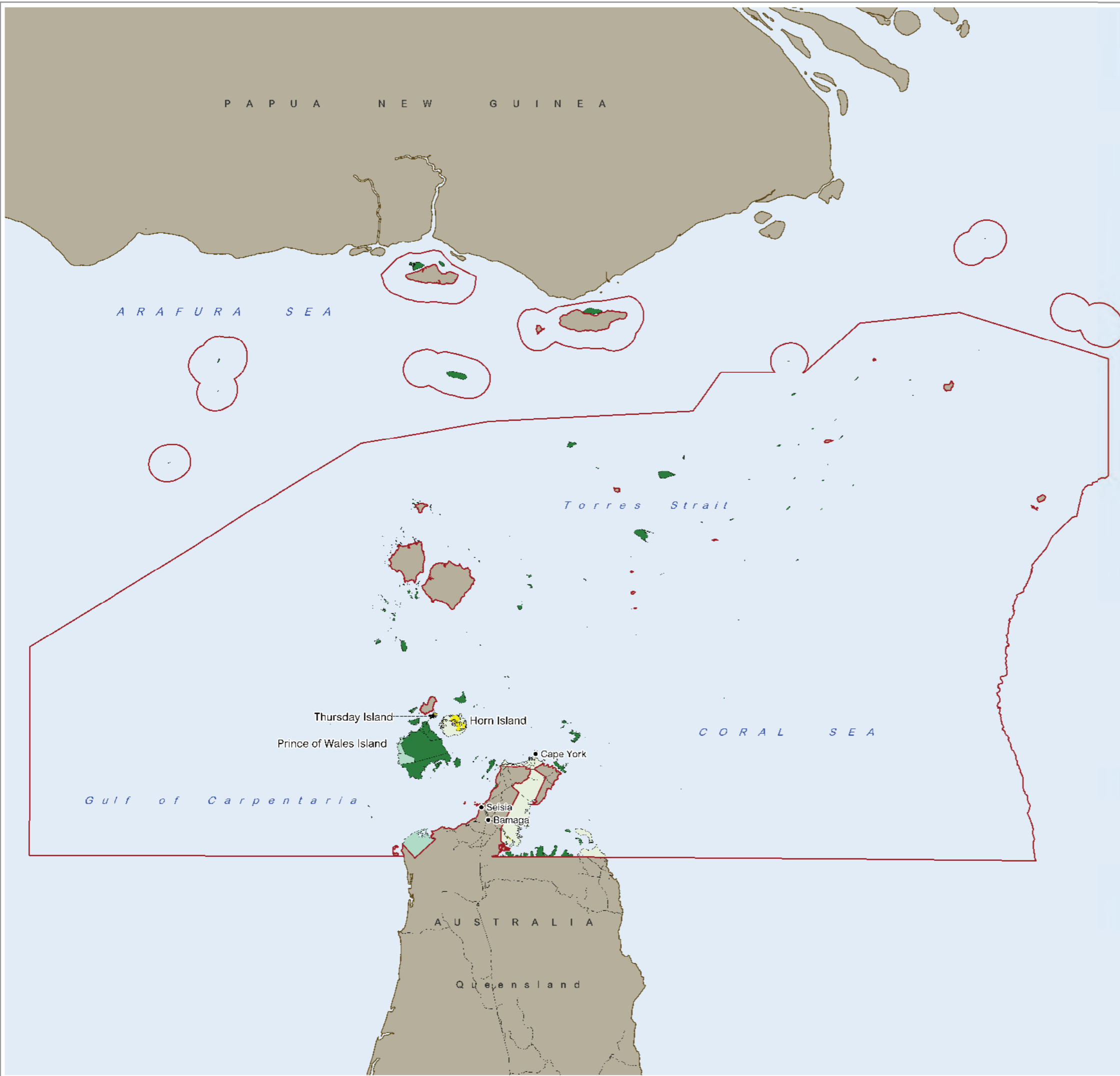
Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.



Zone Map-
Index Map

ZONE MAP - ZM000



LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- Extractive Industry Precinct
- Community Facilities
- 1 Air Services Precinct
- 2 Cemetery Precinct
- 3 Community Services Precinct
- 4 Education Precinct
- 5 Emergency Services Precinct
- 6 Health Care Precinct
- 7 Operational and Utility Services Precinct
- 8 Transport Precinct
- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

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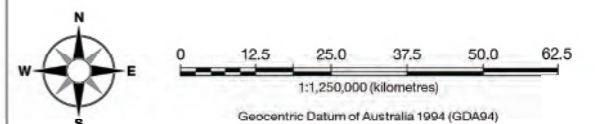
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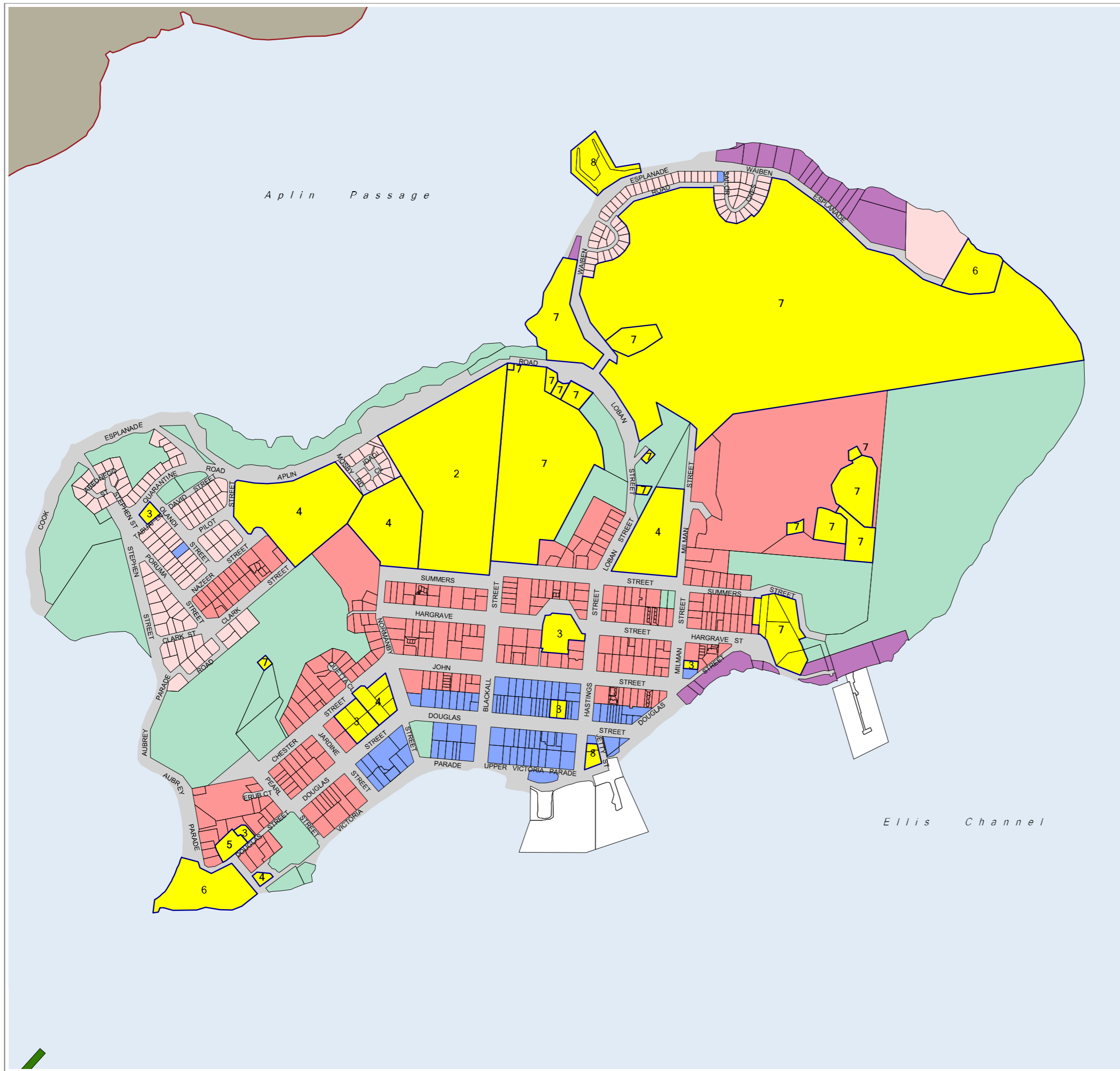
Map Index

Refer to Zone Map ZM-000 for the Zoning Map Index.



Zone Map-
Regionwide

ZONE MAP - ZM001



LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry

- EI Extractive Industry Precinct
- Community Facilities
- 1 Air Services Precinct
- 2 Cemetery Precinct
- 3 Community Services Precinct
- 4 Education Precinct
- 5 Emergency Services Precinct
- 6 Health Care Precinct
- 7 Operational and Utility Services Precinct
- 8 Transport Precinct

- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

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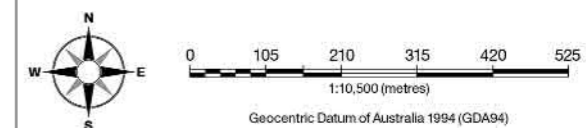
Map compilation date: January 2020.

Note

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Map Index

Refer to Zone Map ZM-000 for the Zoning Map Index.


























Zone Map-
Thursday Island



Flinders Passage

LEGEND

Zones

-  Low Density Residential
 -  Low-Medium Density Residential
 -  Centre
 -  Recreation and Open Space
 -  Environmental Management and Conservation
 -  Industry
 -  Community Facilities
 -  1 Air Services Precinct
 -  2 Cemetery Precinct
 -  3 Community Services Precinct
 -  4 Education Precinct
 -  5 Emergency Services Precinct
 -  6 Health Care Precinct
 -  7 Operational and Utility Services Precinct
 -  8 Transport Precinct
 -  Rural
 -  Rural Residential
 -  Port Land
- Other Elements**
-  Cadastre
 -  Ocean/Waterbody/Watercourse
 -  Road
 -  Torres Shire Boundary
 -  Area Outside Torres Shire

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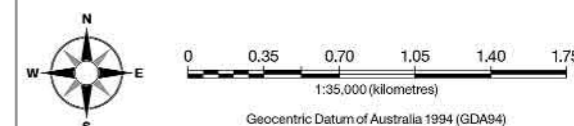
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Note

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Map Index

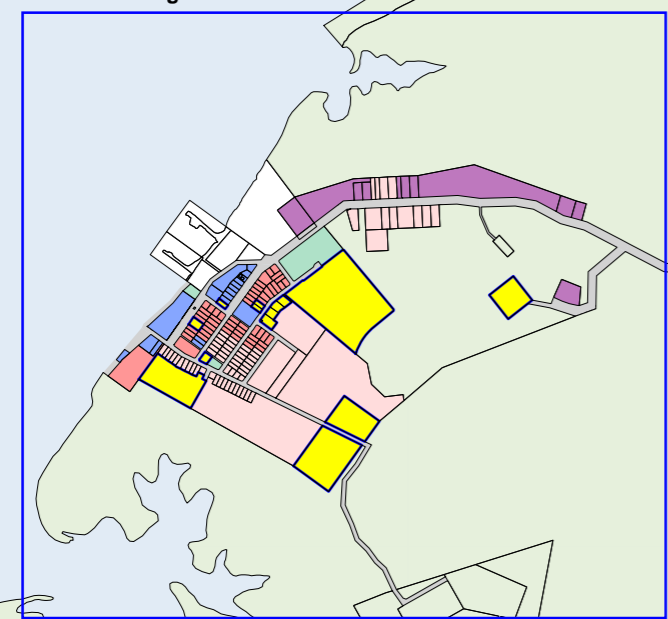
Refer to Zone Map ZM-000 for the Zoning Map Index.



Zone Map- Horn Island

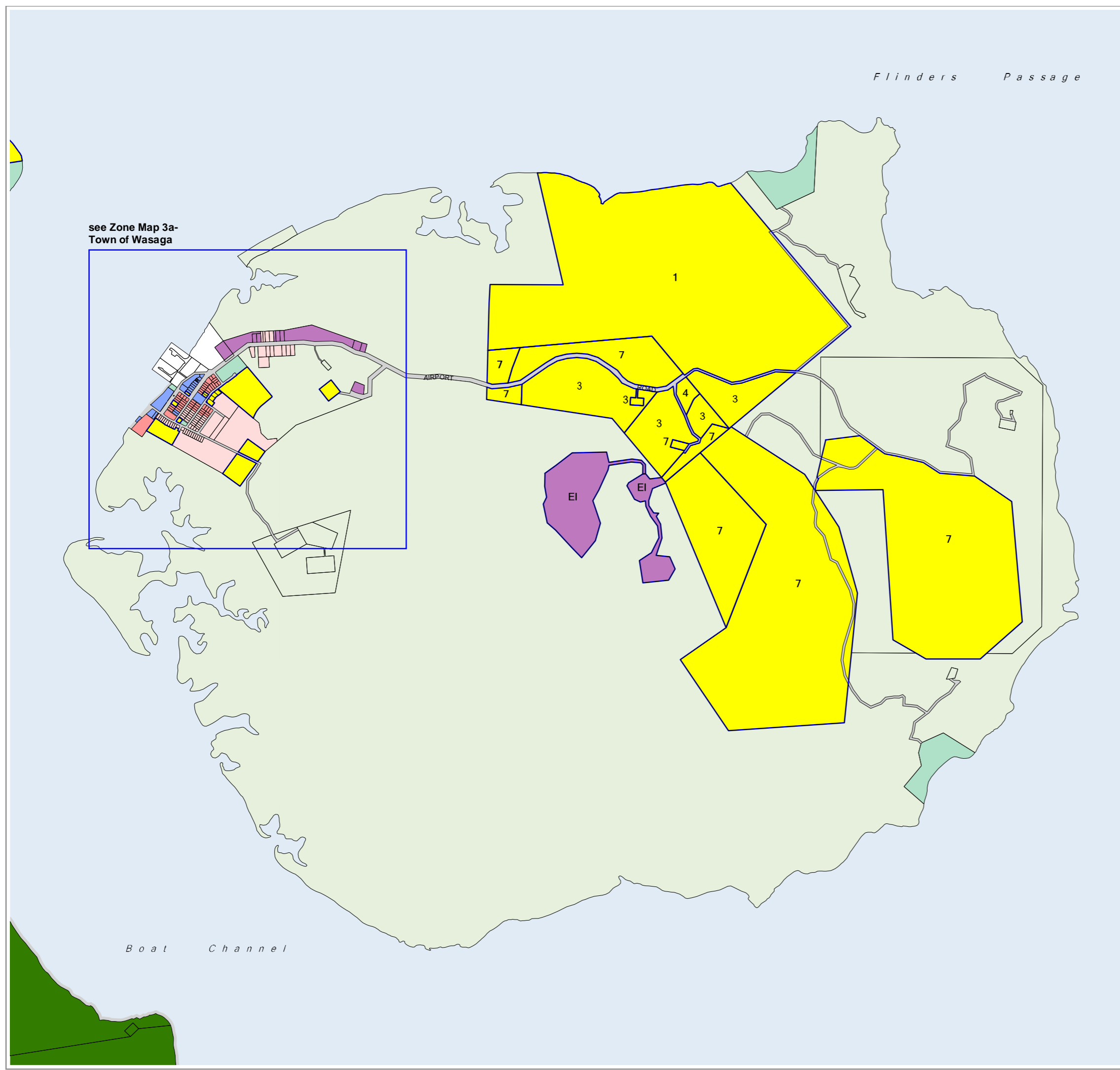
ZONE MAP - ZM003

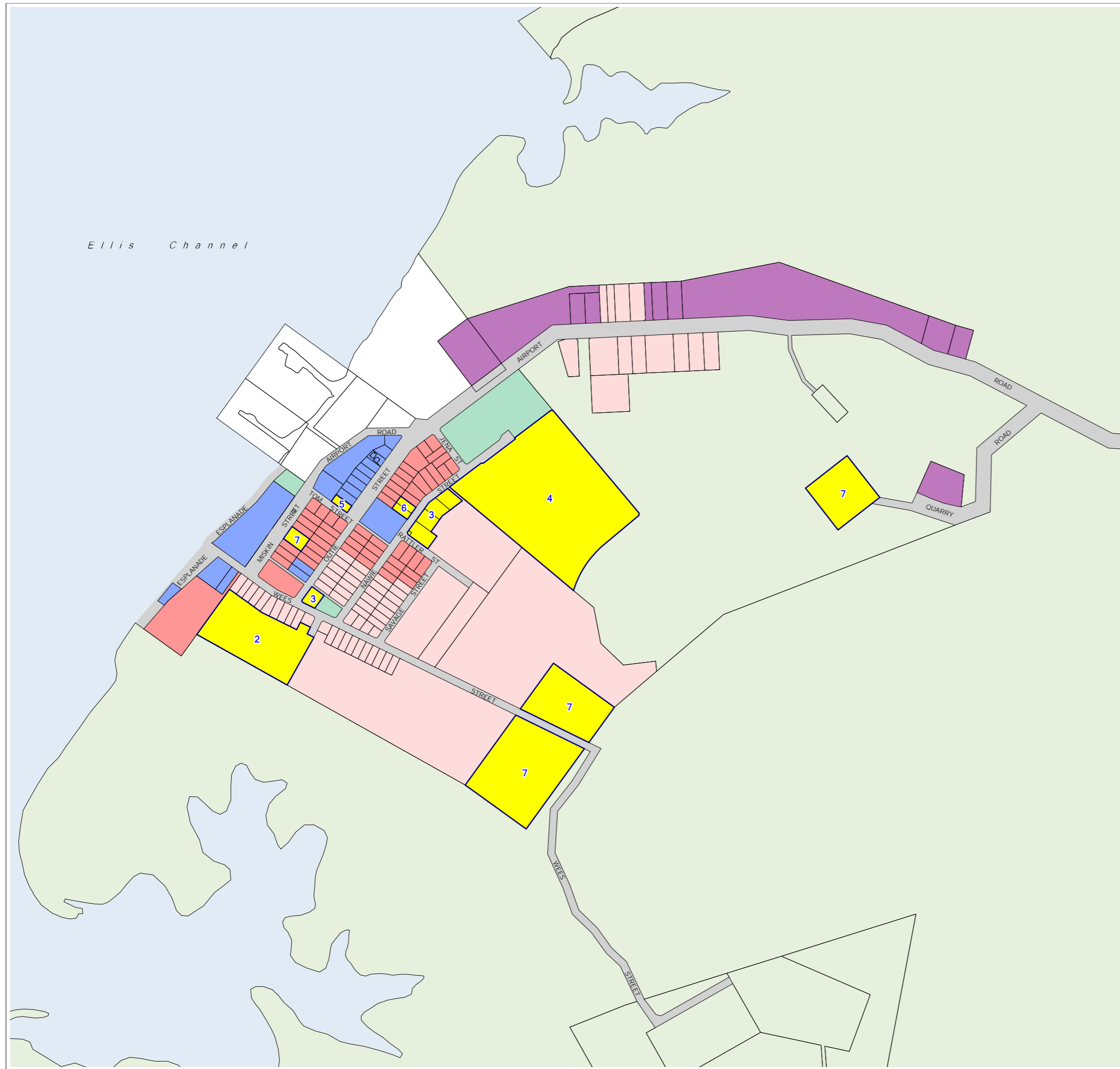
see Zone Map 3a-
Town of Wasaga



AIRPORT

Boat Channel





LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- EI Extractive Industry Precinct
- Community Facilities
- 1 Air Services Precinct
- 2 Cemetery Precinct
- 3 Community Services Precinct
- 4 Education Precinct
- 5 Emergency Services Precinct
- 6 Health Care Precinct
- 7 Operational and Utility Services Precinct
- 8 Transport Precinct
- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Information

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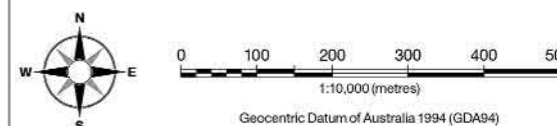
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Note

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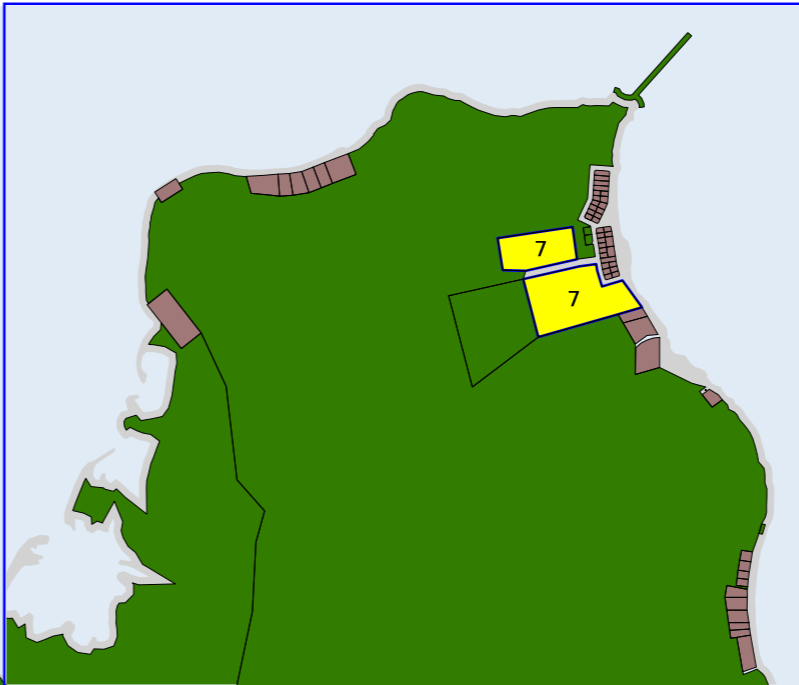
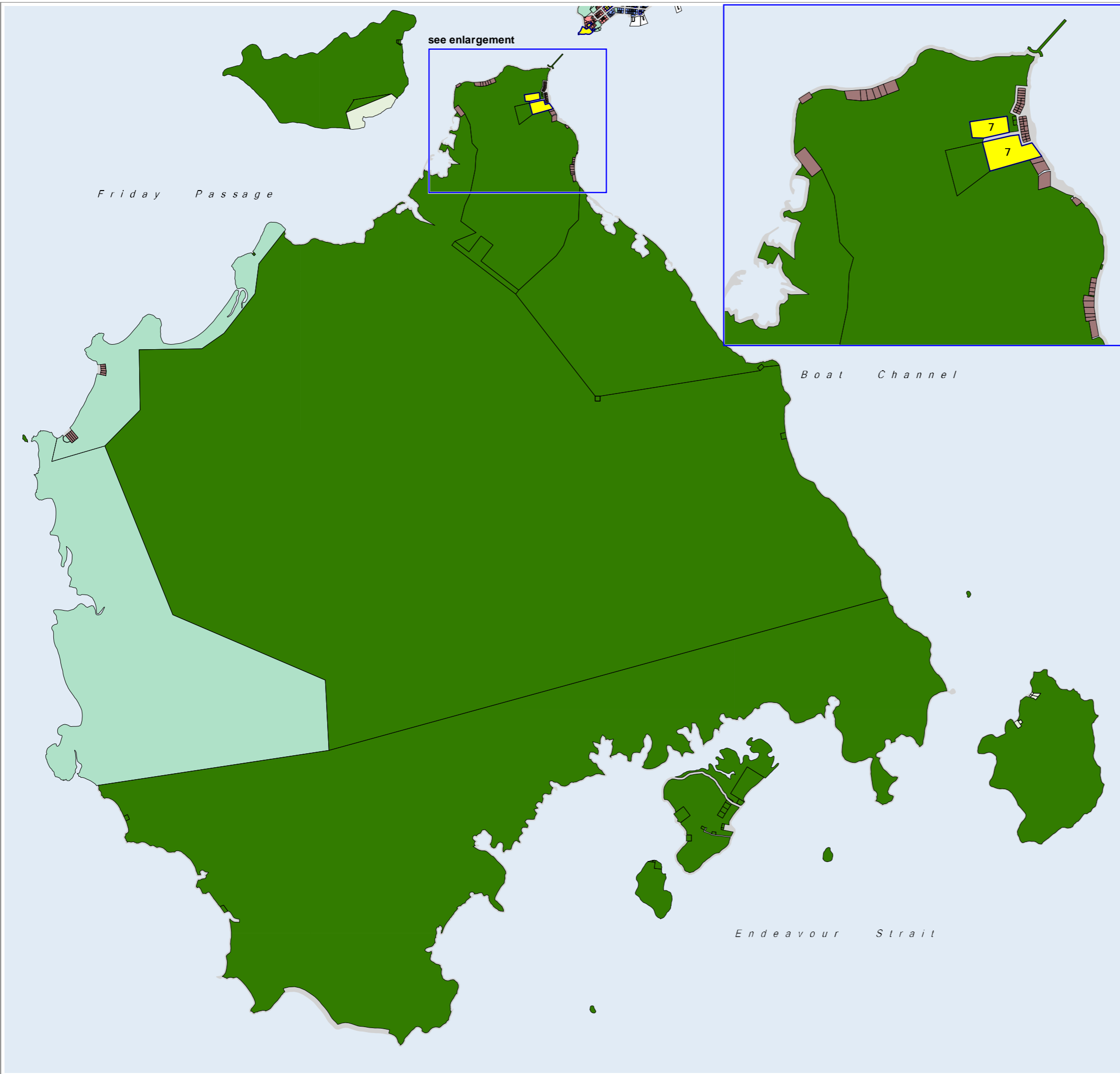
Map Index

Refer to Zone Map ZM-000 for the Zoning Map Index.



Zone Map- Town of Wasaga

ZONE MAP - ZM003a



LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- EI Extractive Industry Precinct
- Community Facilities
- 1 Air Services Precinct
- 2 Cemetery Precinct
- 3 Community Services Precinct
- 4 Education Precinct
- 5 Emergency Services Precinct
- 6 Health Care Precinct
- 7 Operational and Utility Services Precinct
- 8 Transport Precinct
- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Information

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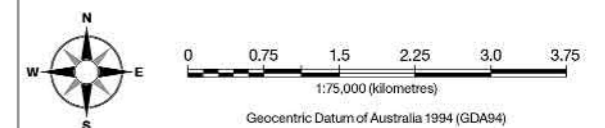
Map compilation date: January 2020.

Note

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Map Index

Refer to Zone Map ZM-000 for the Zoning Map Index.



Zone Map- Prince of Wales Island

ZONE MAP - ZM004



LEGEND

Zones

- Low Density Residential
 - Low-Medium Density Residential
 - Centre
 - Recreation and Open Space
 - Environmental Management and Conservation
 - Industry
 - Extractive Industry Precinct
 - Community Facilities
 - 1 Air Services Precinct
 - 2 Cemetery Precinct
 - 3 Community Services Precinct
 - 4 Education Precinct
 - 5 Emergency Services Precinct
 - 6 Health Care Precinct
 - 7 Operational and Utility Services Precinct
 - 8 Transport Precinct
 - Rural
 - Rural Residential
 - Port Land
- Other Elements**
- Cadastre
 - Ocean/Waterbody/Watercourse
 - Road
 - Torres Shire Boundary
 - Area Outside Torres Shire

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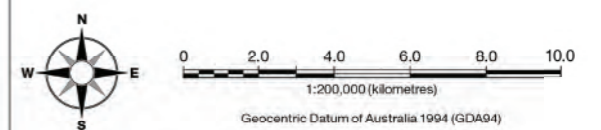
Map compilation date: January 2020.

Note

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Map Index

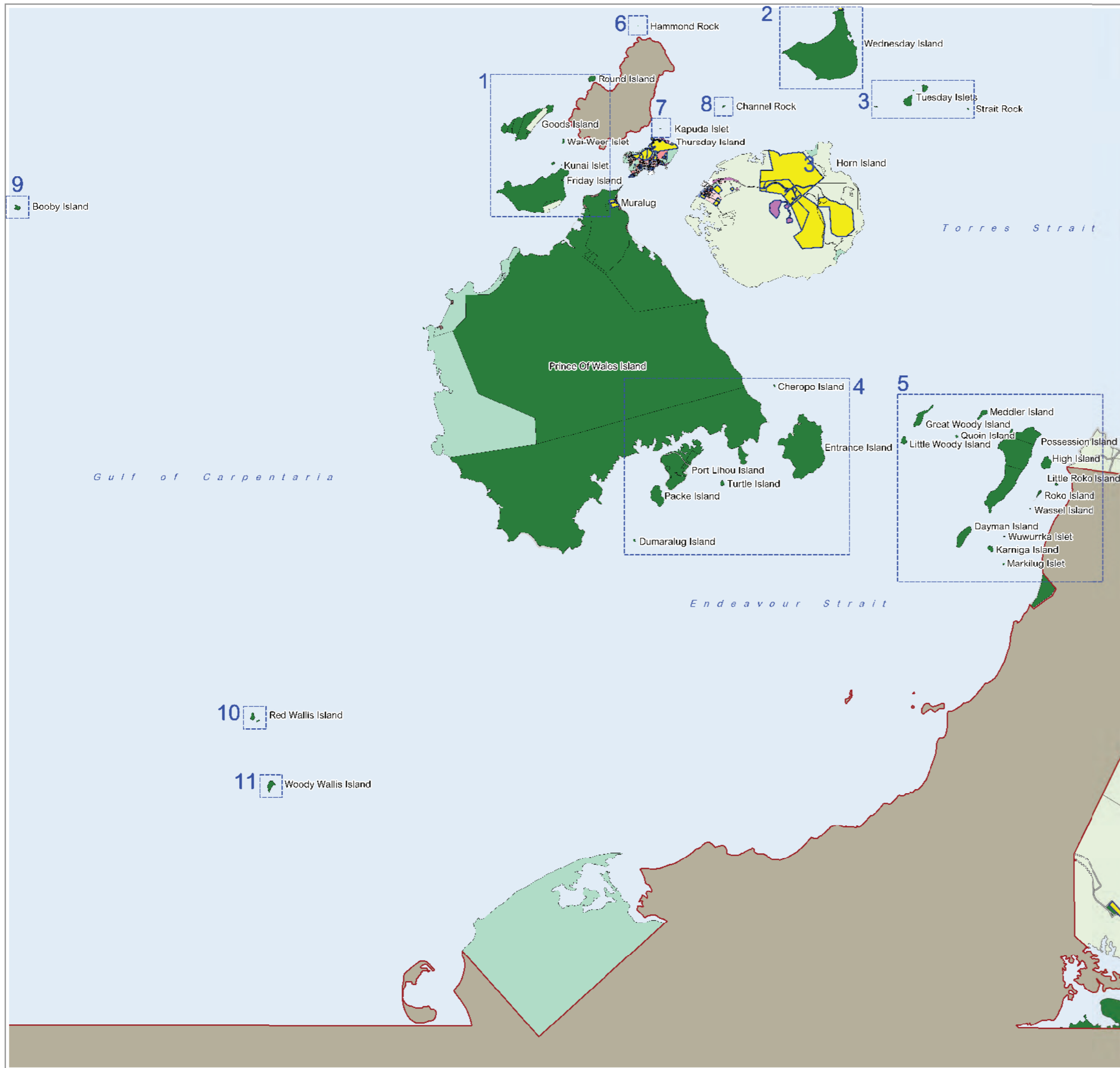
Refer to Zone Map ZM-000 for the Zoning Map Index.



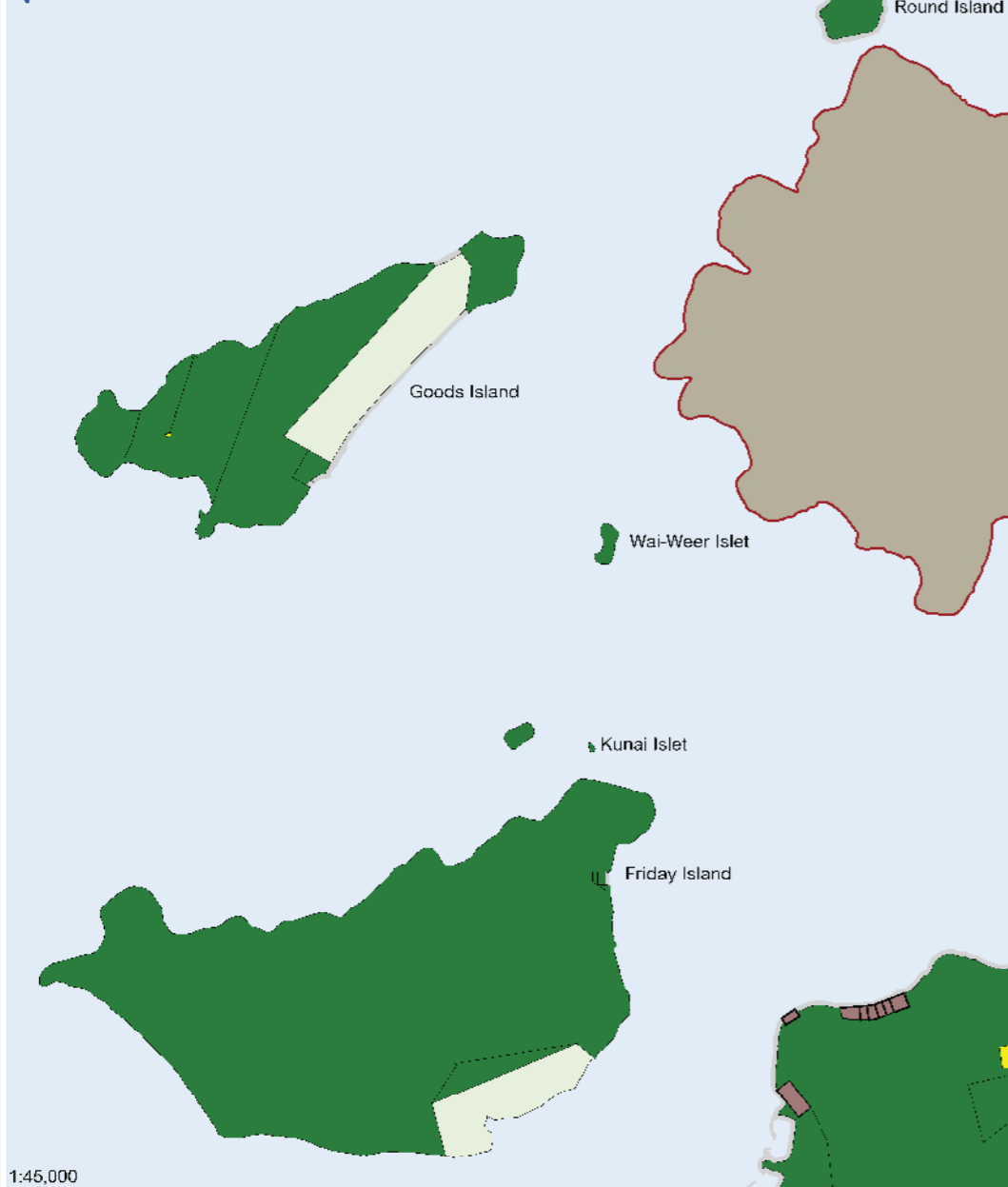
refer to ZONE MAP - ZM005b for map enlargements

Zone Map- Southern Region

ZONE MAP - ZM005a



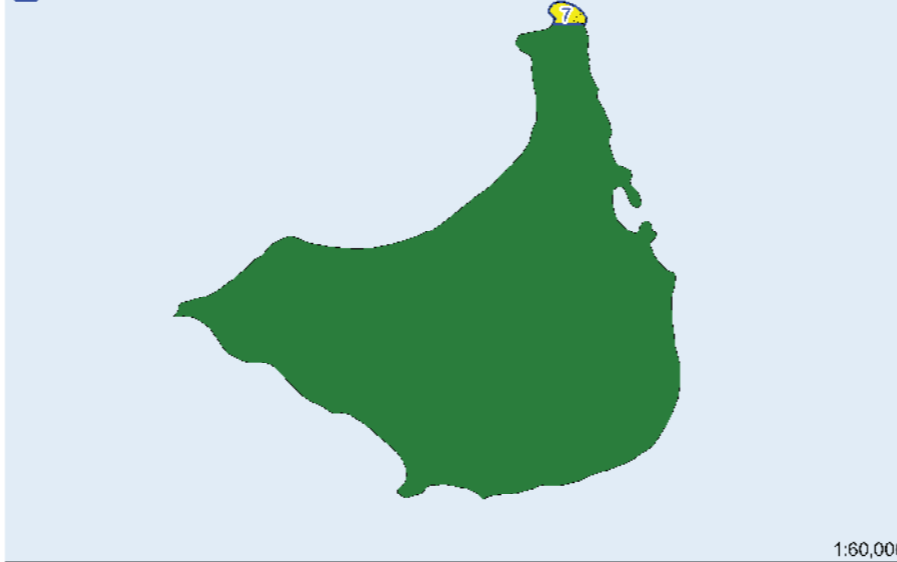
1 Goods Island, Friday Island and Surrounds



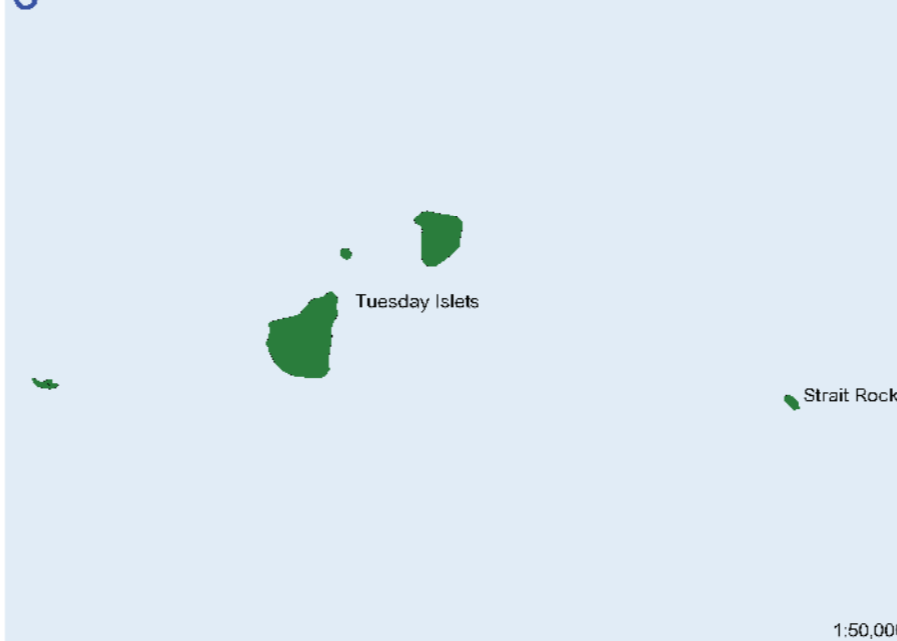
4 Port Lihou Island and Surrounds



2 Wednesday Island



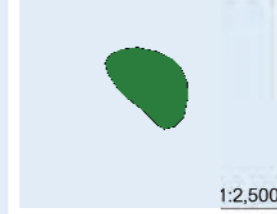
3 Tuesday Islets and Surrounds



5 Possession Island and Surrounds



6 Hammond Rock



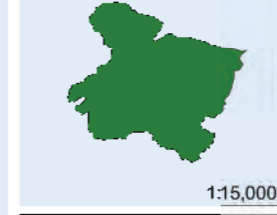
7 Kapuda Islet



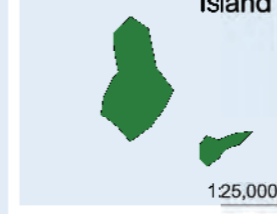
8 Channel Rock



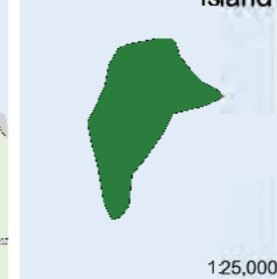
9 Booby Island



10 Red Wallis Island



11 Woody Wallis Island



LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- Extractive Industry Precinct
- Community Facilities
- 1 Air Services Precinct
- 2 Cemetery Precinct
- 3 Community Services Precinct
- 4 Education Precinct
- 5 Emergency Services Precinct
- 6 Health Care Precinct
- 7 Operational and Utility Services Precinct
- 8 Transport Precinct
- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

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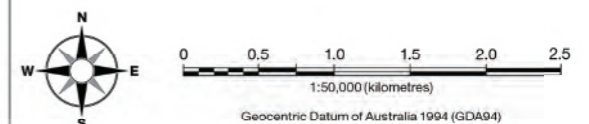
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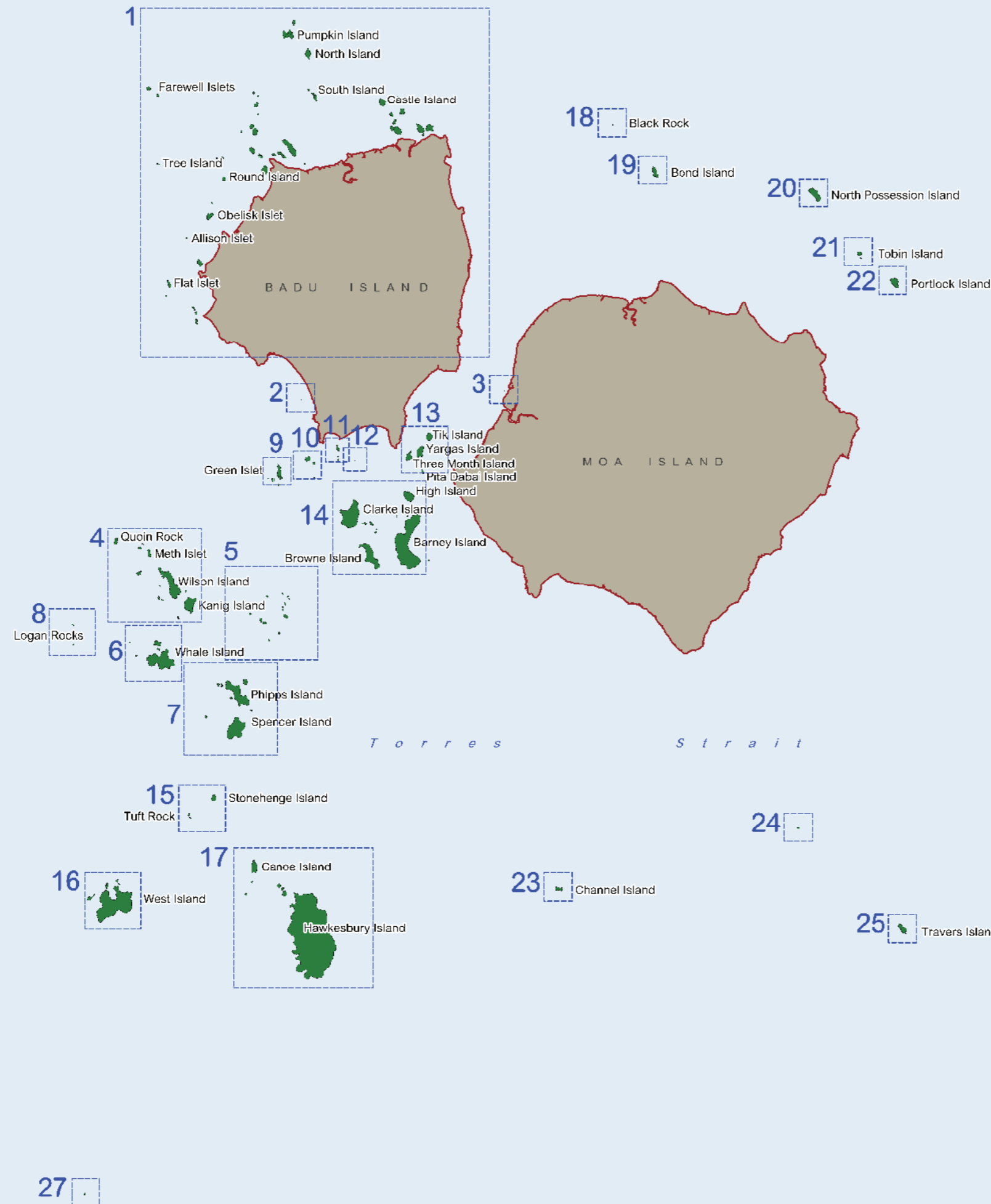
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Map Index

Refer to Zone Map ZM-000 for the Zoning Map Index.



Zone Map-
Southern Region
enlargements



LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry

- Extractive Industry Precinct
- Community Facilities
 - 1 Air Services Precinct
 - 2 Cemetery Precinct
 - 3 Community Services Precinct
 - 4 Education Precinct
 - 5 Emergency Services Precinct
 - 6 Health Care Precinct
 - 7 Operational and Utility Services Precinct
 - 8 Transport Precinct

- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

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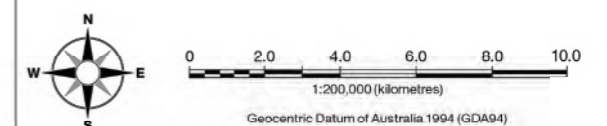
Map compilation date: January 2020.

Note

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Map Index

Refer to Zone Map ZM-000 for the Zoning Map Index.



refer to ZONE MAPS - ZM006b, ZM006c, ZM006d and ZM006e for map enlargements

Zone Map- Central Region

ZONE MAP - ZM006a



LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- Extractive Industry Precinct
- Community Facilities
- 1 Air Services Precinct
- 2 Cemetery Precinct
- 3 Community Services Precinct
- 4 Education Precinct
- 5 Emergency Services Precinct
- 6 Health Care Precinct
- 7 Operational and Utility Services Precinct
- 8 Transport Precinct
- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

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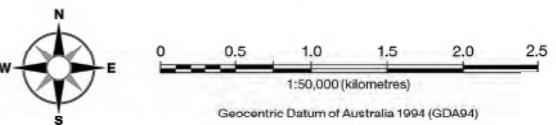
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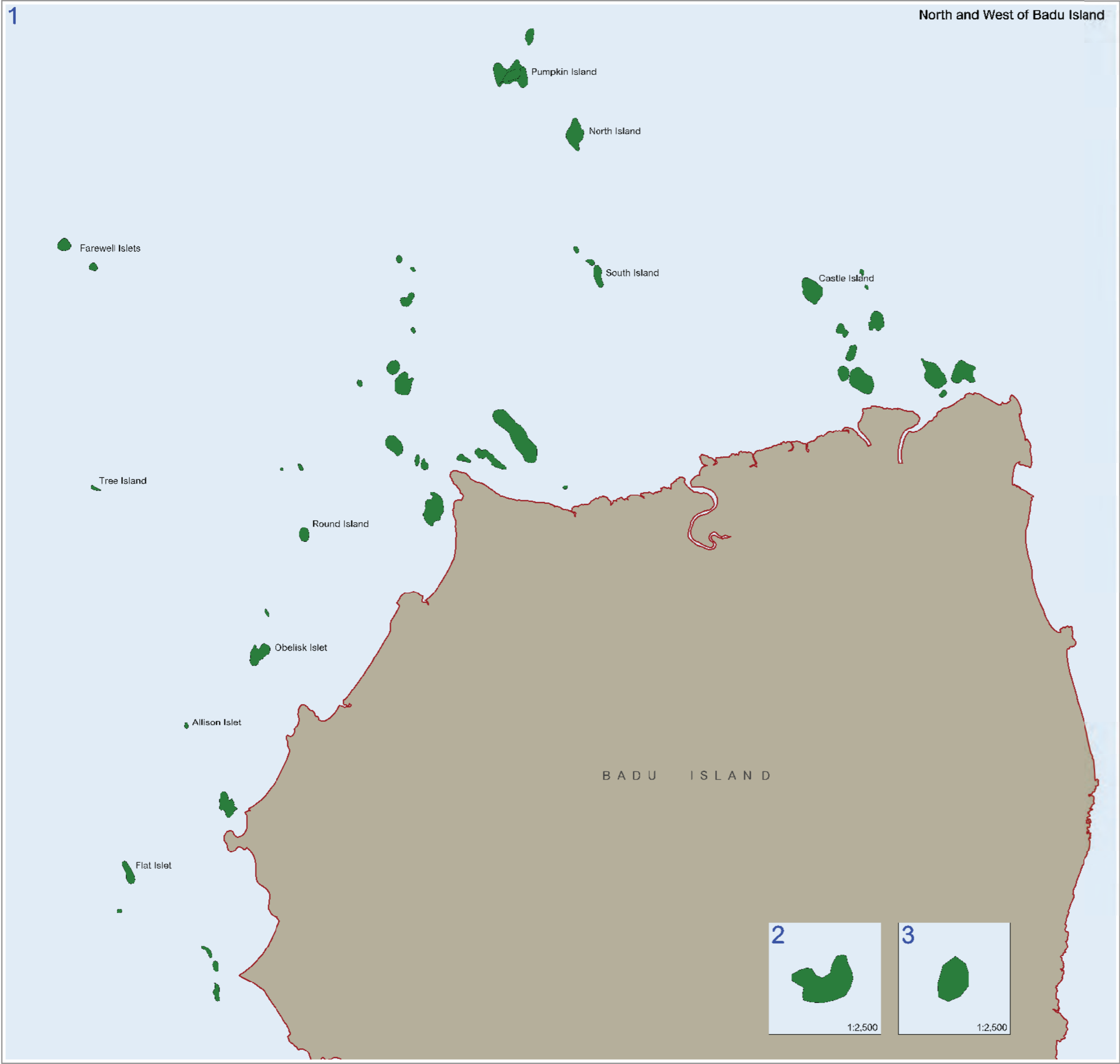
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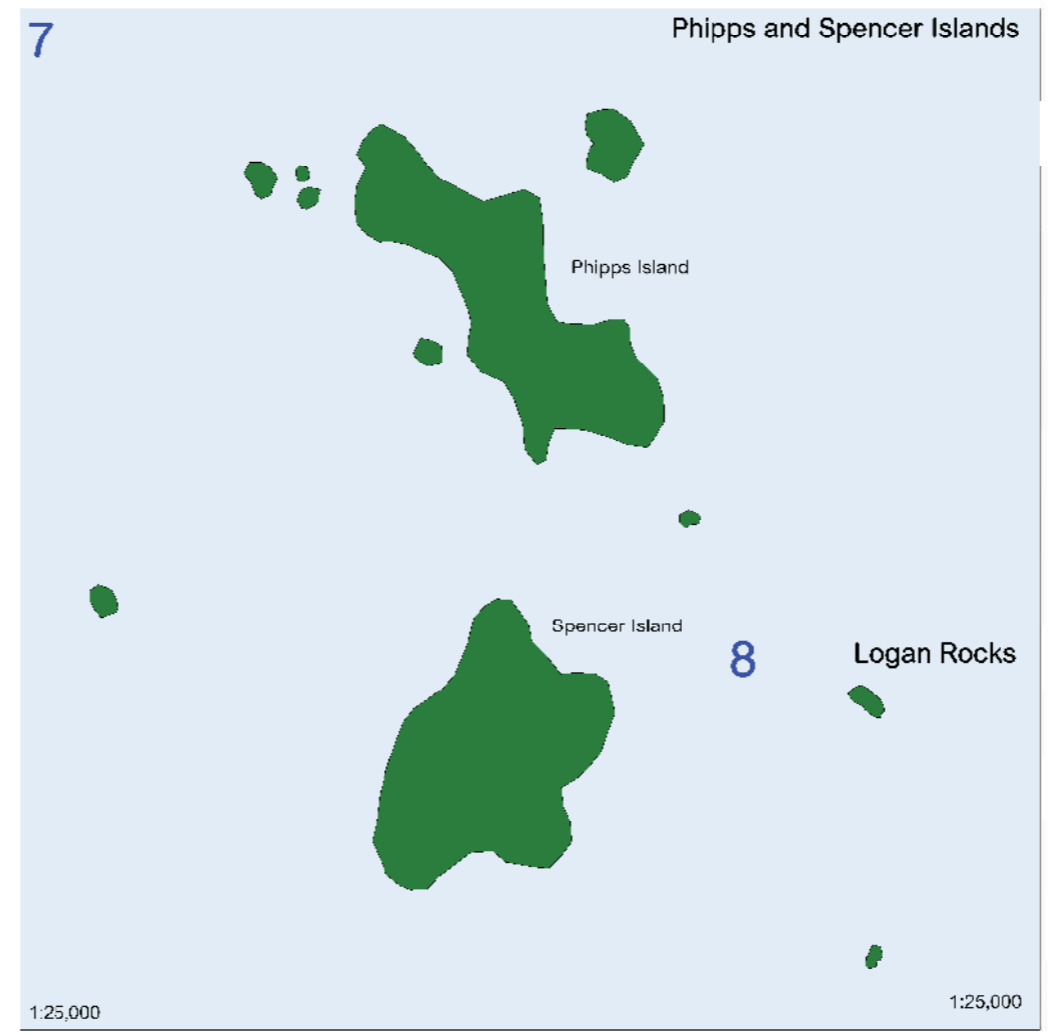
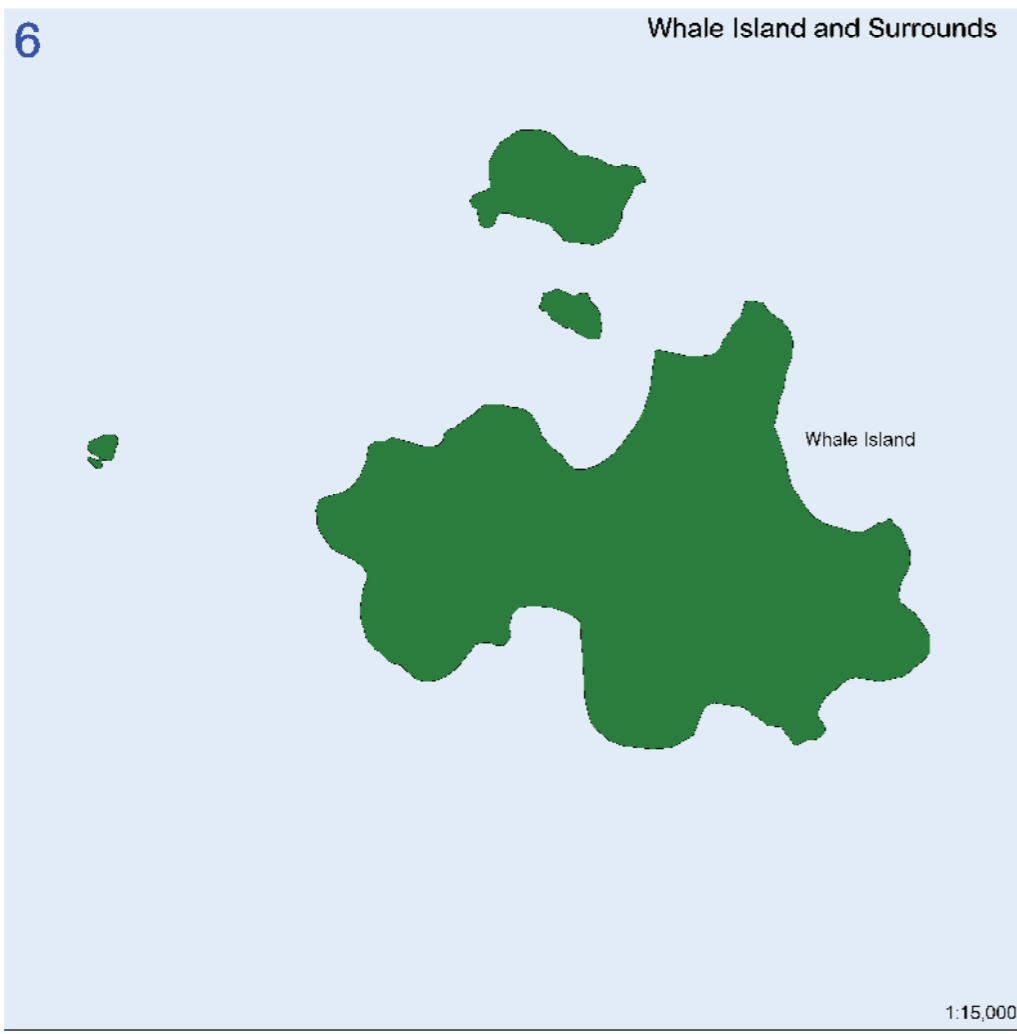
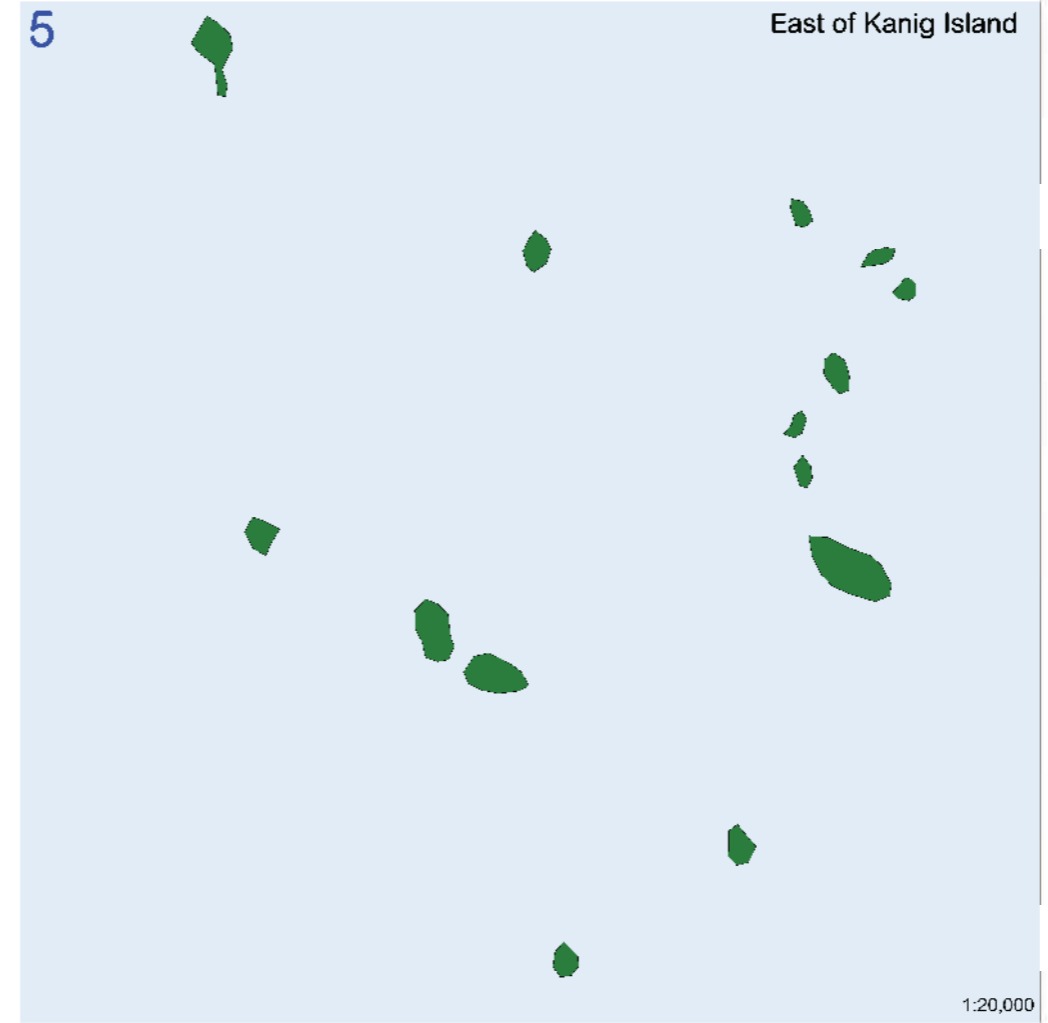
Map Index

Refer to Zone Map ZM-000 for the Zoning Map Index.



Zone Map- Central Region enlargements 1





LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- Extractive Industry Precinct
- Community Facilities
- 1 Air Services Precinct
- 2 Cemetery Precinct
- 3 Community Services Precinct
- 4 Education Precinct
- 5 Emergency Services Precinct
- 6 Health Care Precinct
- 7 Operational and Utility Services Precinct
- 8 Transport Precinct
- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

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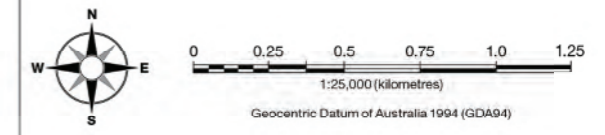
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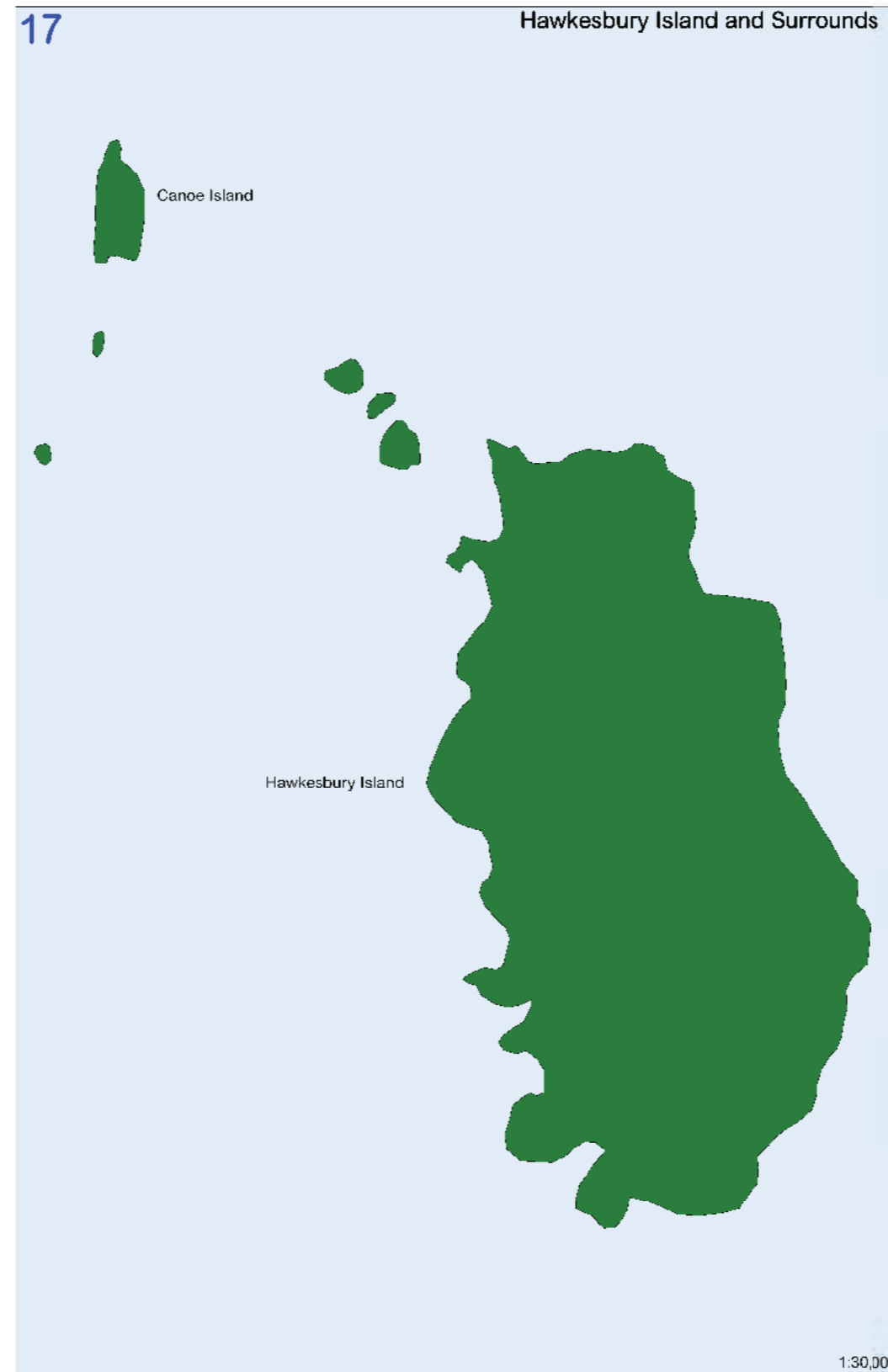
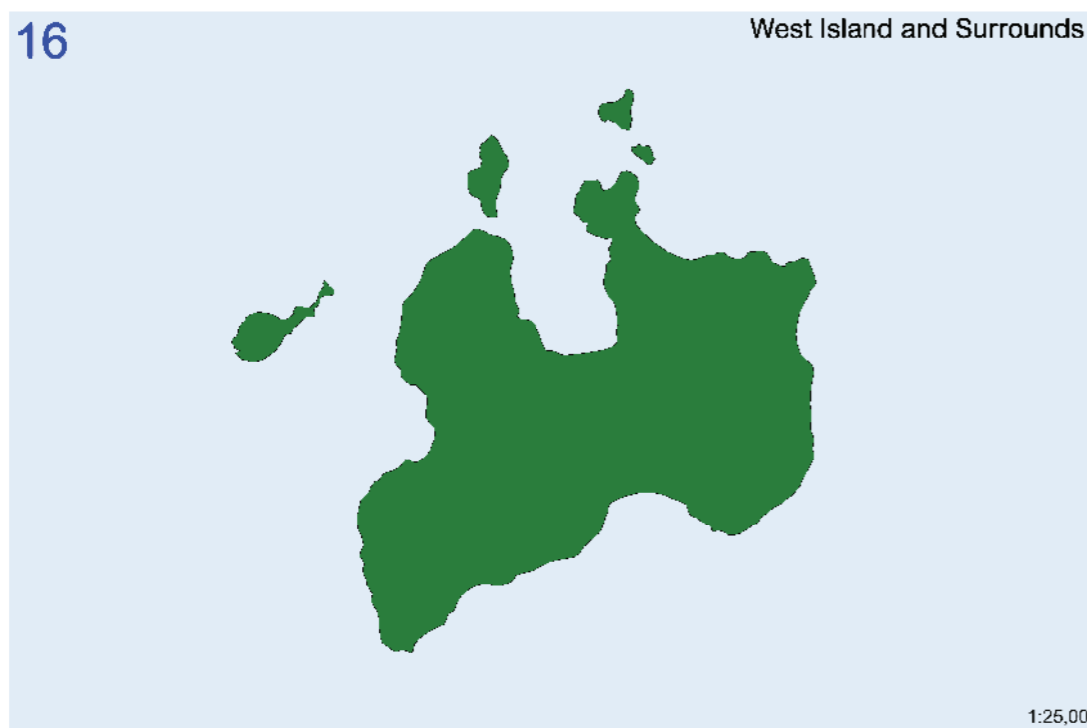
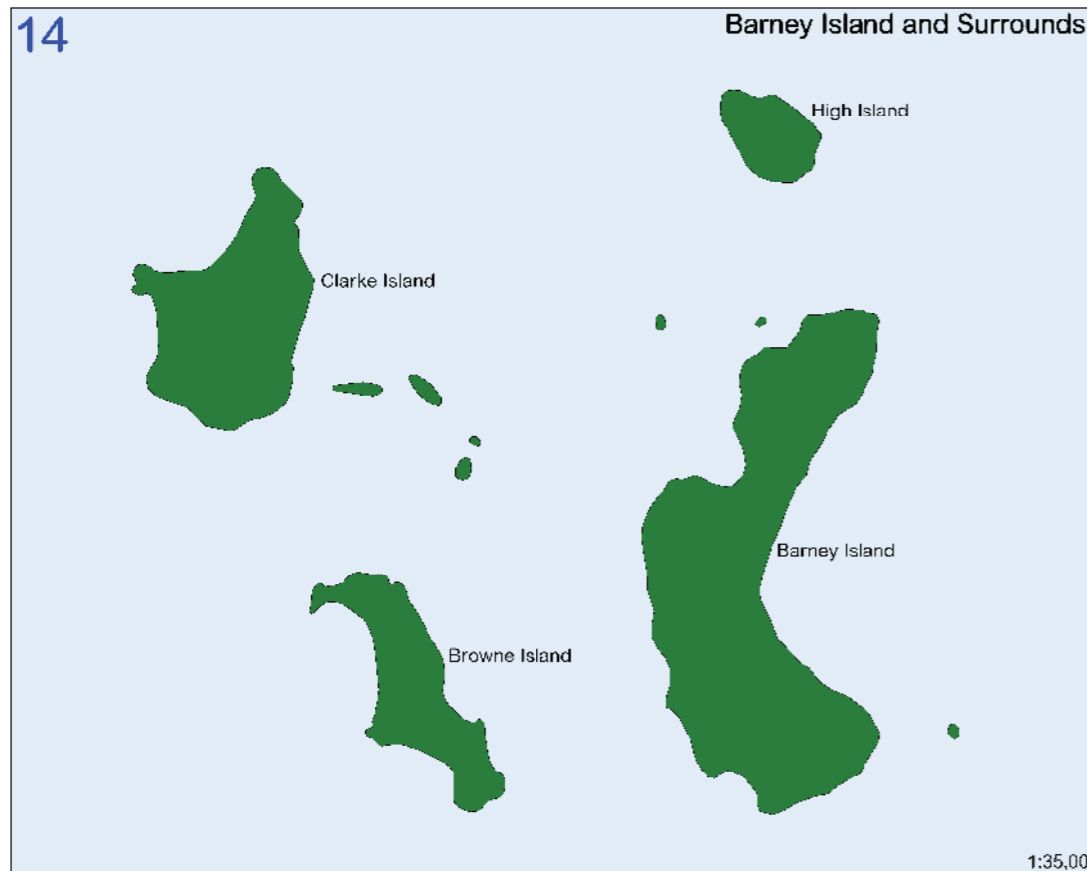
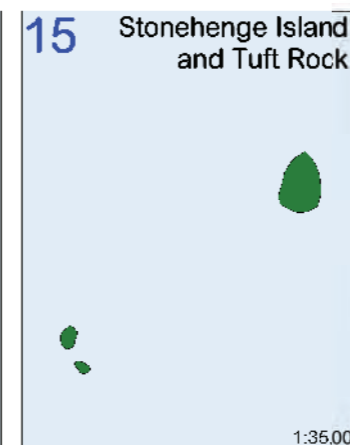
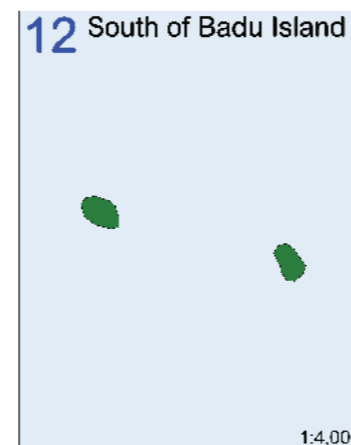
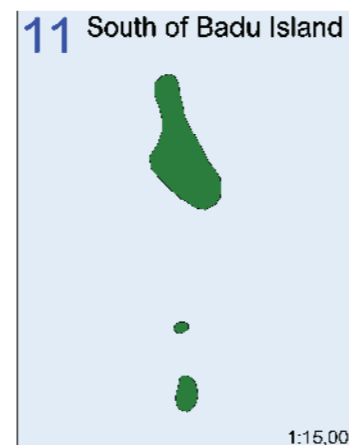
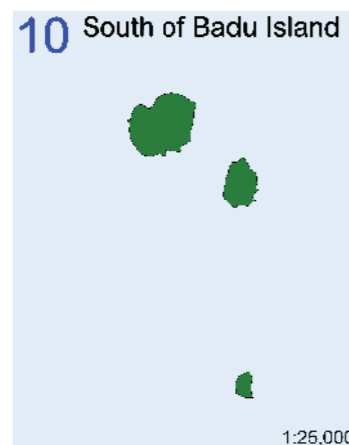
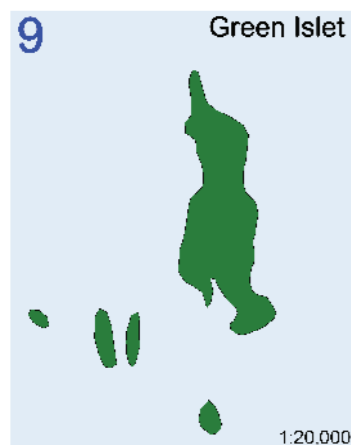
Note

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Map Index

Refer to Zone Map ZM-000 for the Zoning Map Index.





LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- Extractive Industry Precinct
- Community Facilities
 - 1 Air Services Precinct
 - 2 Cemetery Precinct
 - 3 Community Services Precinct
 - 4 Education Precinct
 - 5 Emergency Services Precinct
 - 6 Health Care Precinct
 - 7 Operational and Utility Services Precinct
 - 8 Transport Precinct
- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

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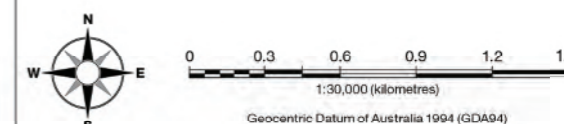
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Note

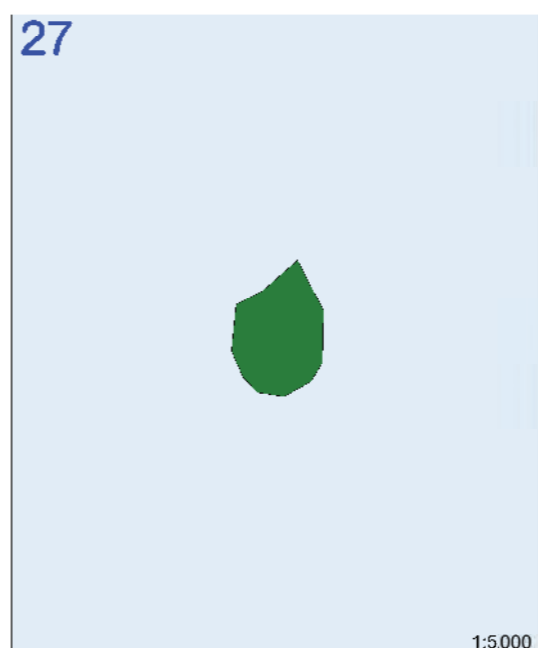
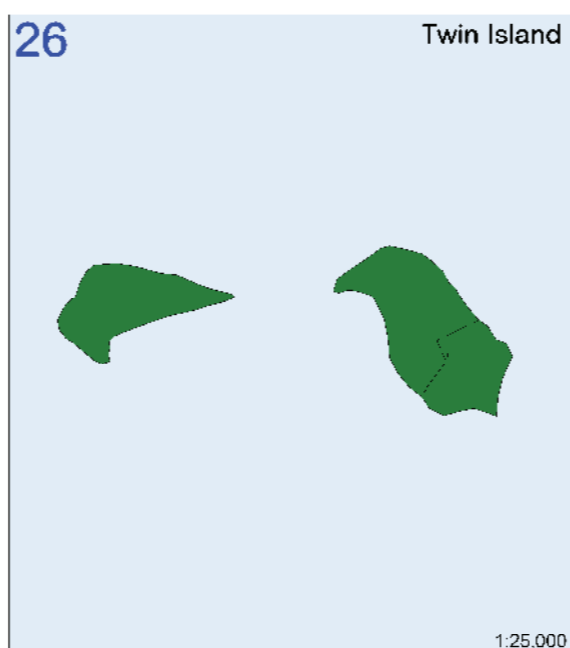
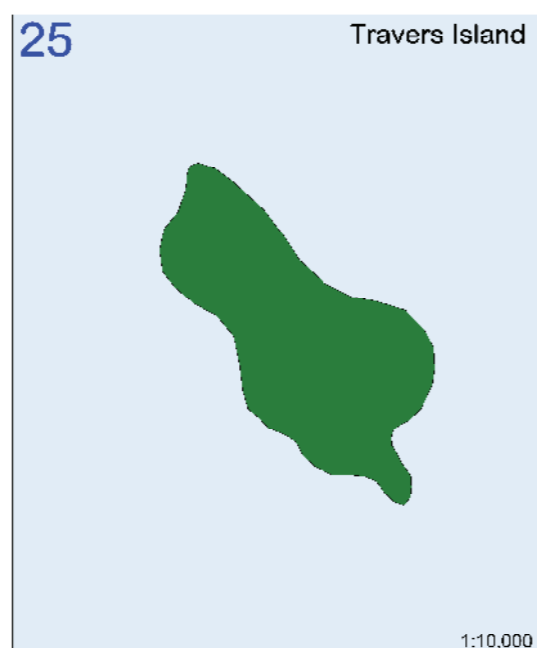
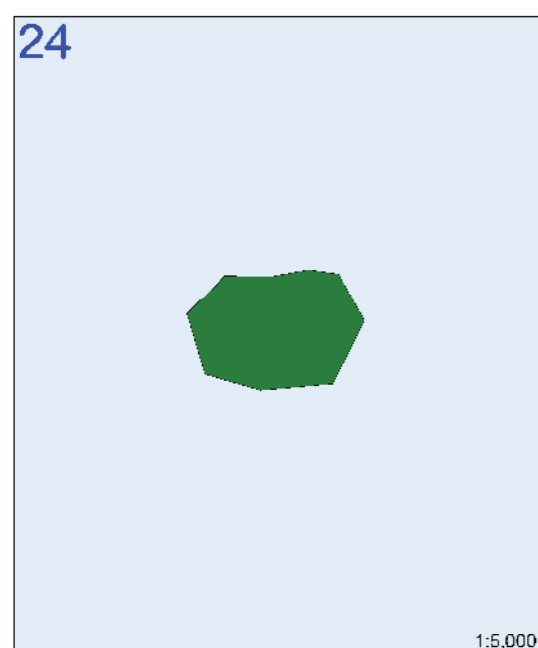
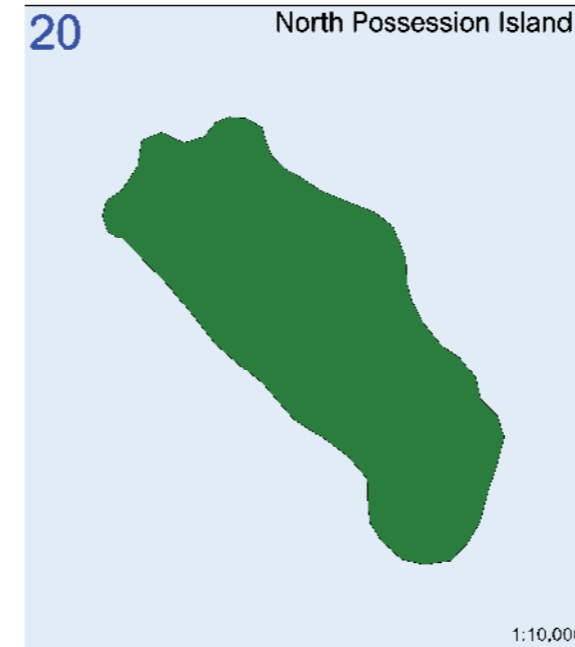
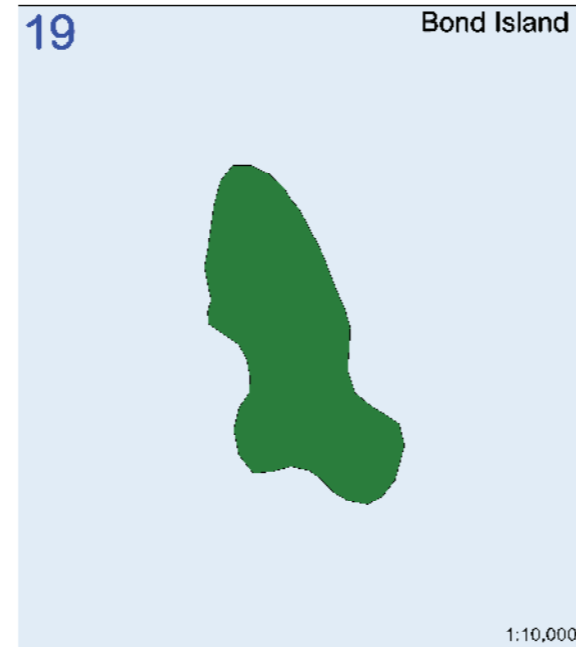
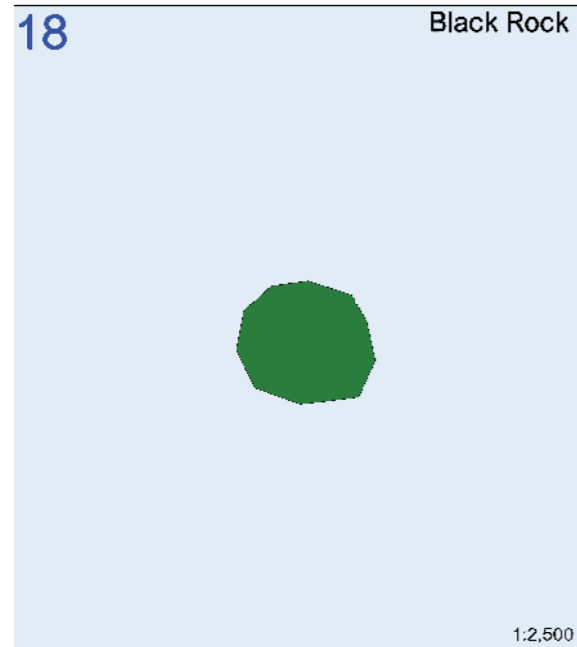
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Map Index

Refer to Zone Map ZM-000 for the Zoning Map Index.



Zone Map-
Central Region
enlargements 3



LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- Extractive Industry Precinct
- Community Facilities
 - 1 Air Services Precinct
 - 2 Cemetery Precinct
 - 3 Community Services Precinct
 - 4 Education Precinct
 - 5 Emergency Services Precinct
 - 6 Health Care Precinct
 - 7 Operational and Utility Services Precinct
 - 8 Transport Precinct
- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

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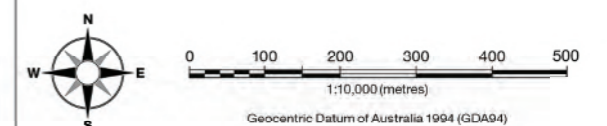
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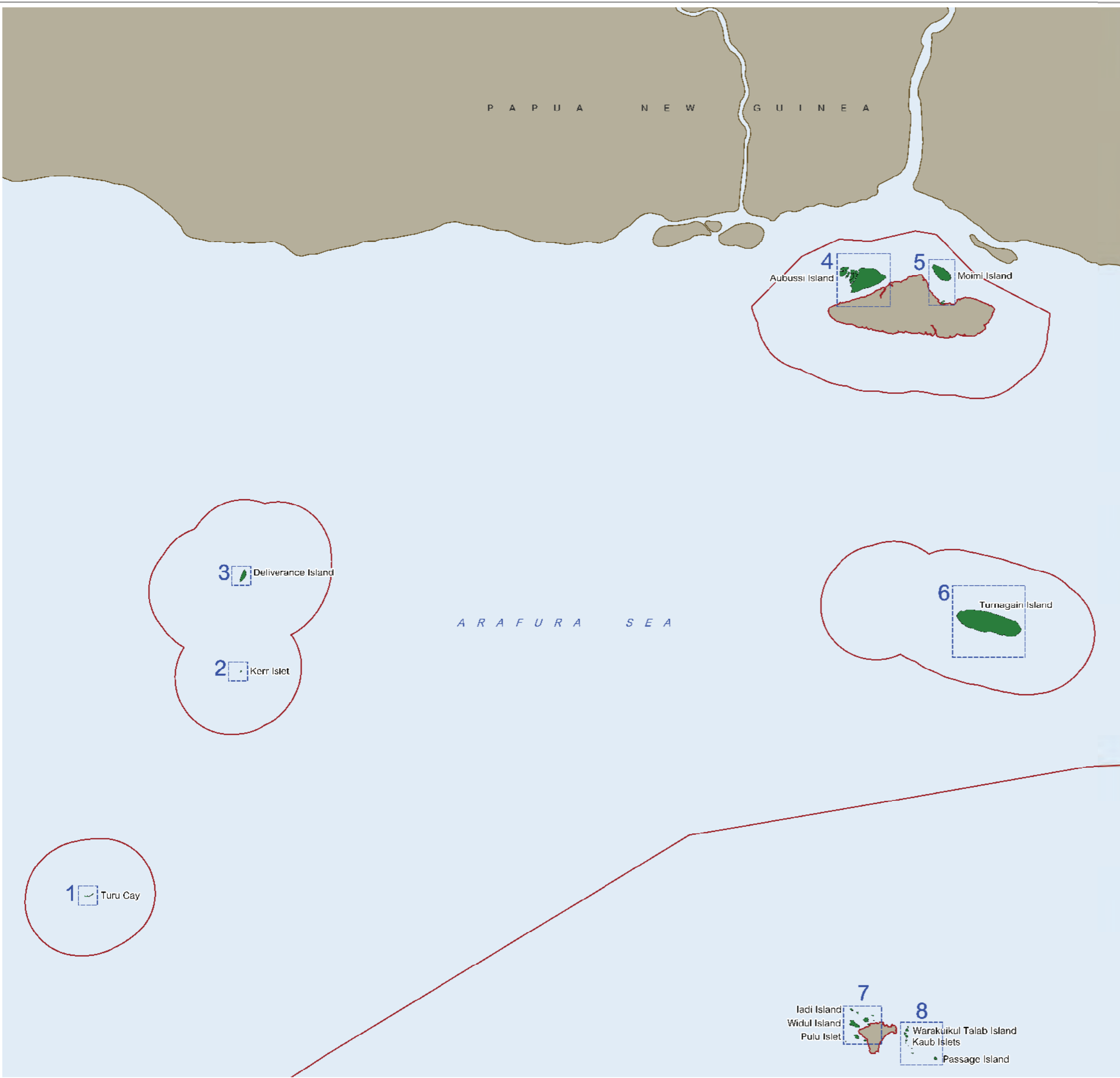
Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Zone Map ZM-000 for the Zoning Map Index.



Zone Map-
Central Region
enlargements 4



LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- Extractive Industry Precinct
- Community Facilities
- 1 Air Services Precinct
- 2 Cemetery Precinct
- 3 Community Services Precinct
- 4 Education Precinct
- 5 Emergency Services Precinct
- 6 Health Care Precinct
- 7 Operational and Utility Services Precinct
- 8 Transport Precinct
- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

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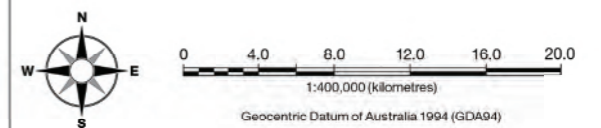
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Map Index

Refer to Zone Map ZM-000 for the Zoning Map Index.

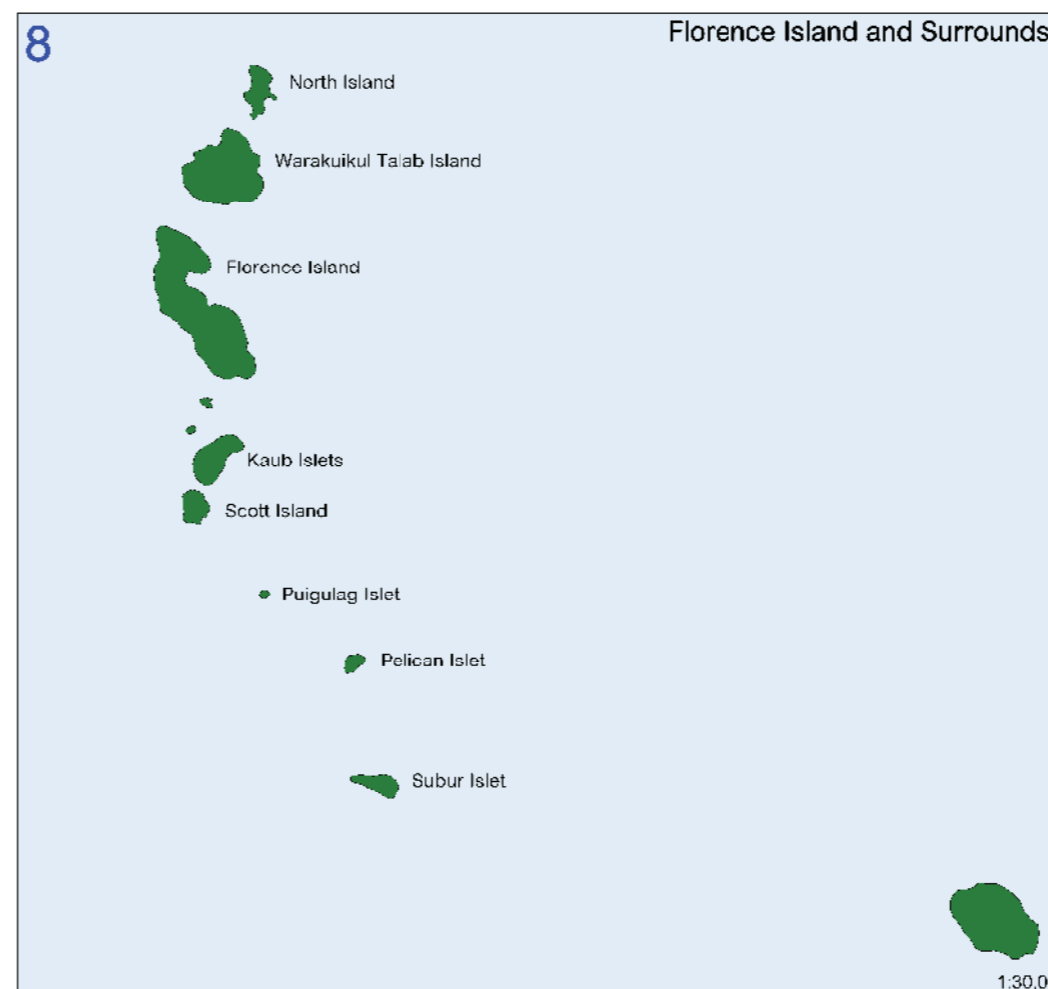
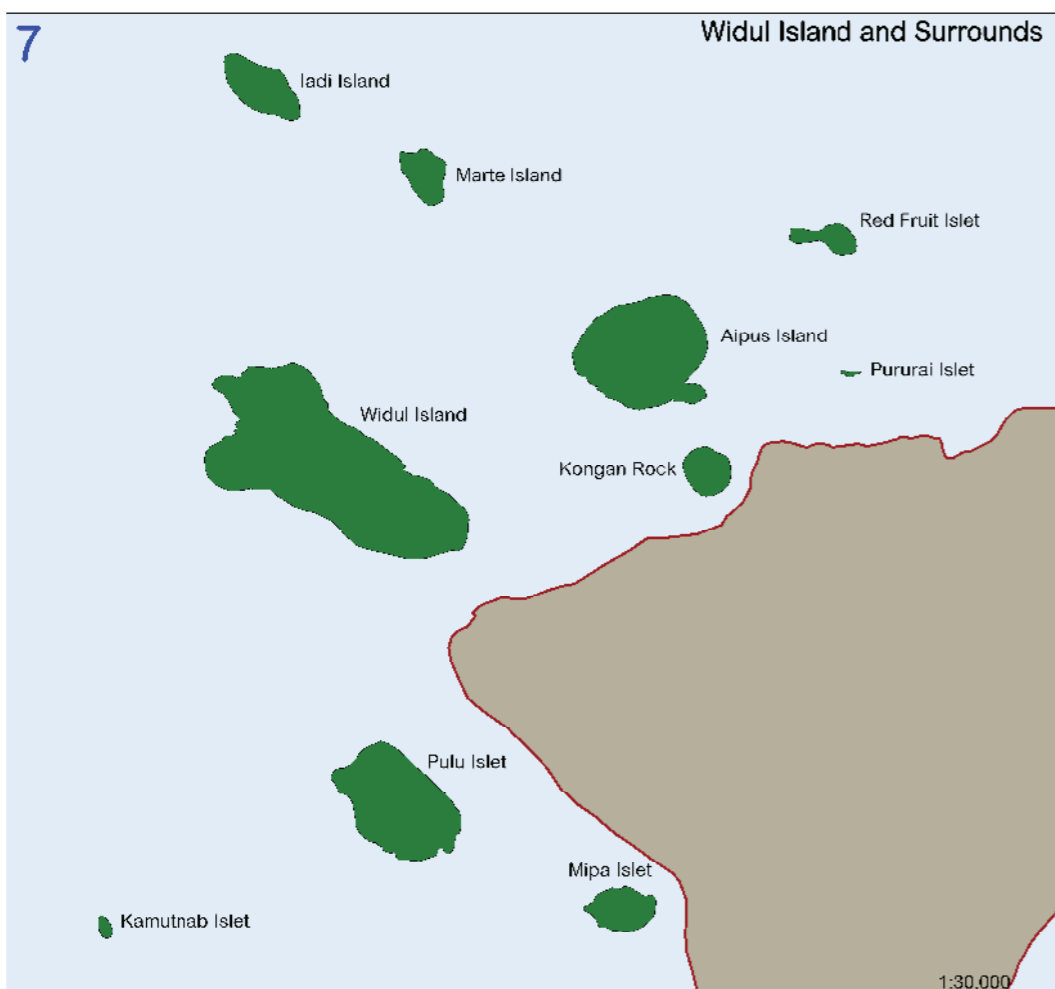
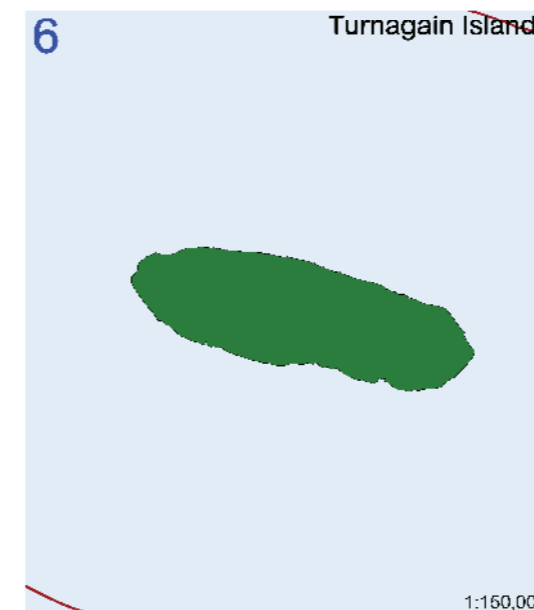
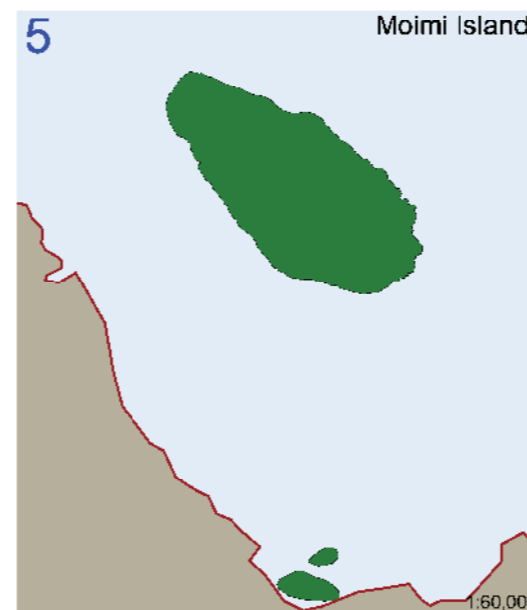
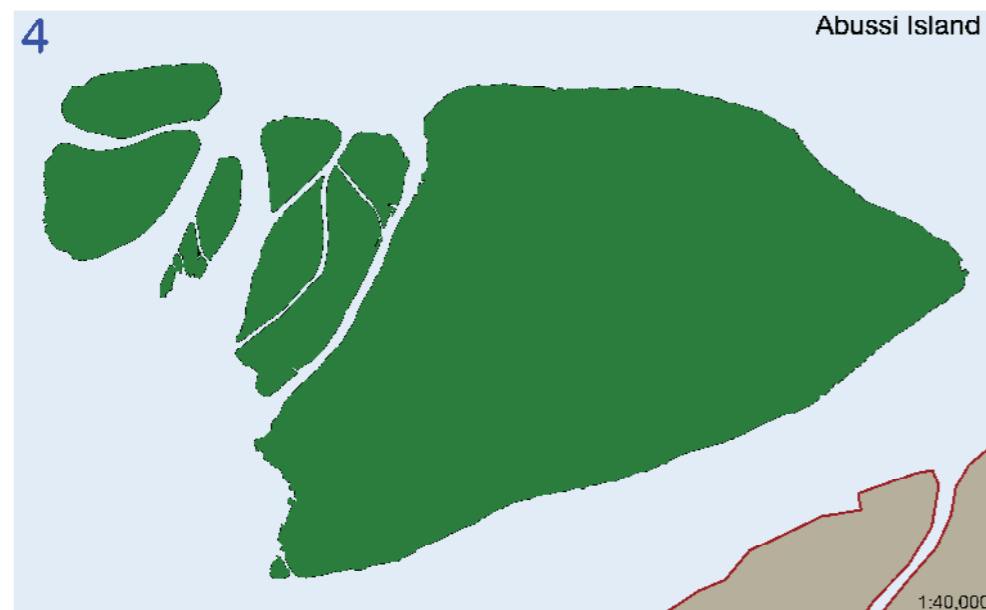
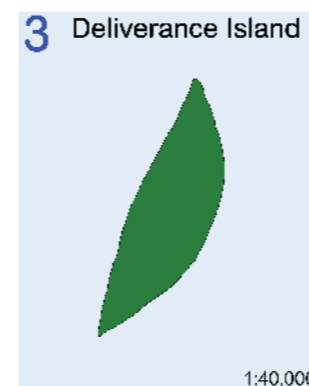
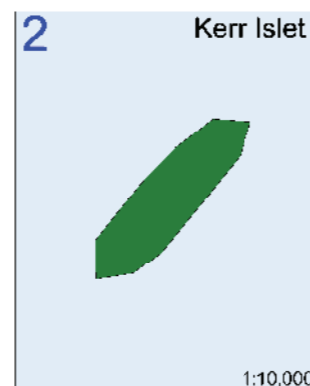
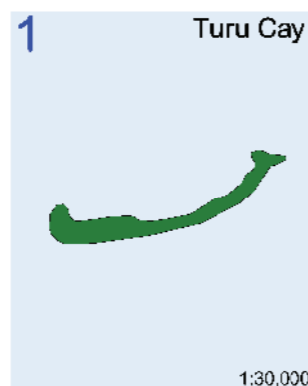


refer to ZONE MAP - ZM007b for map enlargements

Zone Map- Northern Region

ZONE MAP - ZM007a





LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- Extractive Industry Precinct
- Community Facilities
- Air Services Precinct
- Cemetery Precinct
- Community Services Precinct
- Education Precinct
- Emergency Services Precinct
- Health Care Precinct
- Operational and Utility Services Precinct
- Transport Precinct
- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

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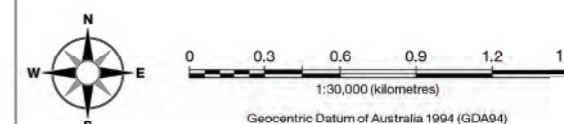
Map compilation date: January 2020.

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Map Index

Refer to Zone Map ZM-000 for the Zoning Map Index.



Zone Map-
Northern Region
enlargements



LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- Extractive Industry Precinct
- Community Facilities
- 1 Air Services Precinct
- 2 Cemetery Precinct
- 3 Community Services Precinct
- 4 Education Precinct
- 5 Emergency Services Precinct
- 6 Health Care Precinct
- 7 Operational and Utility Services Precinct
- 8 Transport Precinct
- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Information

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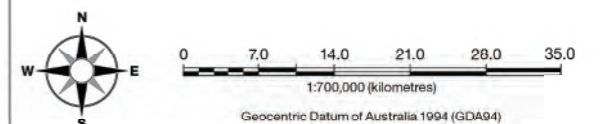
Map compilation date: January 2020.

Note

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Map Index

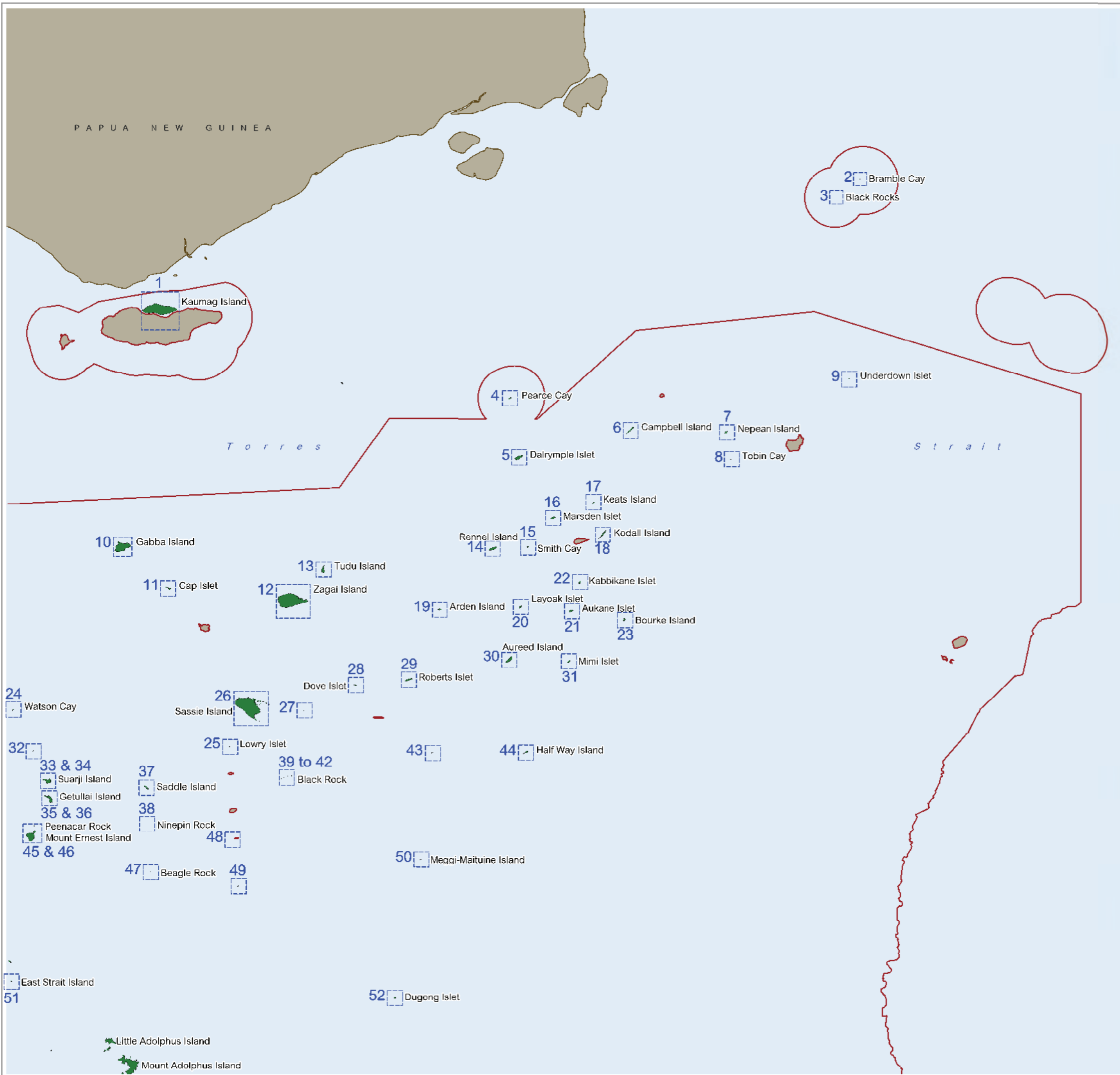
Refer to Zone Map ZM-000 for the Zoning Map Index.

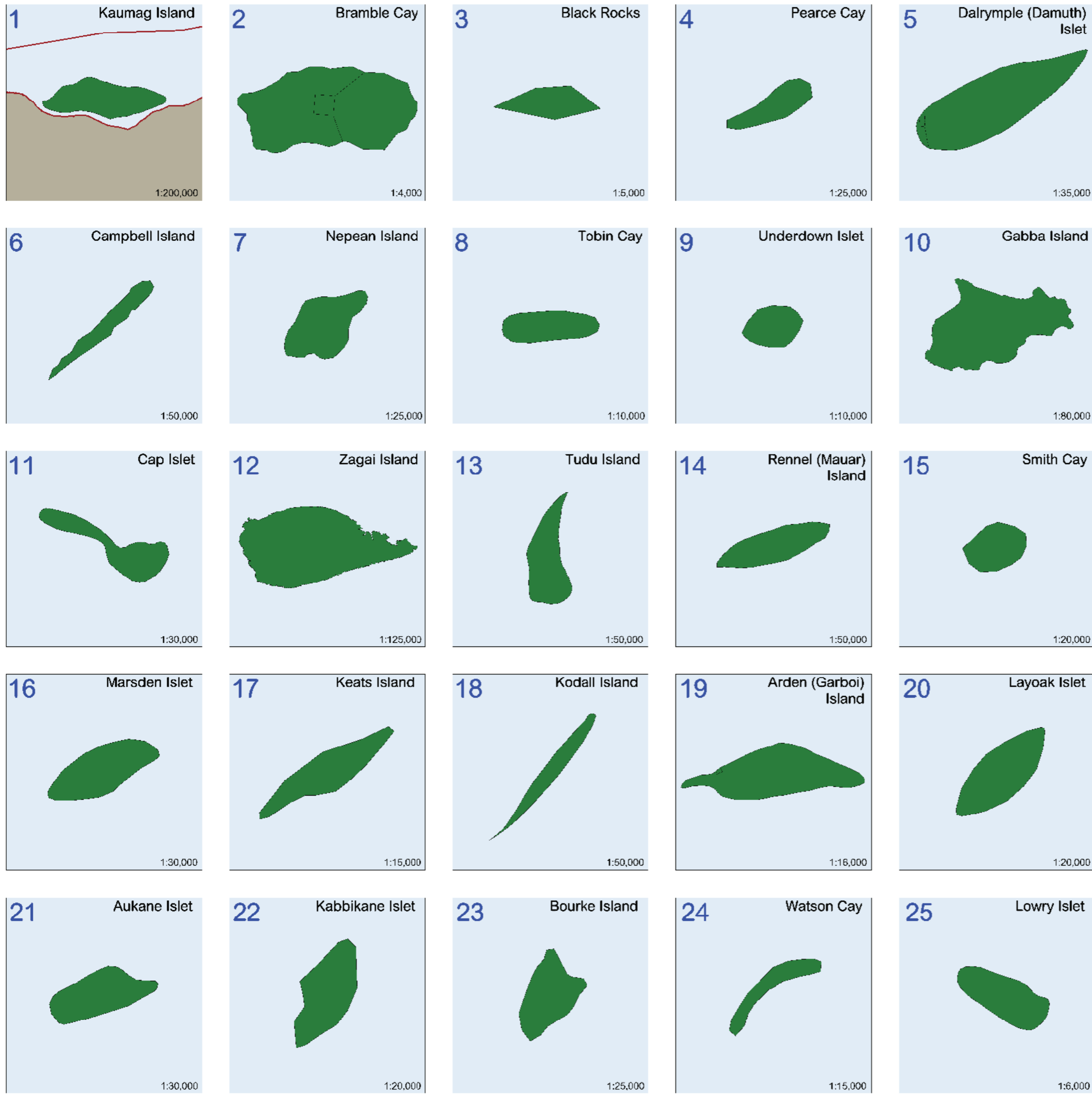


refer to ZONE MAPS - ZM008b and ZM008c for map enlargements

Zone Map- Northeastern Region

ZONE MAP - ZM008a





LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- Extractive Industry Precinct
- Community Facilities
- 1 Air Services Precinct
- 2 Cemetery Precinct
- 3 Community Services Precinct
- 4 Education Precinct
- 5 Emergency Services Precinct
- 6 Health Care Precinct
- 7 Operational and Utility Services Precinct
- 8 Transport Precinct
- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Information

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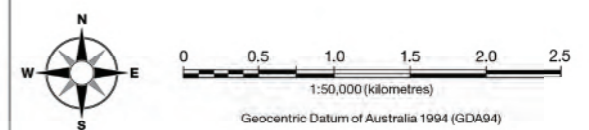
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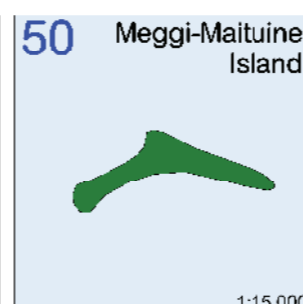
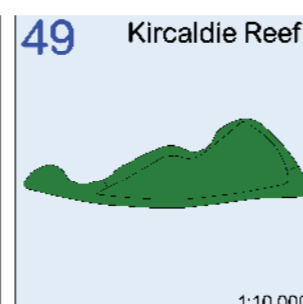
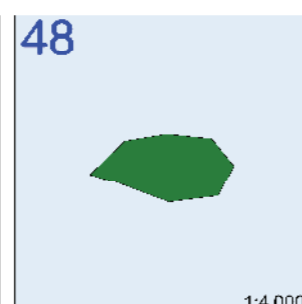
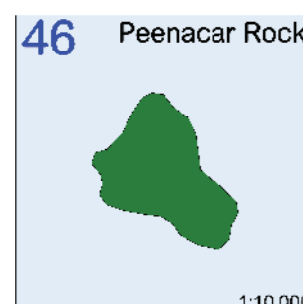
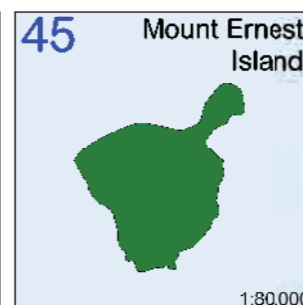
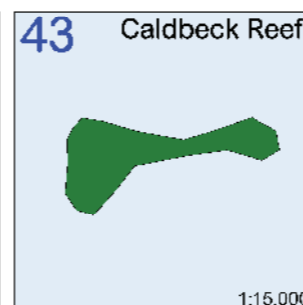
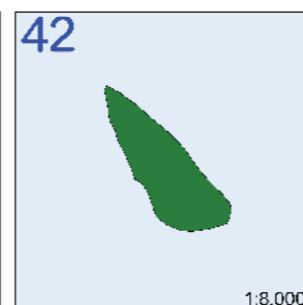
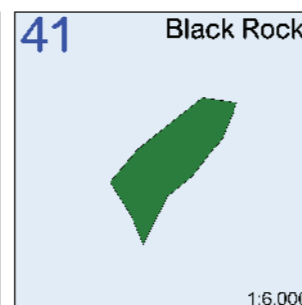
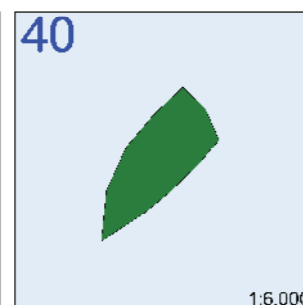
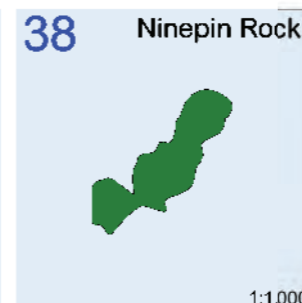
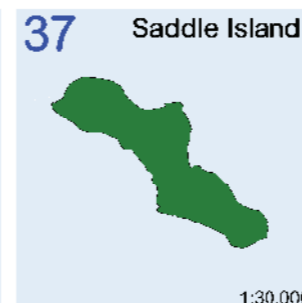
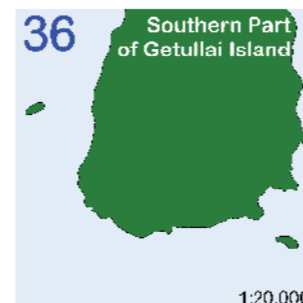
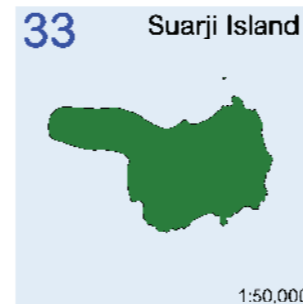
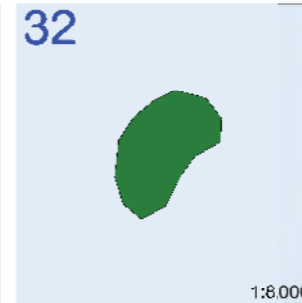
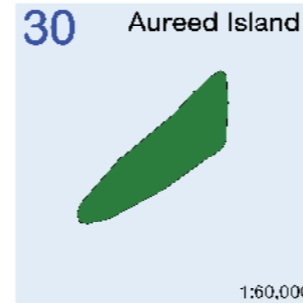
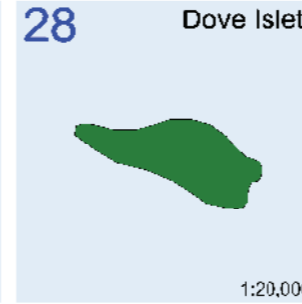
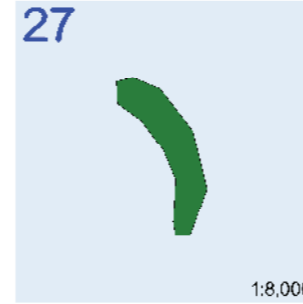
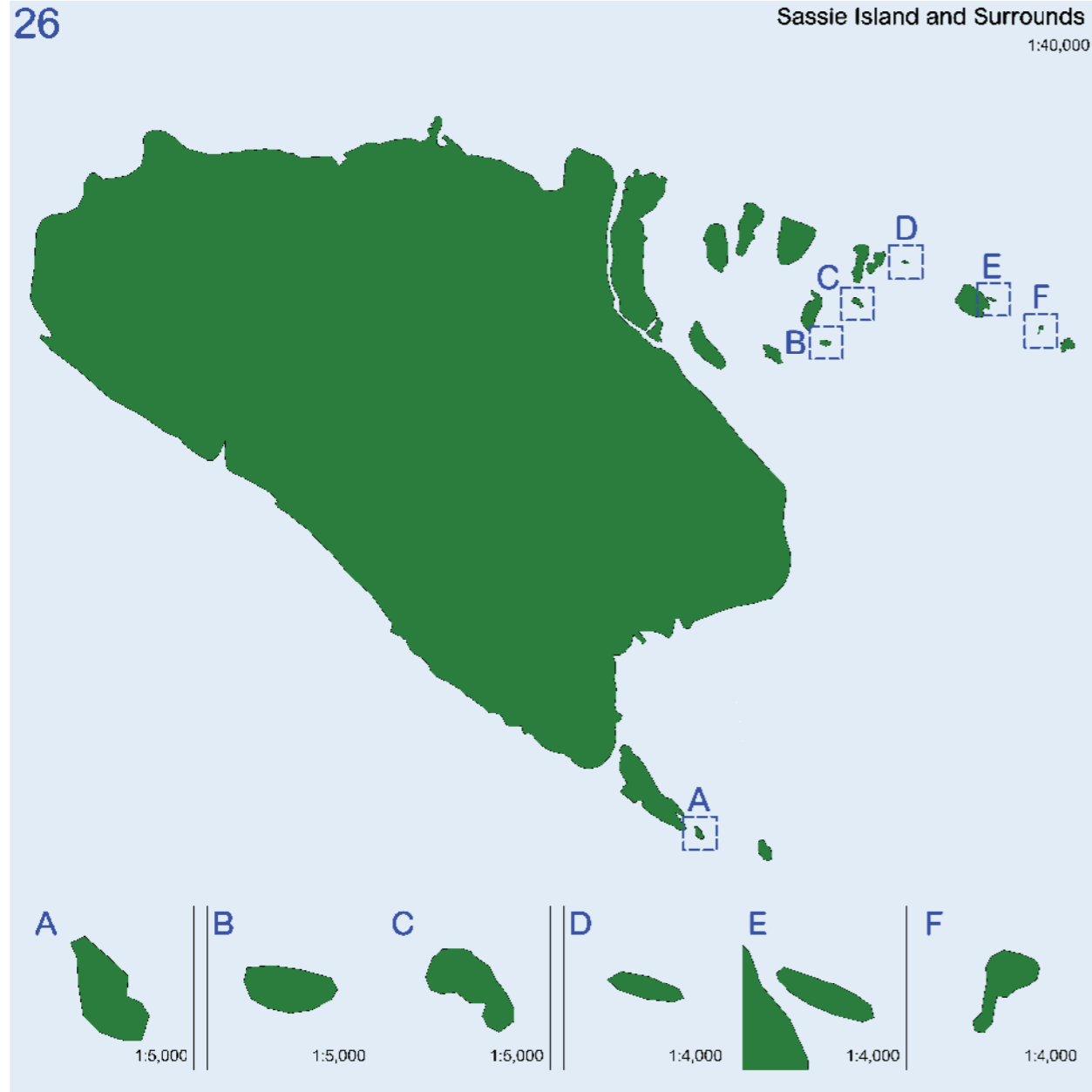
Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Zone Map ZM-000 for the Zoning Map Index.



Zone Map-
Northeastern Region
enlargements 1



LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- Extractive Industry Precinct
- Community Facilities
 - 1 Air Services Precinct
 - 2 Cemetery Precinct
 - 3 Community Services Precinct
 - 4 Education Precinct
 - 5 Emergency Services Precinct
 - 6 Health Care Precinct
 - 7 Operational and Utility Services Precinct
 - 8 Transport Precinct
- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Information

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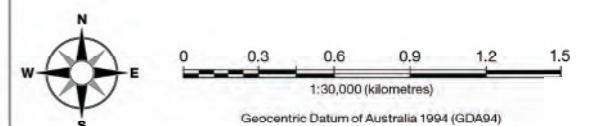
Map compilation date: January 2020.

Note

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Map Index

Refer to Zone Map ZM-000 for the Zoning Map Index.



Zone Map-
Northeastern Region
enlargements 2



LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- Extractive Industry Precinct
- Community Facilities
- 1 Air Services Precinct
- 2 Cemetery Precinct
- 3 Community Services Precinct
- 4 Education Precinct
- 5 Emergency Services Precinct
- 6 Health Care Precinct
- 7 Operational and Utility Services Precinct
- 8 Transport Precinct
- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

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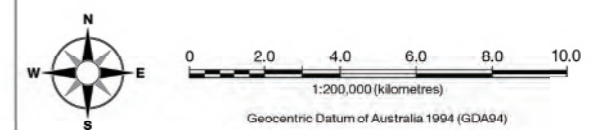
Map compilation date: January 2020.

Note

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Map Index

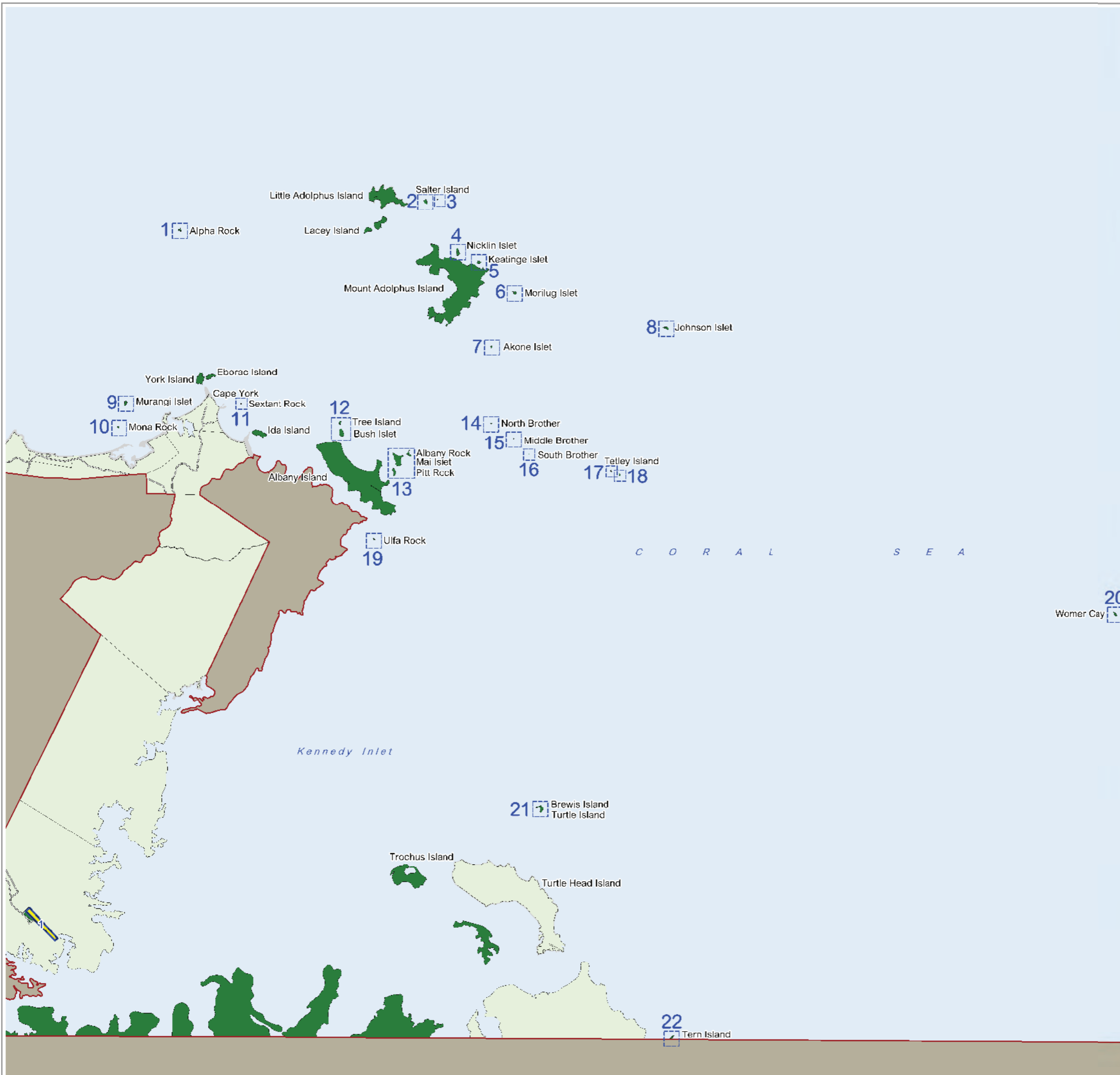
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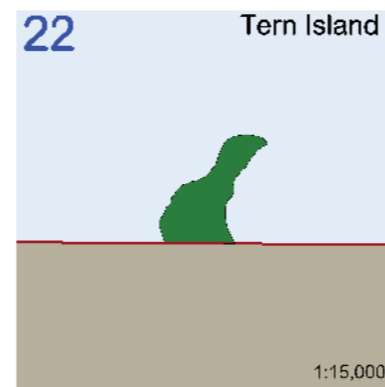
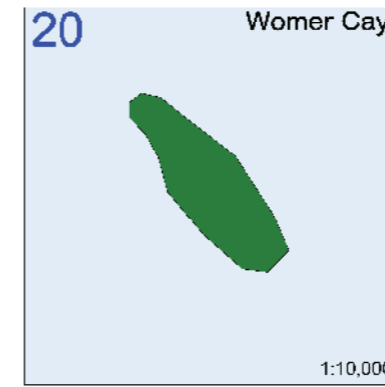
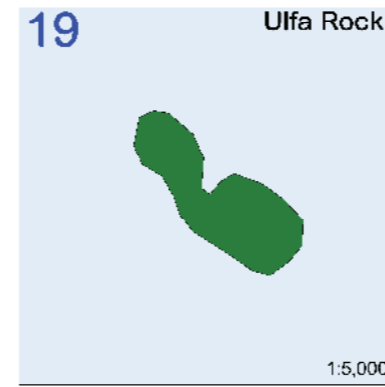
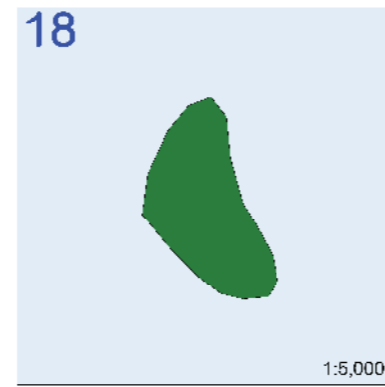
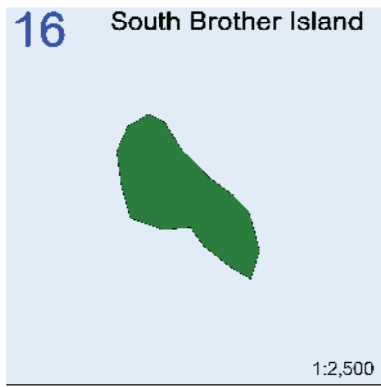
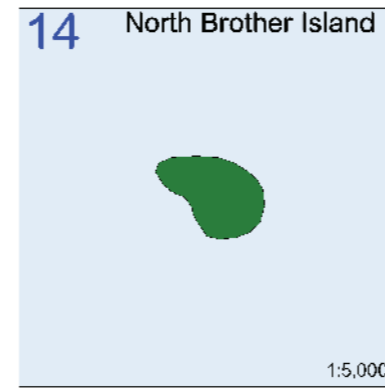
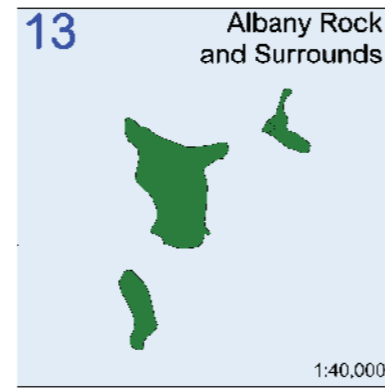
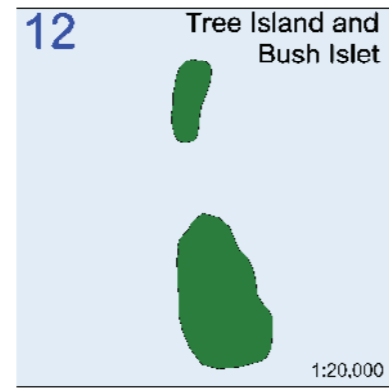
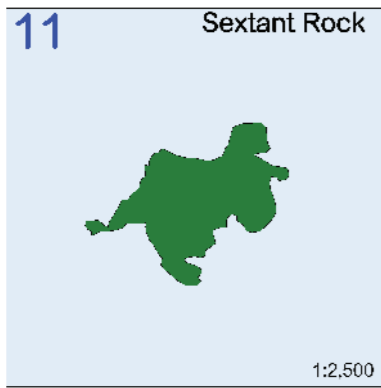
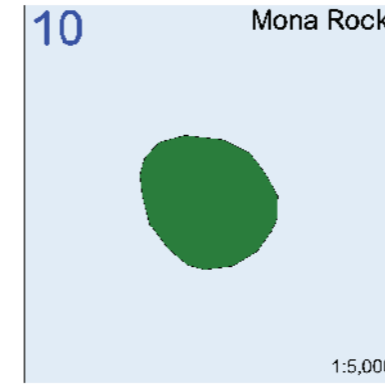
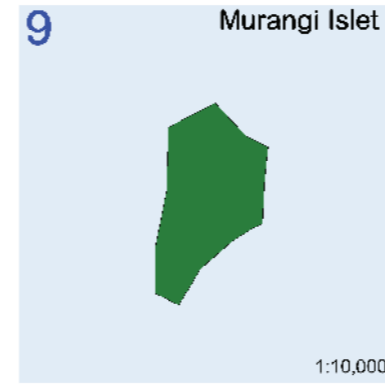
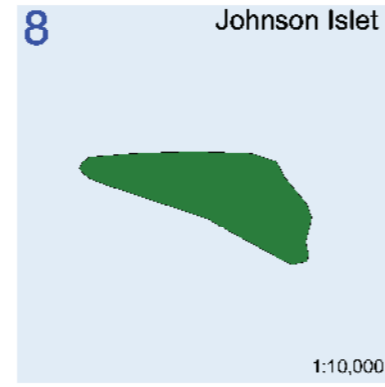
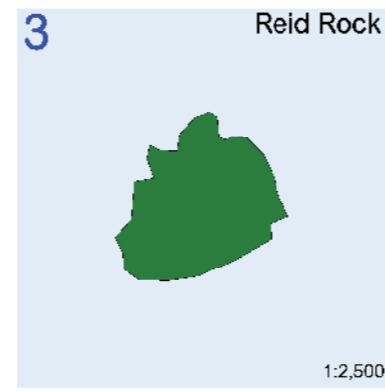
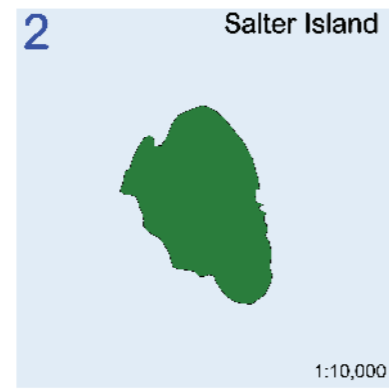
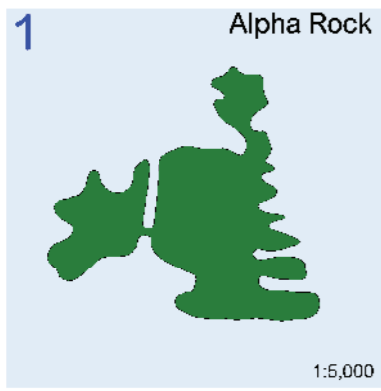


refer to ZONE MAP - ZM009b for map enlargements

Zone Map- Southeastern Region

ZONE MAP - ZM009a





LEGEND

Zones

- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- Extractive Industry Precinct
- Community Facilities
- 1 Air Services Precinct
- 2 Cemetery Precinct
- 3 Community Services Precinct
- 4 Education Precinct
- 5 Emergency Services Precinct
- 6 Health Care Precinct
- 7 Operational and Utility Services Precinct
- 8 Transport Precinct
- Rural
- Rural Residential
- Port Land

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Information

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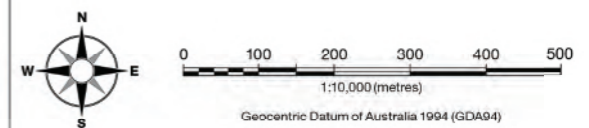
Map compilation date: January 2020.

Note

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Map Index

Refer to Zone Map ZM-000 for the Zoning Map Index.







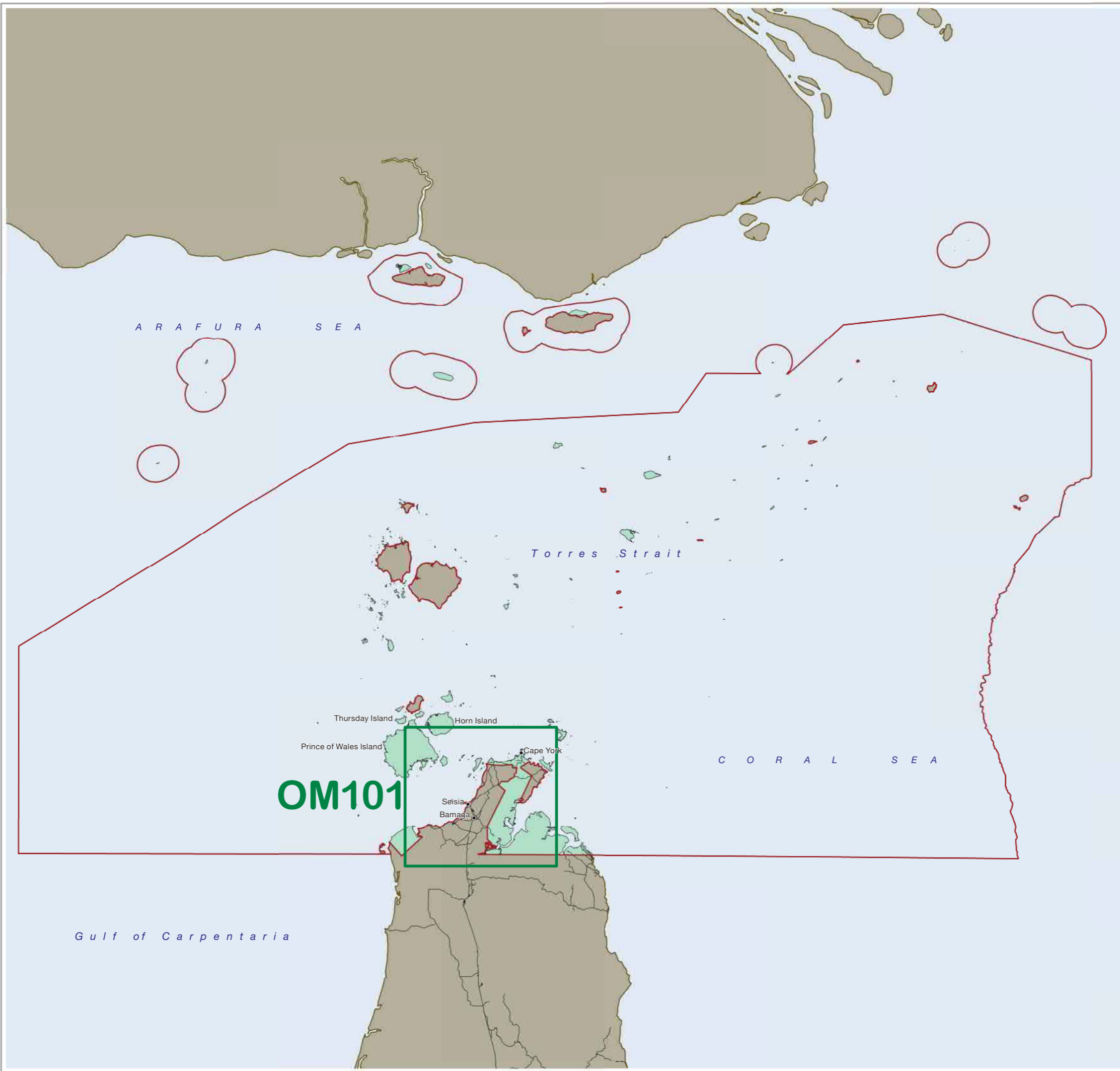
Zone Map-
Southeastern Region
enlargements

SC2.2 Overlay Maps



LEGEND

-  Torres Shire Boundary
-  Area Within Torres Shire
-  Area Outside Torres Shire
-  Ocean/Waterbody/Watercourse



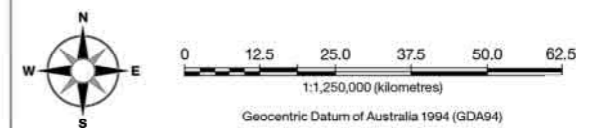
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Map compilation date: January 2020.

Note

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Overlay Map- Agricultural Land Overlay Index Map

OVERLAY MAP - OM100



LEGEND

Agricultural Land

- Class A
- Class B

Other

- Stock Route

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Agricultural Land Class data depicted on this map has been sourced from: State of Queensland (Department of Environment and Science) 2019; Data used: Queensland Agricultural Land Classes; Publication date: 29/01/2019.

The Stock Route data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019; Data used: Stock Routes - Queensland; Publication date: 02/10/2013.

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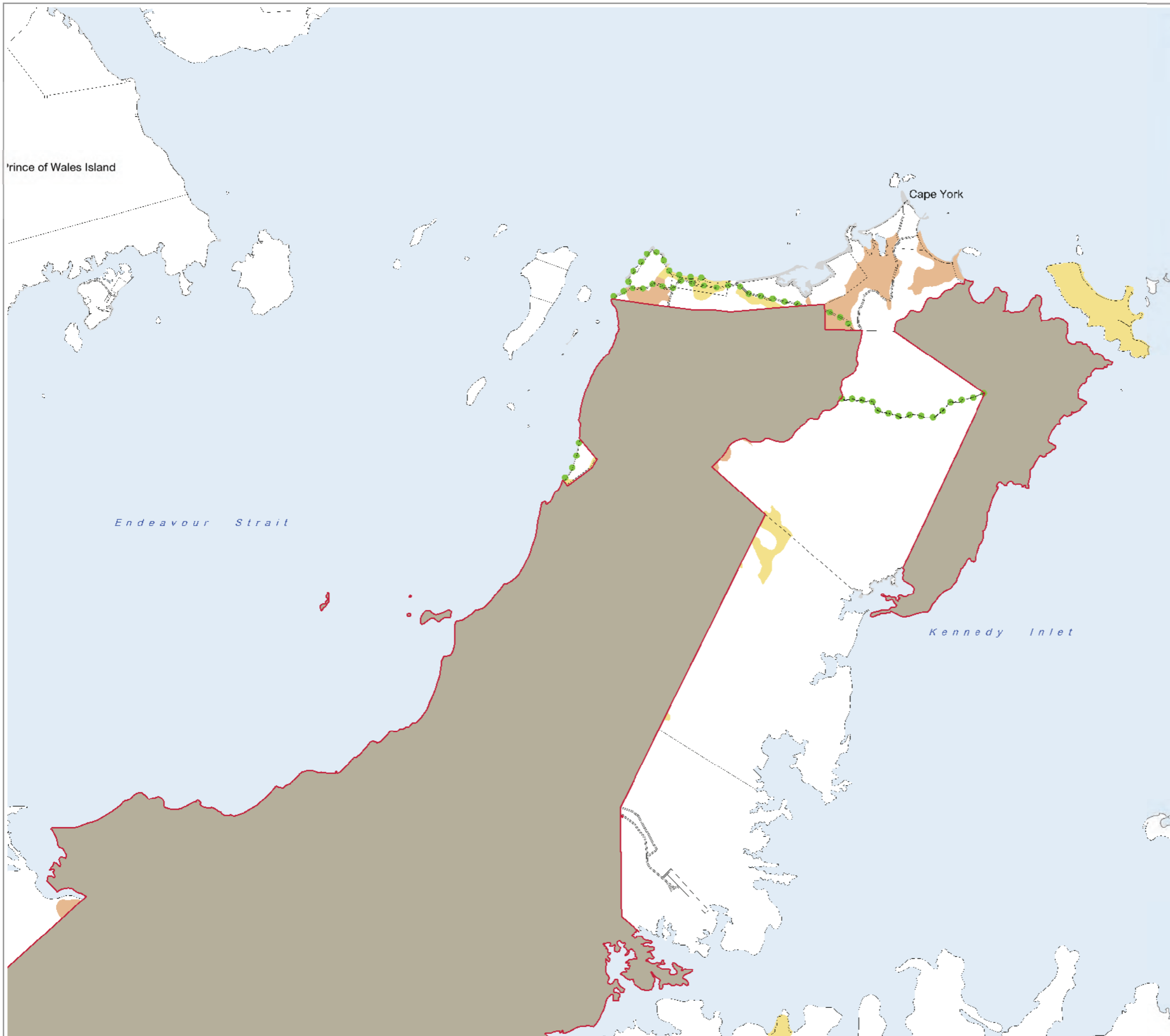
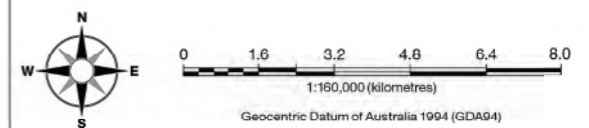
Map compilation date: January 2020.

Note

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Map Index

Refer to Overlay Map OM-100 for the Agricultural Land Overlay Map Index.







Note: The data used to compile the Agricultural Land Classes and Stock Routes for the Torres Shire Local Government Area does not extend past the extremity of this map.

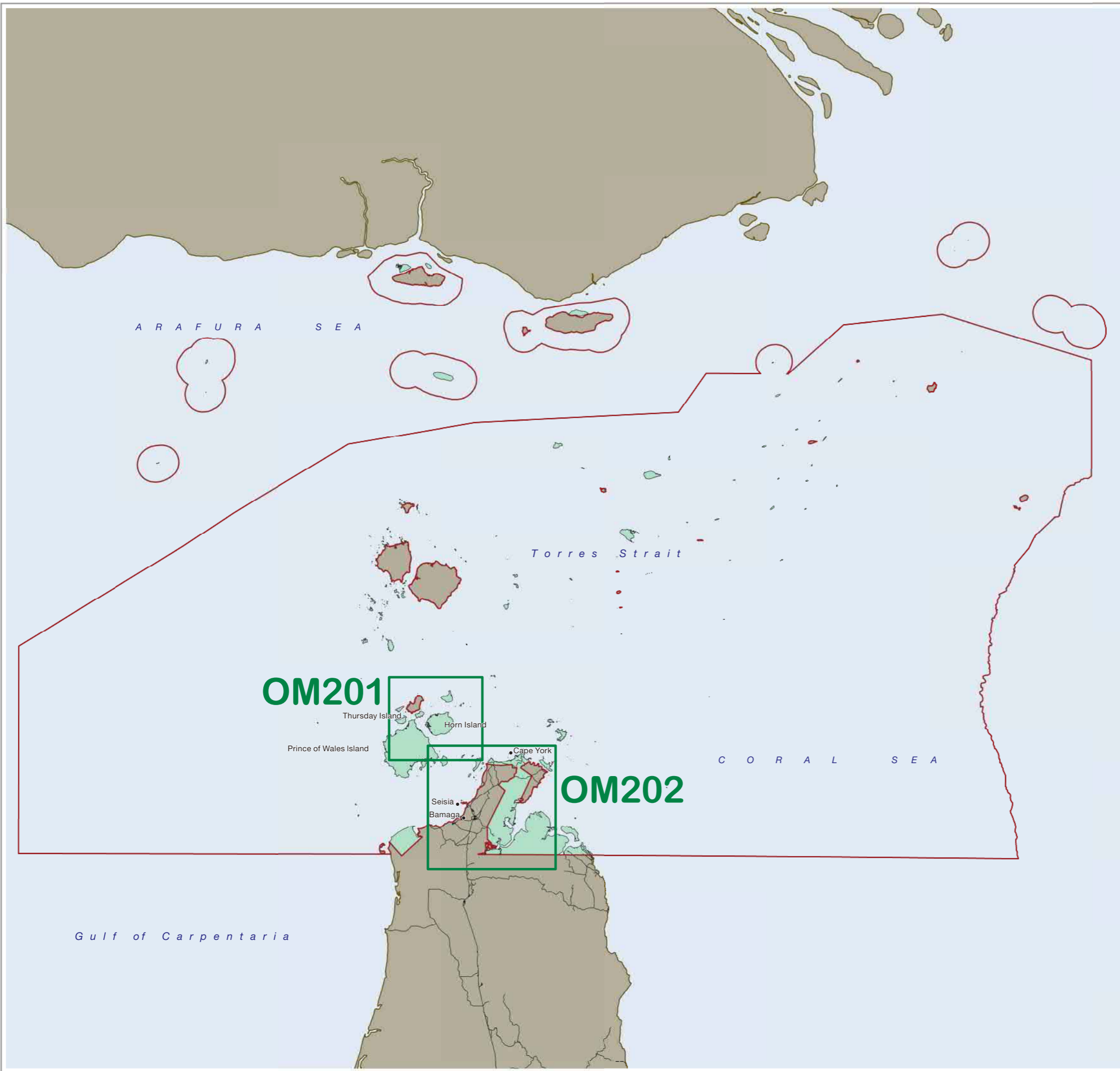
Overlay Map- Agricultural Land Overlay

OVERLAY MAP - OM101



LEGEND

-  Torres Shire Boundary
-  Area Within Torres Shire
-  Area Outside Torres Shire
-  Ocean/Waterbody/Watercourse



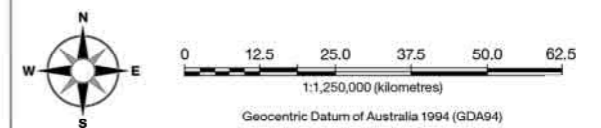
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Map compilation date: January 2020.

Note

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Overlay Map- Airport Environs Overlay Index Map

OVERLAY MAP - OM200



LEGEND

Airport Environs

- Airport Location
- Aviation Facility (NAVAIDS)
- Building Restricted Area - Zone A
- Building Restricted Area - Zone A/B
- Building Restricted Area - Area of Interest
- Lighting Area Buffer (6 kilometres)

Light Restriction Zones

- Zone A
- Zone B
- Zone C
- Zone D

Wildlife Hazard Buffer Zone

- 3 kilometres
- 8 kilometres
- 13 kilometres

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Airport Environs datasets depicted on this map has been sourced from:
State of Queensland (Department of Transport and Main Roads) 2018;
Data used: Aviation Data Supply_Cardno.
Publication date: 17/04/2018.

Information

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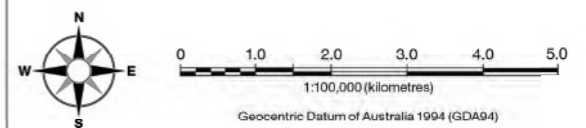
Map compilation date: January 2020.

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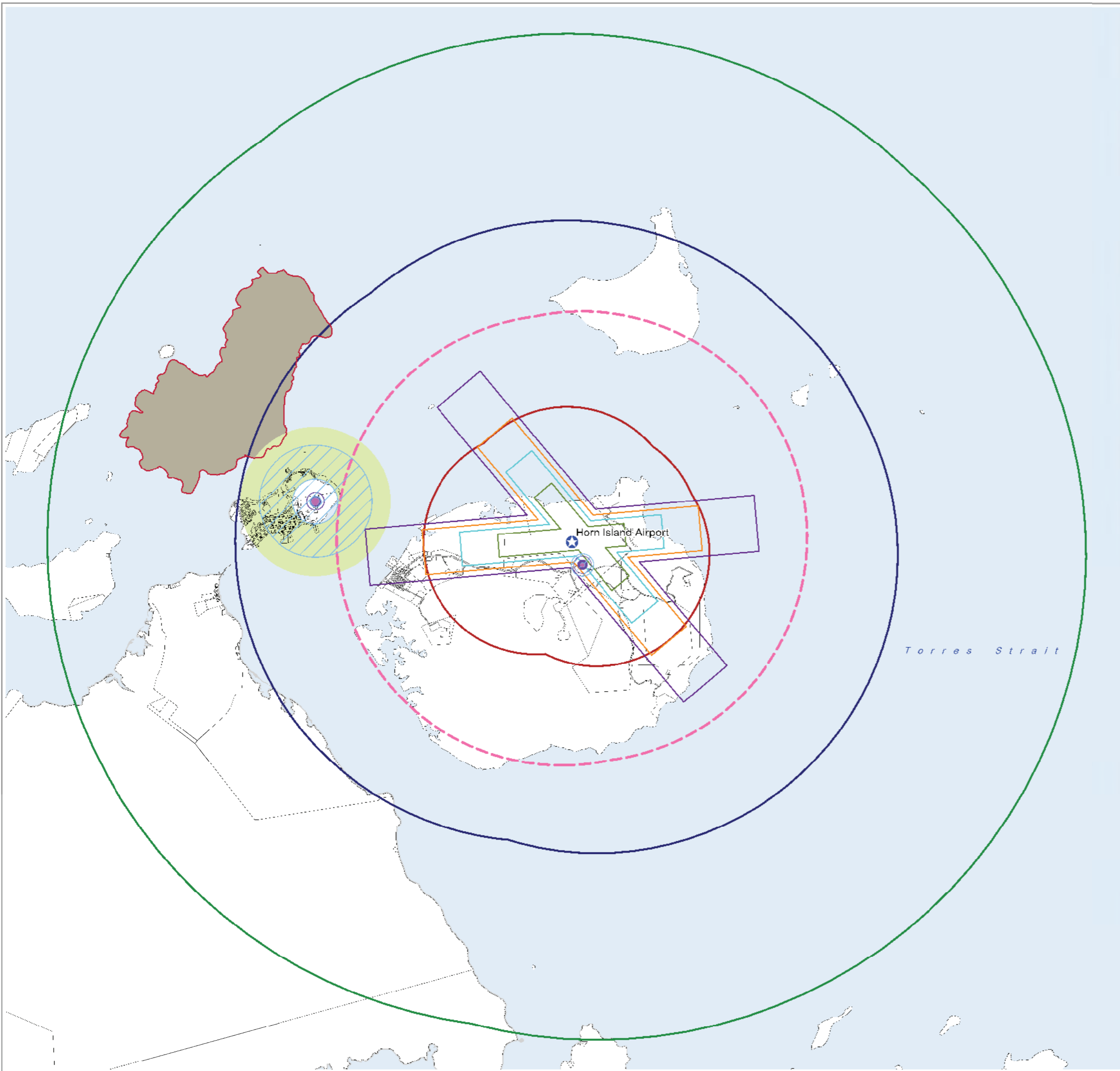
Map Index

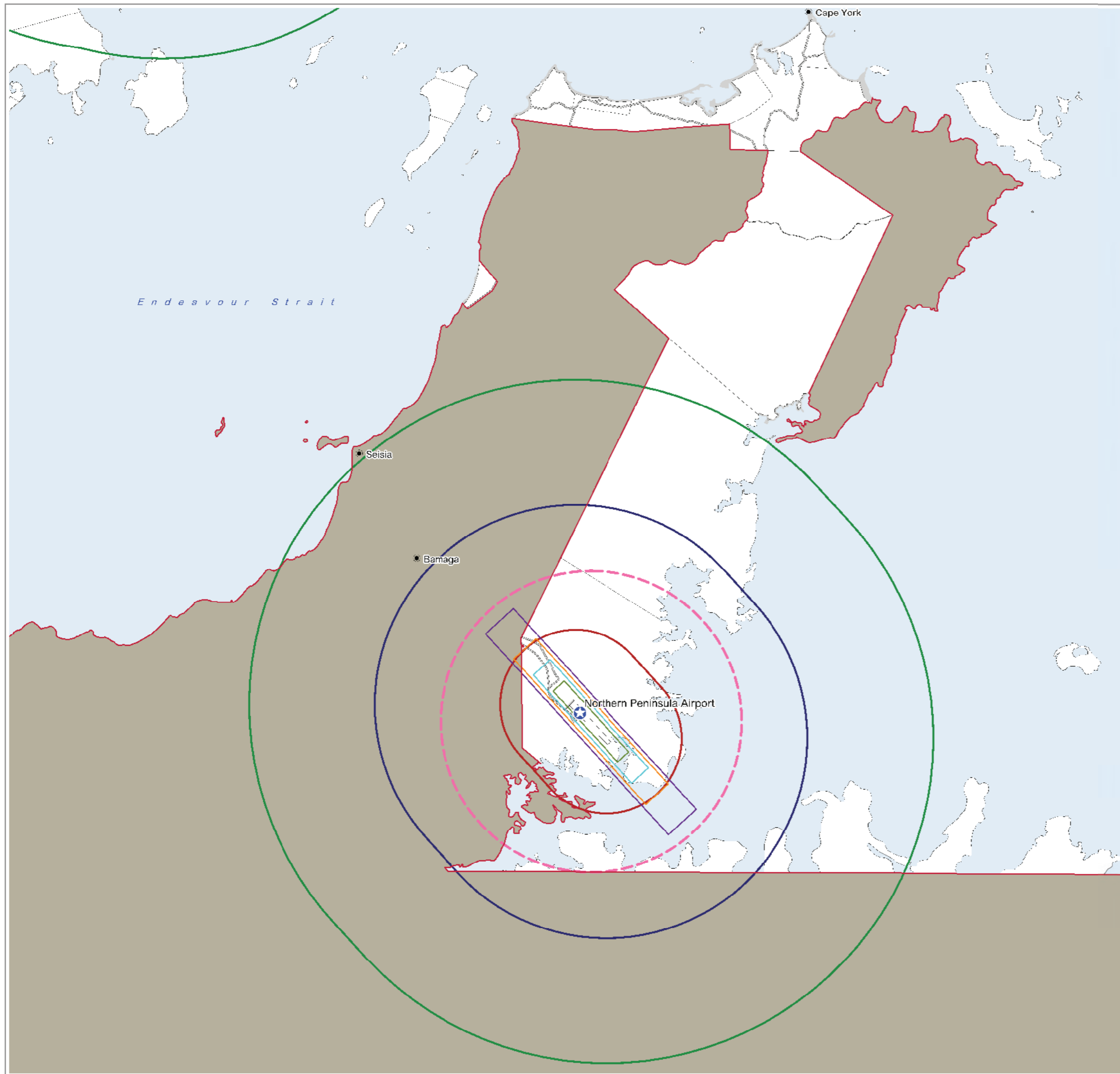
Refer to Overlay Map OM-200 for the Airport Environs Map Index.



Overlay Map- Airport Environs Overlay Horn and Thursday Islands

OVERLAY MAP - OM201





LEGEND

Airport Environs

- Airport Location
- Aviation Facility (NAVAIDS)
- Building Restricted Area - Zone A
- Building Restricted Area - Zone A/B
- Building Restricted Area - Area of Interest
- Lighting Area Buffer (6 kilometres)

Light Restriction Zones

- Zone A
- Zone B
- Zone C
- Zone D

Wildlife Hazard Buffer Zone

- 3 kilometres
- 8 kilometres
- 13 kilometres

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Airport Environs datasets depicted on this map has been sourced from:
State of Queensland (Department of Transport and Main Roads) 2018;
Data used: Aviation Data Supply_Cardno.
Publication date: 17/04/2018.

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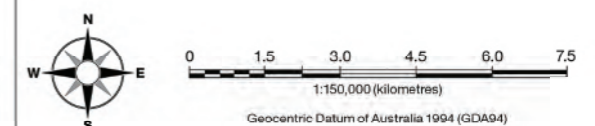
Map compilation date: January 2020.

Note

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Map Index





Refer to Overlay Map OM-200 for the Airport Environs Map Index.

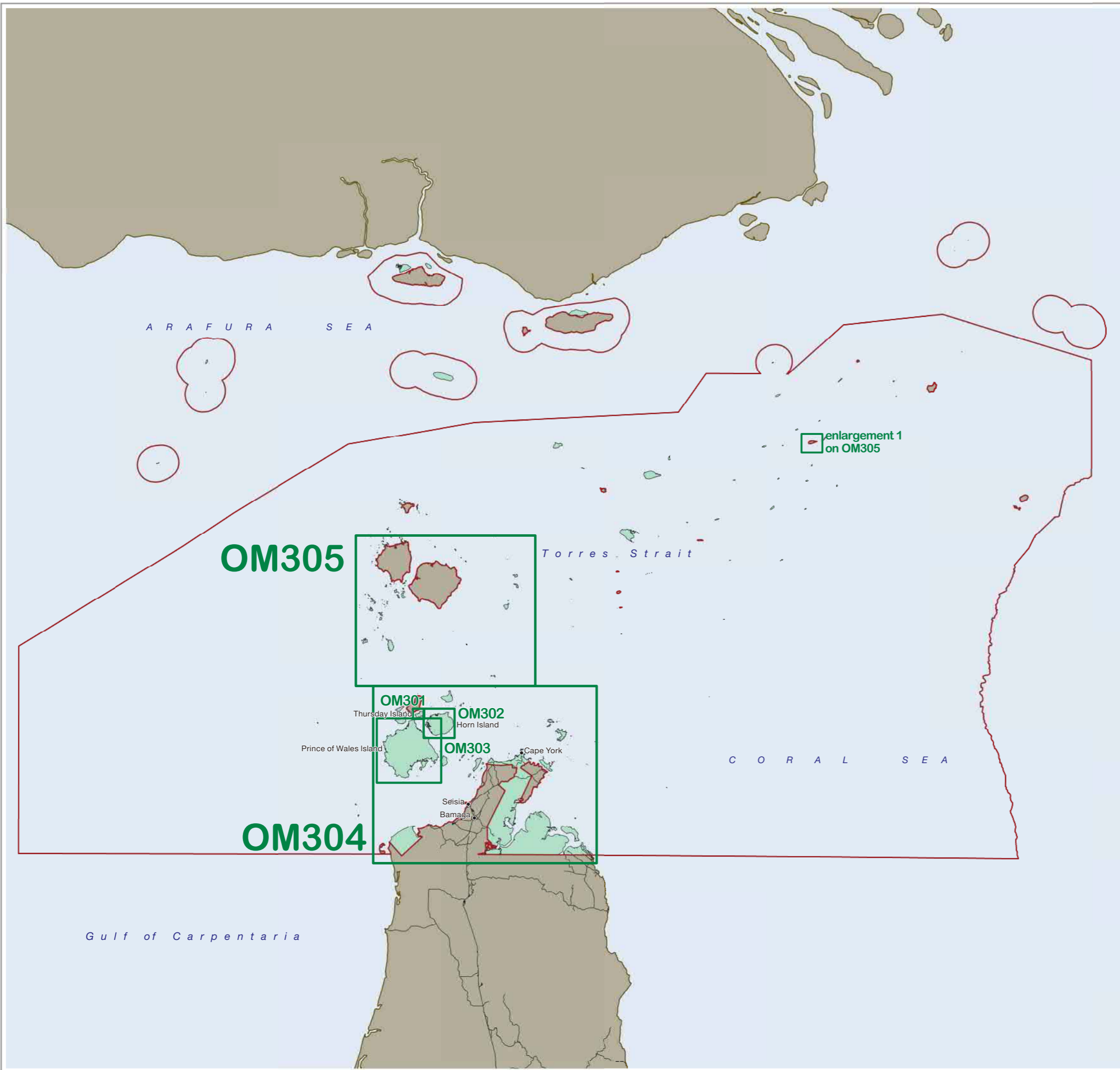


Overlay Map-
Airport Environs Overlay
Northern Peninsula



LEGEND

-  Torres Shire Boundary
-  Area Within Torres Shire
-  Area Outside Torres Shire
-  Ocean/Waterbody/Watercourse



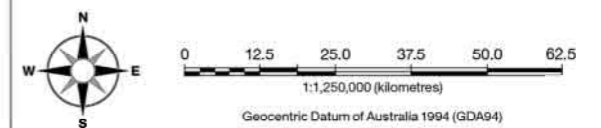
Information

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Map compilation date: January 2020.

Note

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Overlay Map- Bushfire Hazard Overlay Index Map

OVERLAY MAP - OM300



LEGEND

Bushfire Hazard

- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer (100 metres)

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Bushfire Hazard datasets depicted on this map has been sourced from: Cardno 2020.
Publication date: 18/05/2020.

Information

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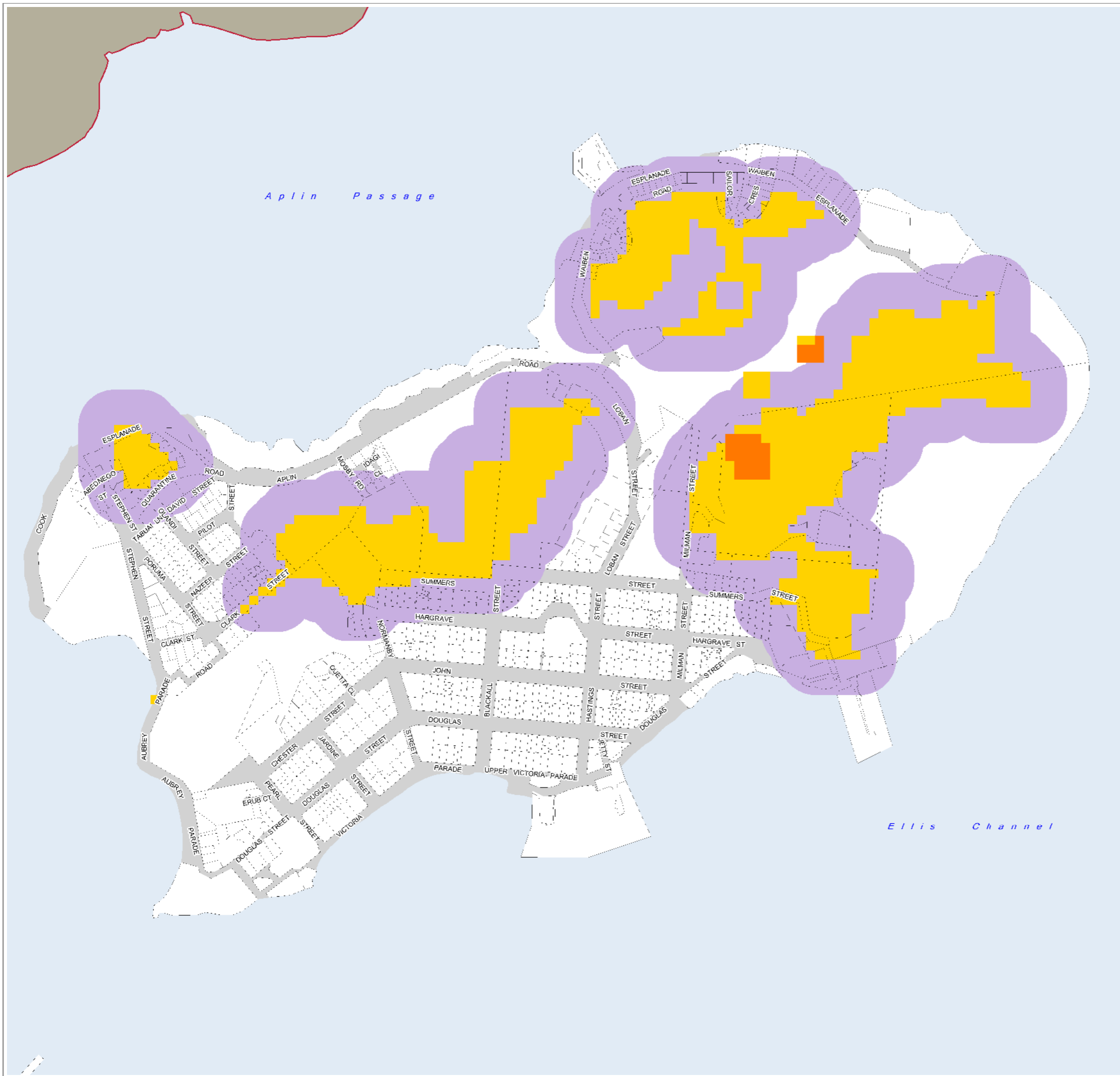
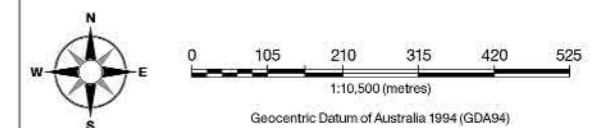
Map compilation date: July 2020.

Note

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Map Index

Refer to Overlay Map OM-300 for the Bushfire Hazard Overlay Map Index.



Overlay Map- Bushfire Hazard Overlay Thursday Island



LEGEND

Bushfire Hazard

- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer (100 metres)

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Bushfire Hazard datasets depicted on this map has been sourced from: Cardno 2020.
Publication date: 18/05/2020.

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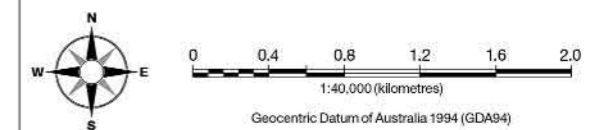
Map compilation date: July 2020.

Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

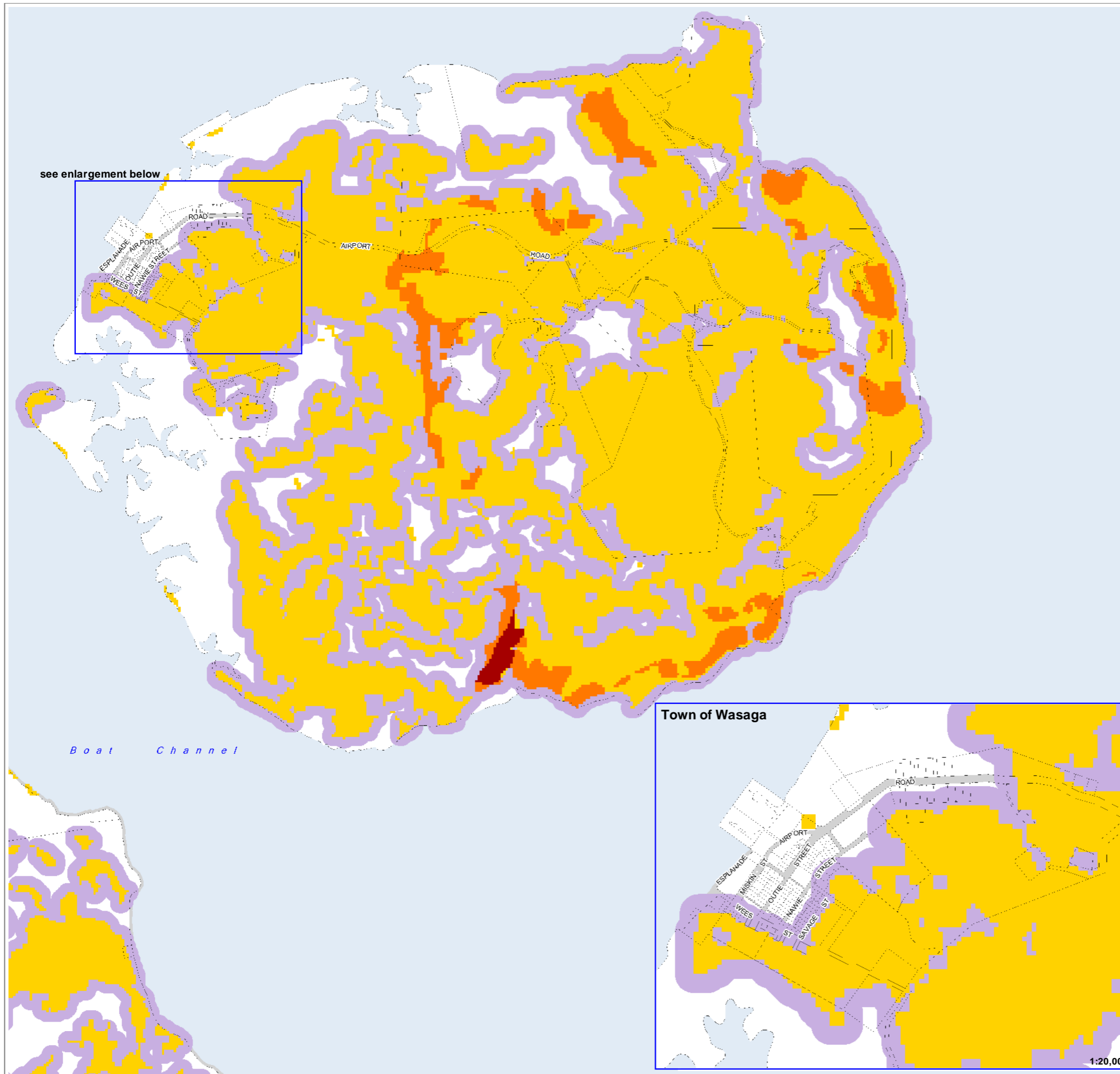
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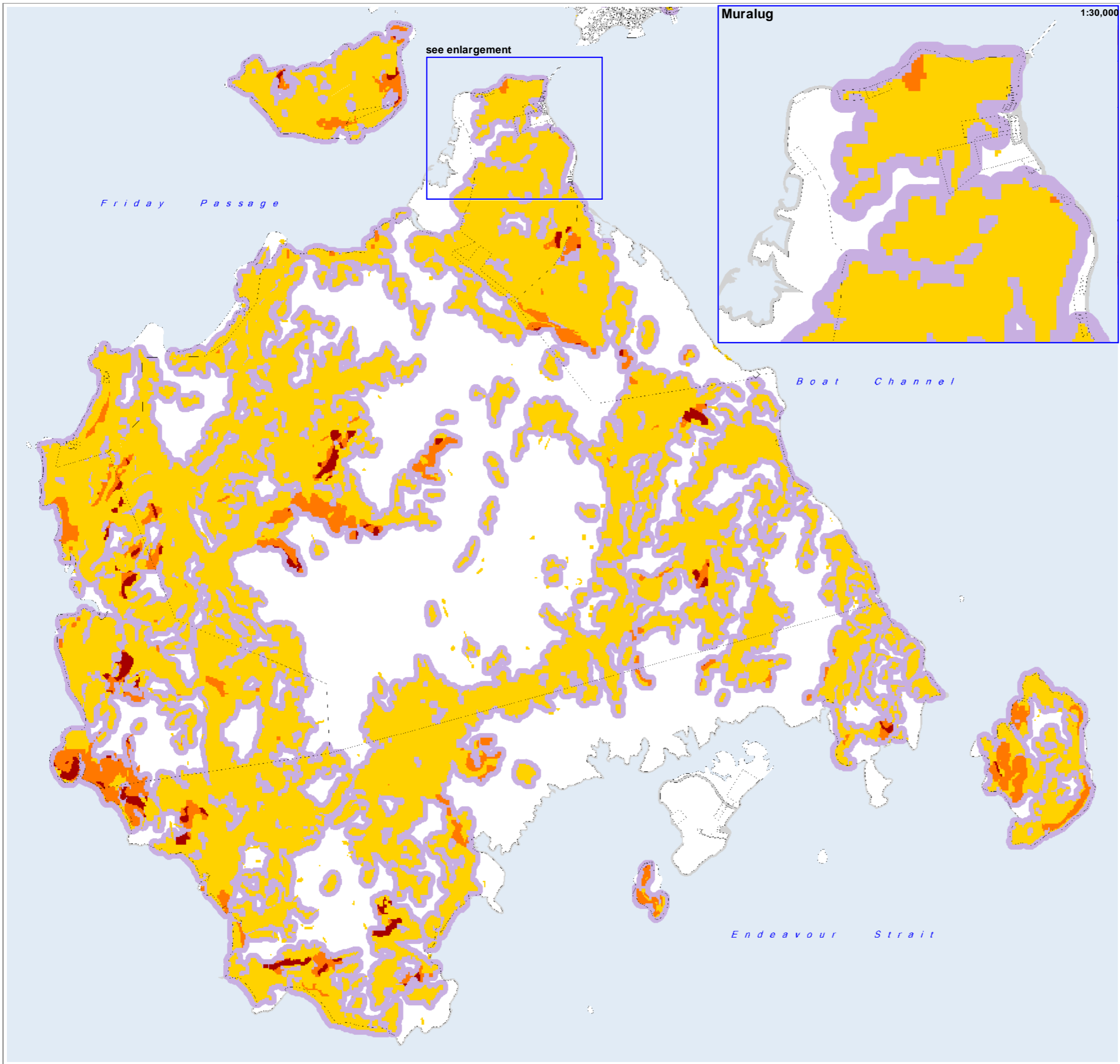
Refer to Overlay Map OM-300 for the Bushfire Hazard Overlay Map Index.



Overlay Map- Bushfire Hazard Overlay Horn Island

OVERLAY MAP - OM302





LEGEND

Bushfire Hazard

- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer (100 metres)

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Bushfire Hazard datasets depicted on this map has been sourced from: Cardno 2020.
Publication date: 18/05/2020.

Information

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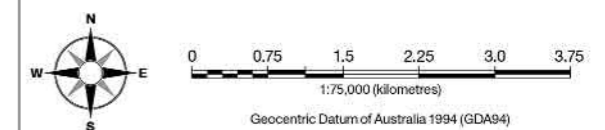
Map compilation date: July 2020.

Note

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Map Index

Refer to Overlay Map OM-300 for the Bushfire Hazard Overlay Map Index.







Overlay Map-
Bushfire Hazard Overlay
Prince of Wales Island








LEGEND

Bushfire Hazard

-  Very High Potential Bushfire Intensity
-  High Potential Bushfire Intensity
-  Medium Potential Bushfire Intensity
-  Potential Impact Buffer (100 metres)

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

The Bushfire Hazard datasets depicted on this map has been sourced from: State of Queensland (Queensland Fire and Emergency Services) 2018. Data used: Bushfire Prone Area - Cape York. Publication date: 15/07/2015.

Information

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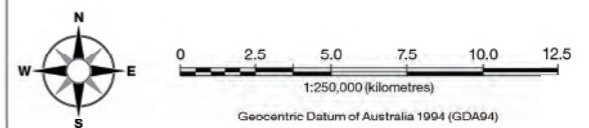
Map compilation date: January 2020.

Note

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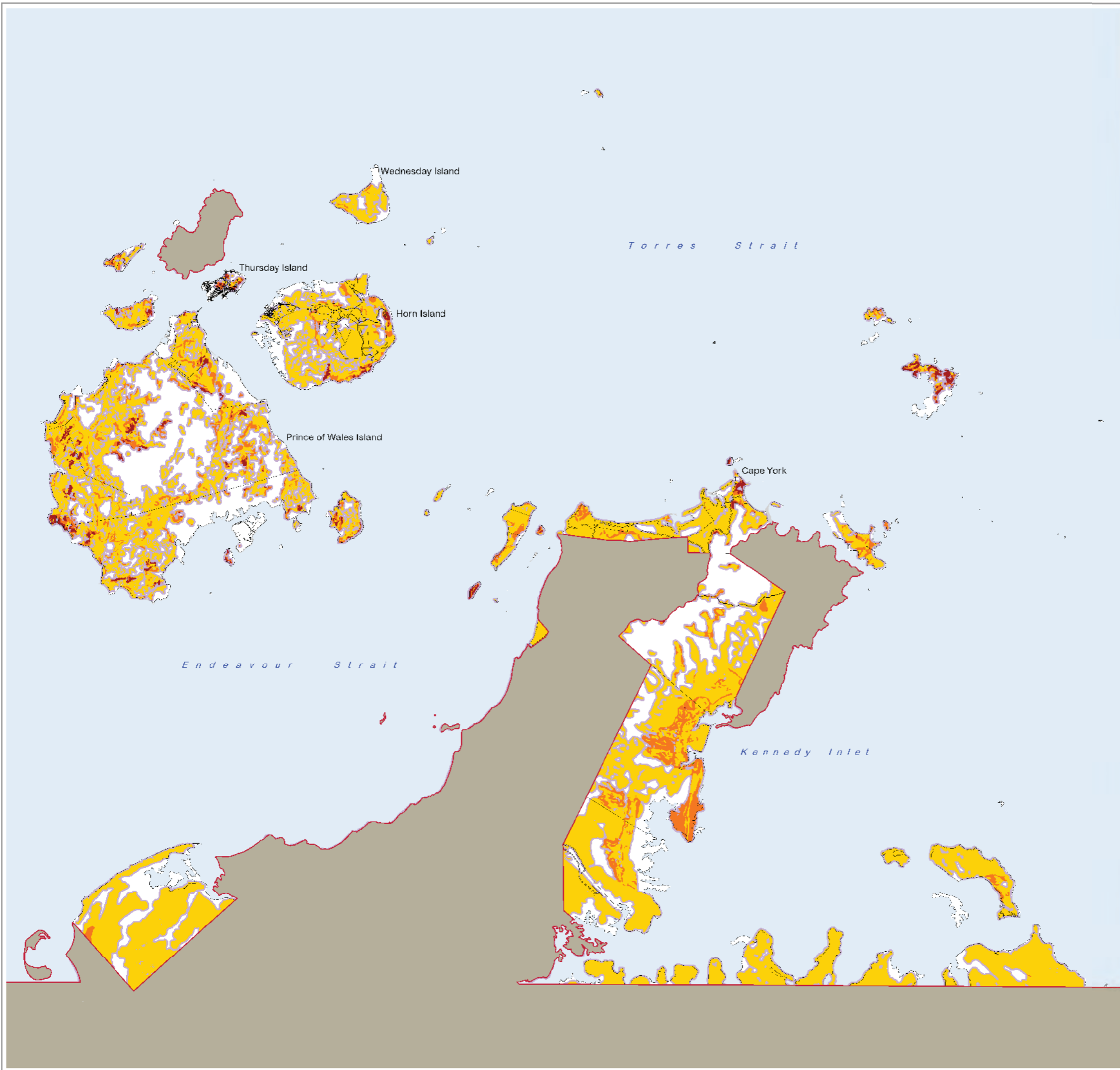
Map Index

Refer to Overlay Map OM-300 for the Bushfire Hazard Overlay Map Index.



Overlay Map- Bushfire Hazard Overlay Southern Region





OVERLAY MAP - OM304





LEGEND

Bushfire Hazard

-  Very High Potential Bushfire Intensity
-  High Potential Bushfire Intensity
-  Medium Potential Bushfire Intensity
-  Potential Impact Buffer (100 metres)

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

The Bushfire Hazard datasets depicted on this map has been sourced from: State of Queensland (Queensland Fire and Emergency Services) 2018. Data used: Bushfire Prone Area - Cape York. Publication date: 15/07/2015.

Information

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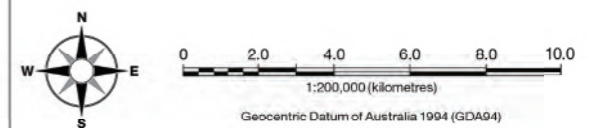
Map compilation date: January 2020.

Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-300 for the Bushfire Hazard Overlay Map Index.



Overlay Map- Bushfire Hazard Overlay Northern Region




OVERLAY MAP - OM305





LEGEND




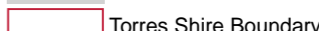

Coastal Hazard Area

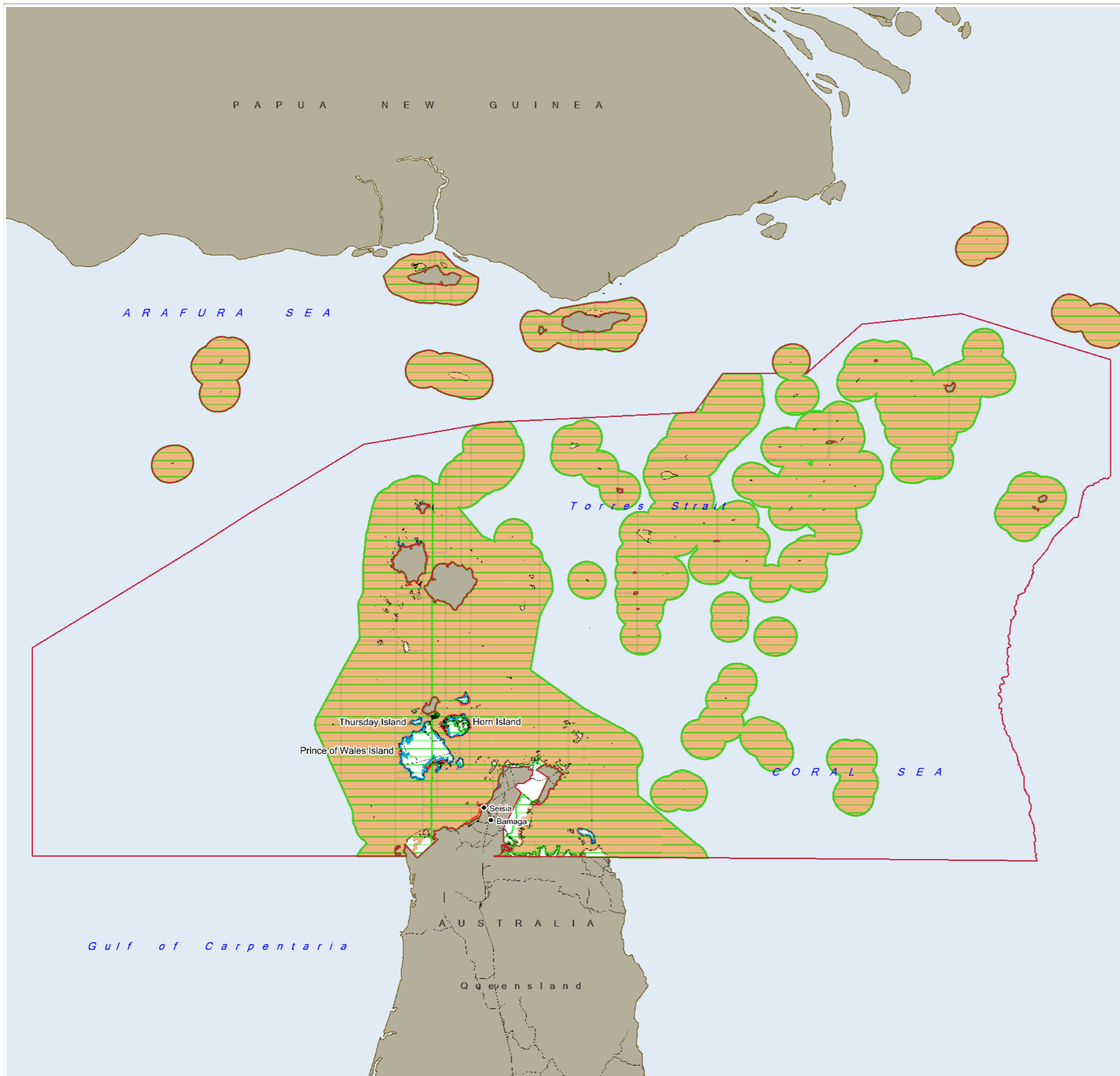
-  Coastal Area - Medium Storm Tide Inundation Area
-  Coastal Area - High Storm Tide Inundation Area
-  Coastal Area - Erosion Prone Area

Coastal Management District

-  Coastal Management District

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire



Data Source

The State Coastal Protection datasets depicted on this map has been sourced from: State of Queensland (Department of Environment and Science) 2016;

Data used: Coastal Plan Coastal Management District, Erosion Prone Area All Components, Storm Tide Medium and High Hazard and was the latest data available at the map compilation date (July 2015 - November 2016),

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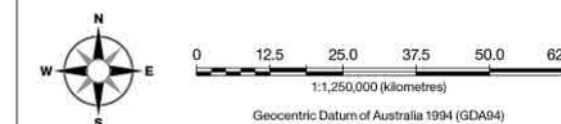
Map compilation date: July 2020.

Note

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Map Index

Refer to Overlay Map OM-400 for the Coastal Hazard Overlay Map Index.






Overlay Map- Coastal Hazard Overlay Regionwide

OVERLAY MAP - OM401



LEGEND





Coastal Hazard Area

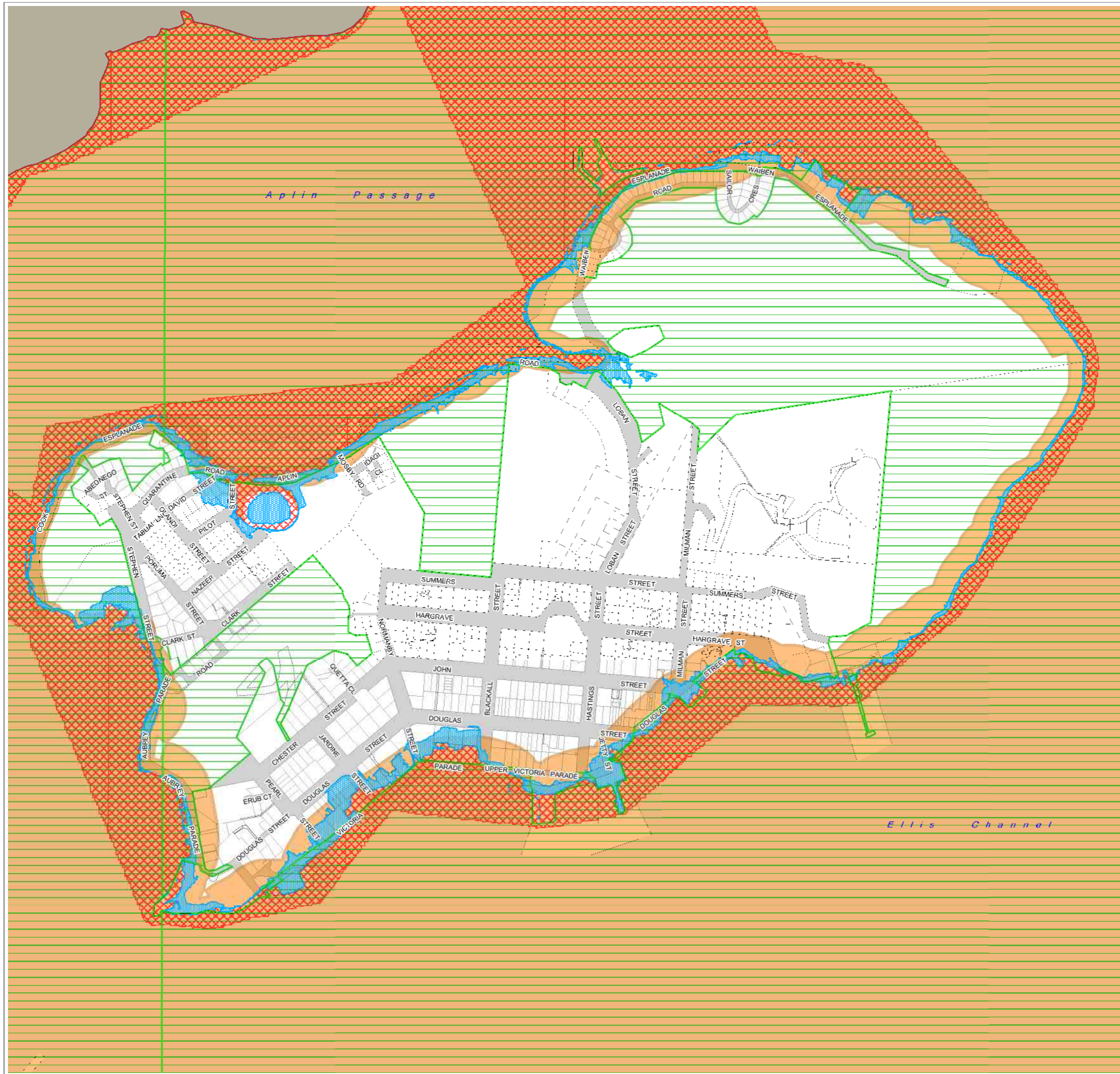
-  Coastal Area - Medium Storm Tide Inundation Area
-  Coastal Area - High Storm Tide Inundation Area
-  Coastal Area - Erosion Prone Area

Coastal Management District

-  Coastal Management District

Other Elements

- Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire



Data Source

The State Coastal Protection datasets depicted on this map has been sourced from: State of Queensland (Department of Environment and Science) 2016;

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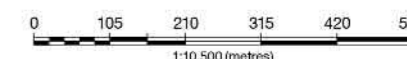
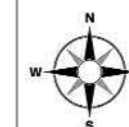
Map compilation date: July 2020.

Note

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Map Index

Refer to Overlay Map OM-400 for the Coastal Hazard Overlay Map Index.



Geocentric Datum of Australia 1994 (GDA94)




Overlay Map- Coastal Hazard Overlay Thursday Island

OVERLAY MAP - OM402




LEGEND






Coastal Hazard Area

-  Coastal Area - Medium Storm Tide Inundation Area
-  Coastal Area - High Storm Tide Inundation Area
-  Coastal Area - Erosion Prone Area

Coastal Management District

-  Coastal Management District

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

The State Coastal Protection datasets depicted on this map has been sourced from: State of Queensland (Department of Environment and Science) 2016;

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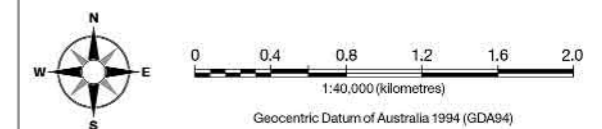
Map compilation date: July 2020.

Note

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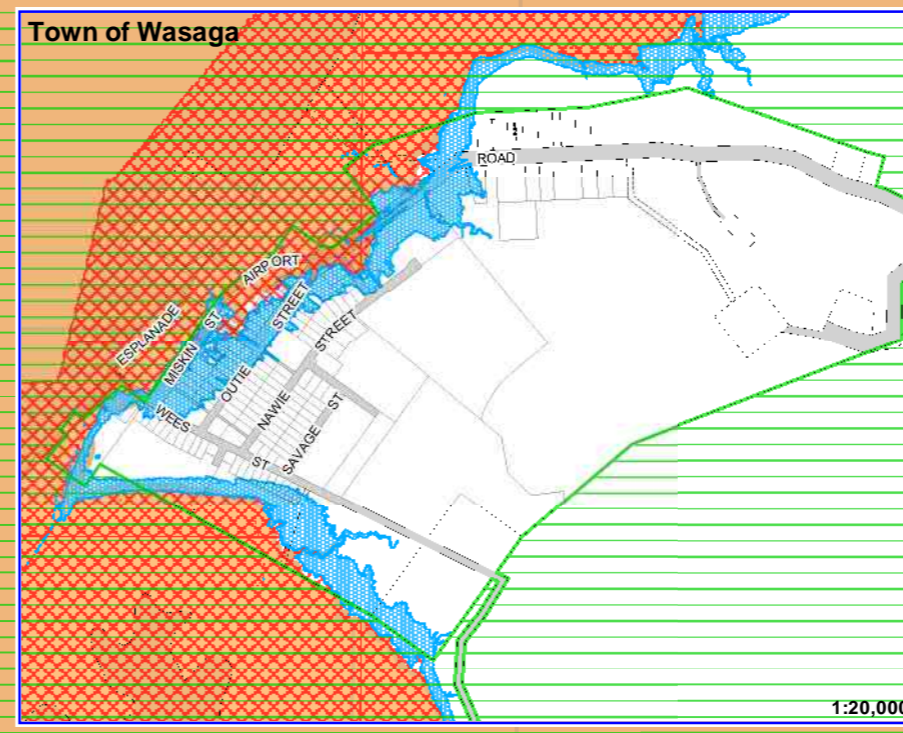
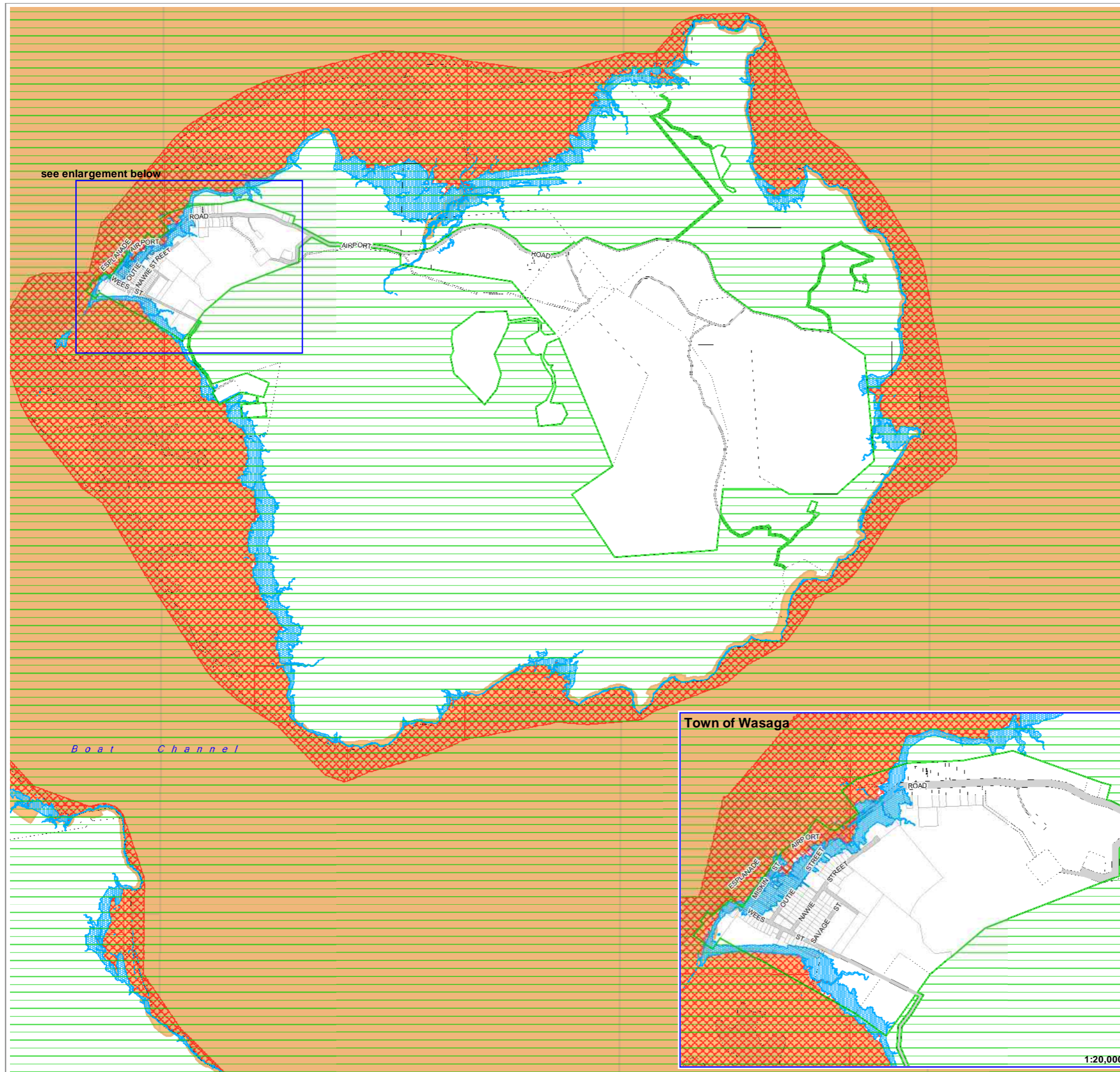
Map Index

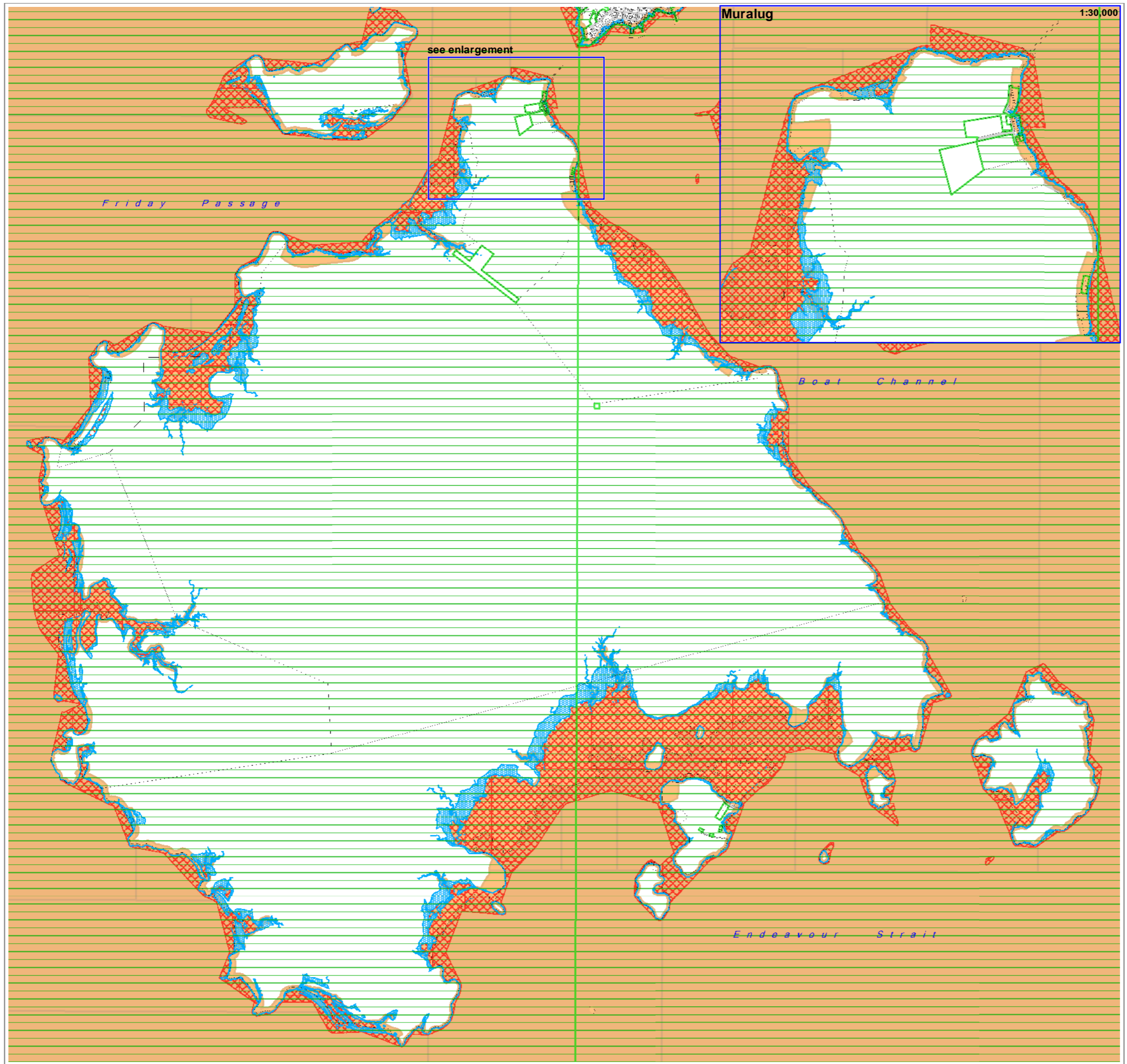
Refer to Overlay Map OM-400 for the Coastal Hazard Overlay Map Index.



Overlay Map- Coastal Hazard Overlay Horn Island




OVERLAY MAP - OM403





LEGEND






Coastal Hazard Area

-  Coastal Area - Medium Storm Tide Inundation Area
-  Coastal Area - High Storm Tide Inundation Area
-  Coastal Area - Erosion Prone Area

Coastal Management District

-  Coastal Management District

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

The State Coastal Protection datasets depicted on this map has been sourced from: State of Queensland (Department of Environment and Science) 2016;

Data used: Coastal Plan Coastal Management District, Erosion Prone Area All Components, Storm Tide Medium and High Hazard and was the latest data available at the map compilation date (July 2015 - November 2016),

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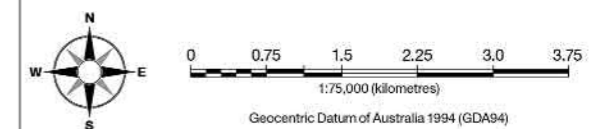
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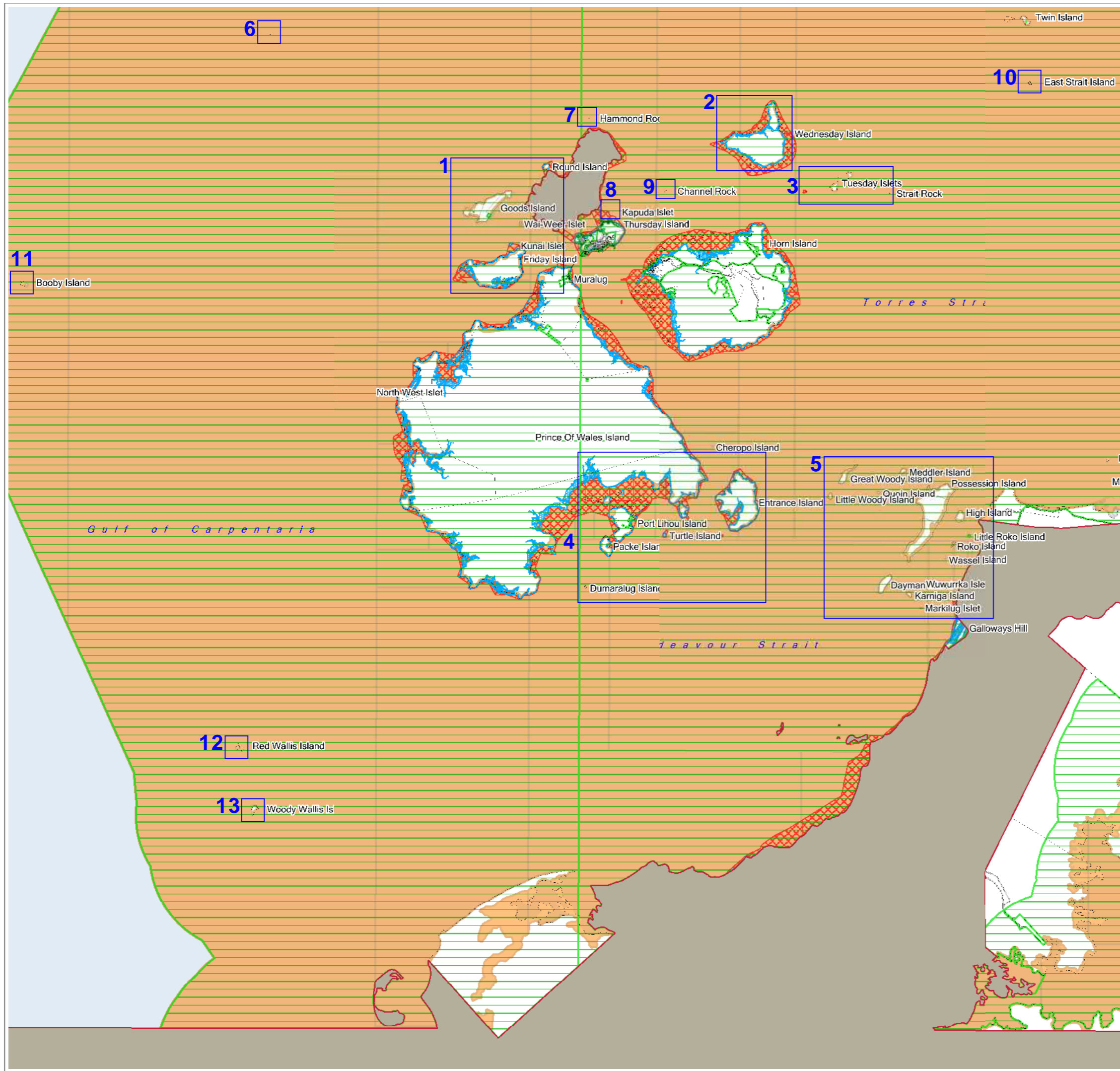
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Map Index

Refer to Overlay Map OM-400 for the Coastal Hazard Overlay Map Index.






Overlay Map- Coastal Hazard Overlay Prince of Wales




LEGEND






Coastal Hazard Area

-  Coastal Area - Medium Storm Tide Inundation Area
-  Coastal Area - High Storm Tide Inundation Area
-  Coastal Area - Erosion Prone Area

Coastal Management District

-  Coastal Management District

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

The State Coastal Protection datasets depicted on this map has been sourced from: State of Queensland (Department of Environment and Science) 2016;

Data used: Coastal Plan Coastal Management District, Erosion Prone Area All Components, Storm Tide Medium and High Hazard and was the latest data available at the map compilation date (July 2015 - November 2016),

Information

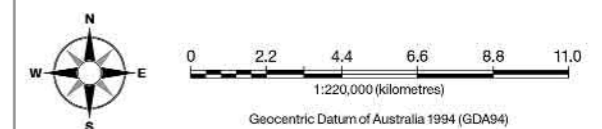
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Map compilation date: July 2020.

Note

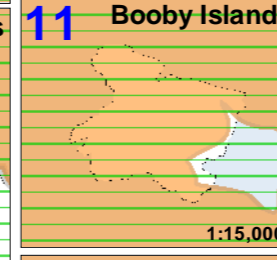
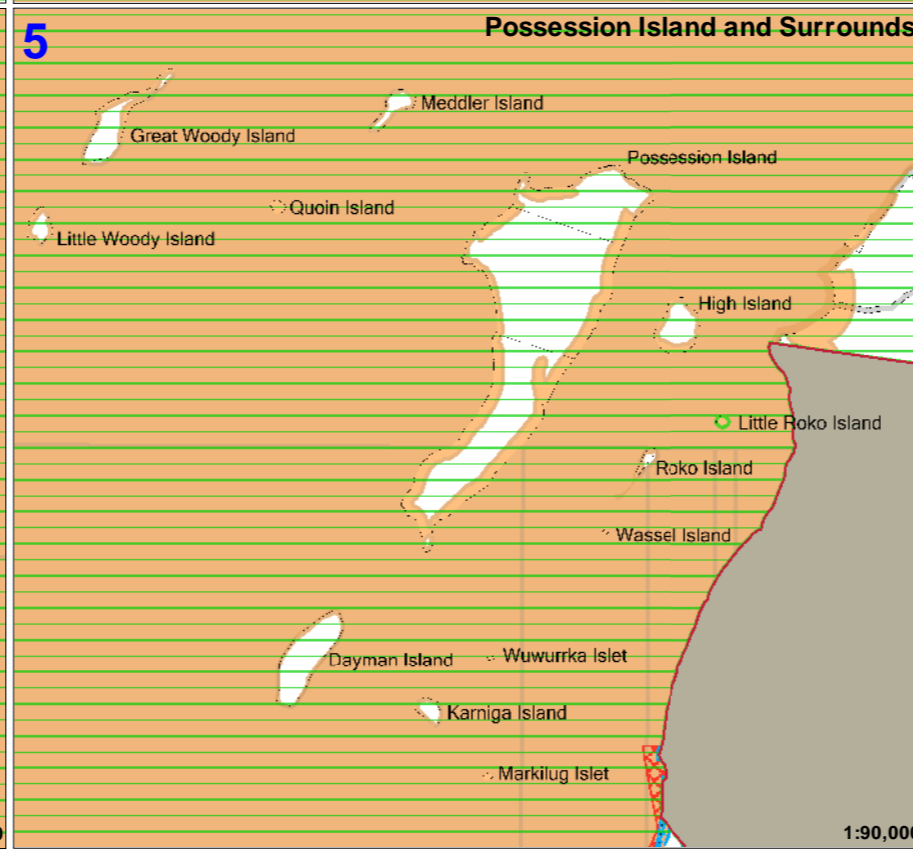
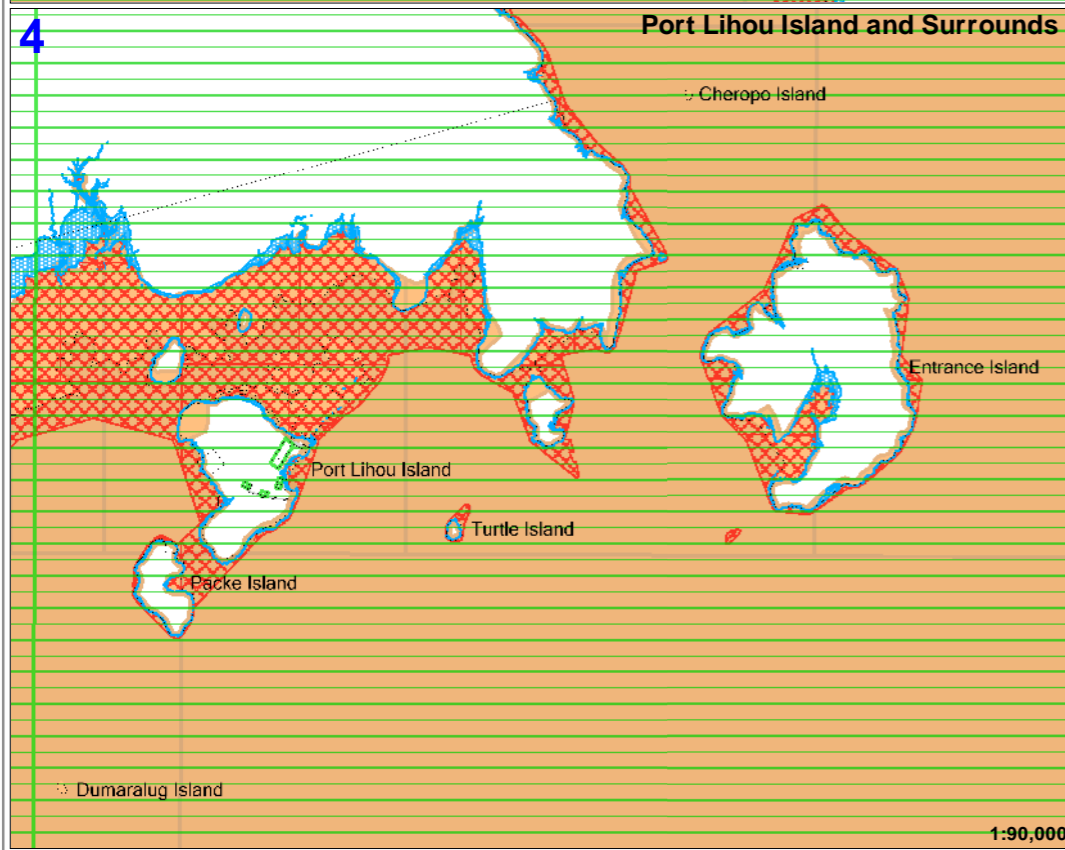
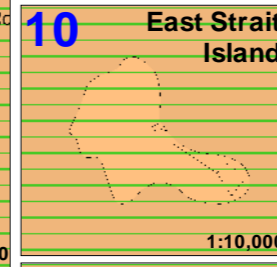
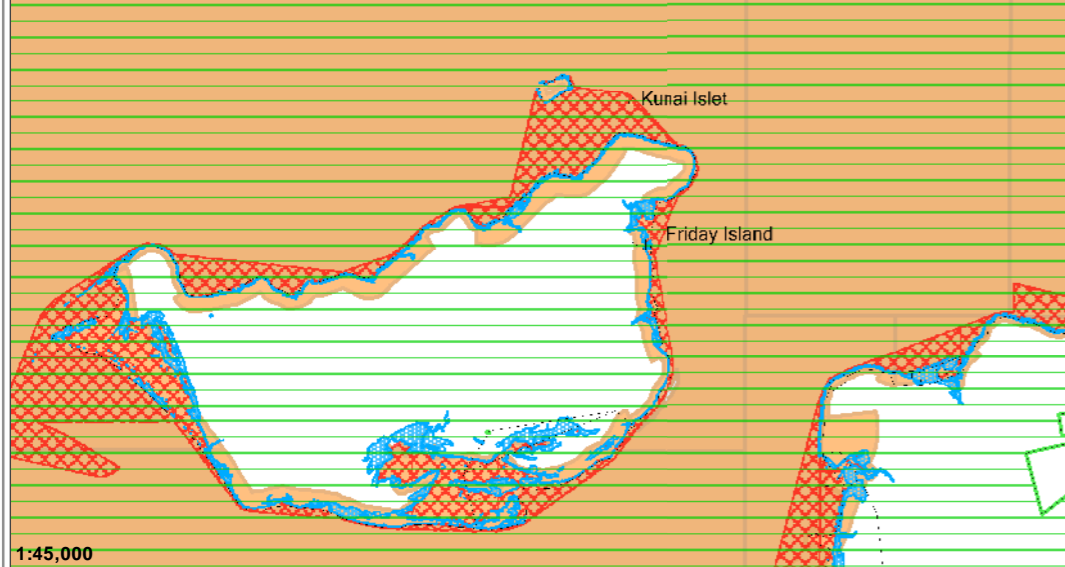
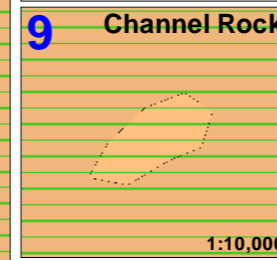
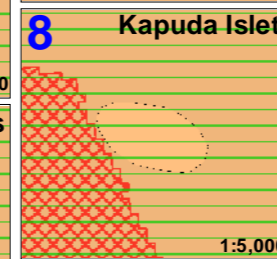
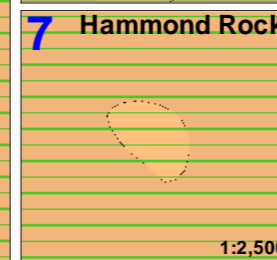
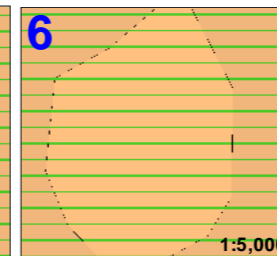
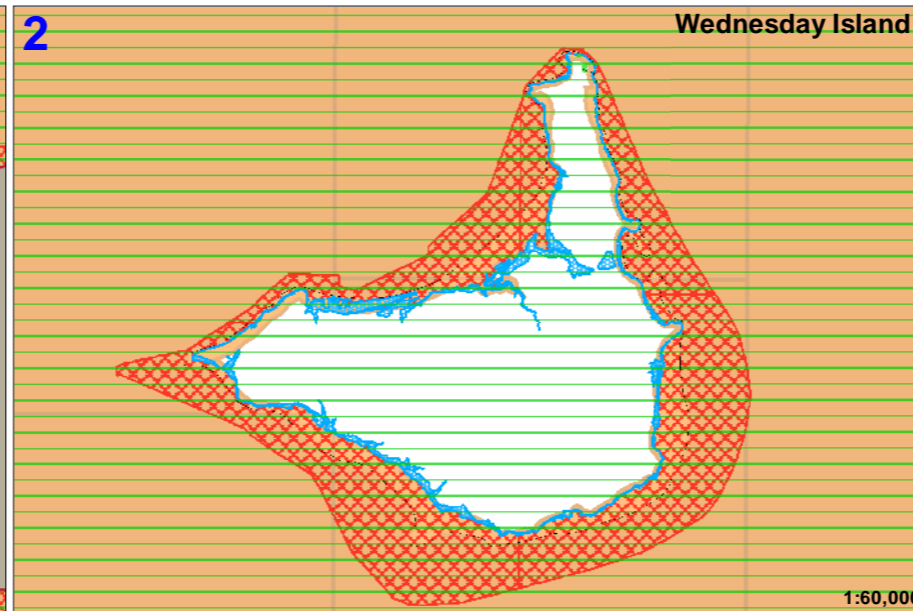
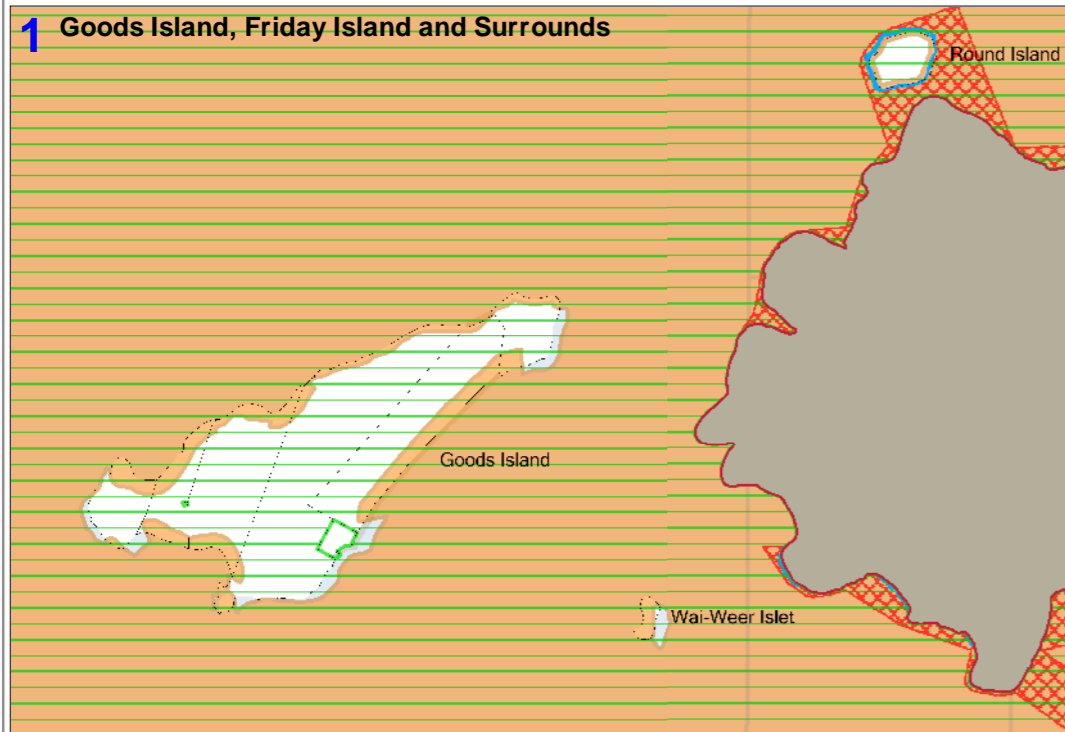
Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-400 for the Coastal Hazard Overlay Map Index.



Overlay Map-
Coastal Hazard Overlay
Southern Region



LEGEND

Coastal Hazard Area

- Coastal Area - Medium Storm Tide Inundation Area
- Coastal Area - High Storm Tide Inundation Area
- Coastal Area - Erosion Prone Area

Coastal Management District

- Coastal Management District

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The State Coastal Protection datasets depicted on this map has been sourced from: State of Queensland (Department of Environment and Science) 2016;

Data used: Coastal Plan Coastal Management District, Erosion Prone Area All Components, Storm Tide Medium and High Hazard and was the latest data available at the map compilation date (July 2015 - November 2016),

Information

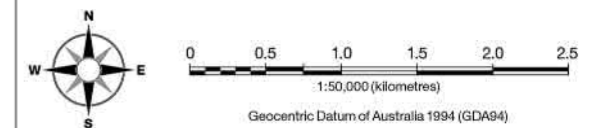
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Map Index

Refer to Overlay Map OM-400 for the Coastal Hazard Overlay Map Index.






**Overlay Map-
Coastal Hazard Overlay
Southern Region
enlargements**



LEGEND






Coastal Hazard Area

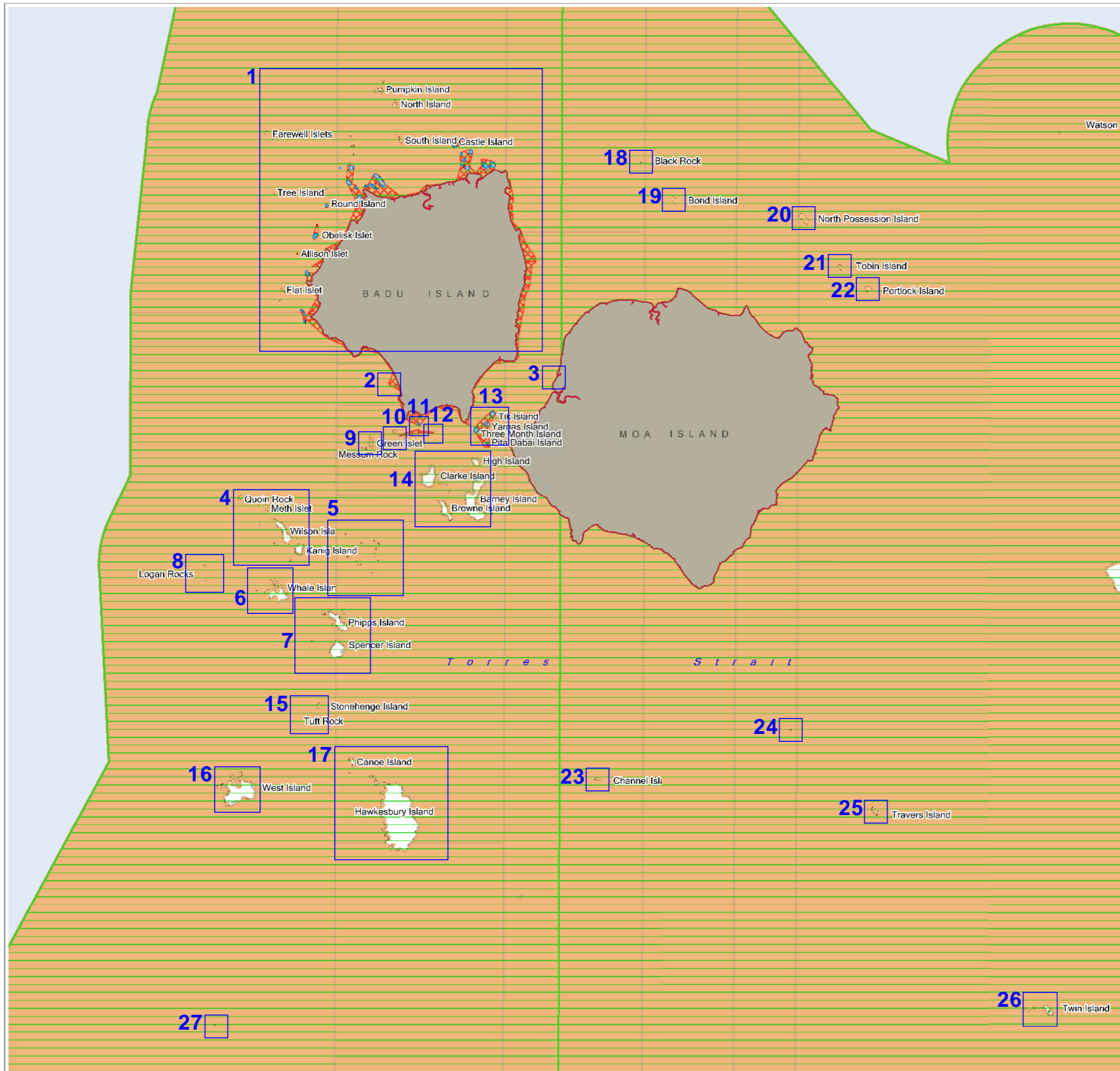
-  Coastal Area - Medium Storm Tide Inundation Area
-  Coastal Area - High Storm Tide Inundation Area
-  Coastal Area - Erosion Prone Area

Coastal Management District

-  Coastal Management District

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire



Data Source

The State Coastal Protection datasets depicted on this map has been sourced from: State of Queensland (Department of Environment and Science) 2016;

Data used: Coastal Plan Coastal Management District, Erosion Prone Area All Components, Storm Tide Medium and High Hazard and was the latest data available at the map compilation date (July 2015 - November 2016),

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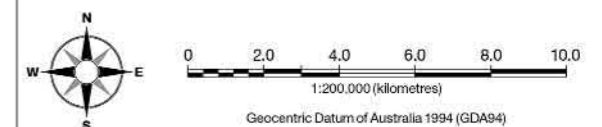
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Map Index

Refer to Overlay Map OM-400 for the Coastal Hazard Overlay Map Index.



Overlay Map- Coastal Hazard Overlay Central Region



LEGEND

Coastal Hazard Area

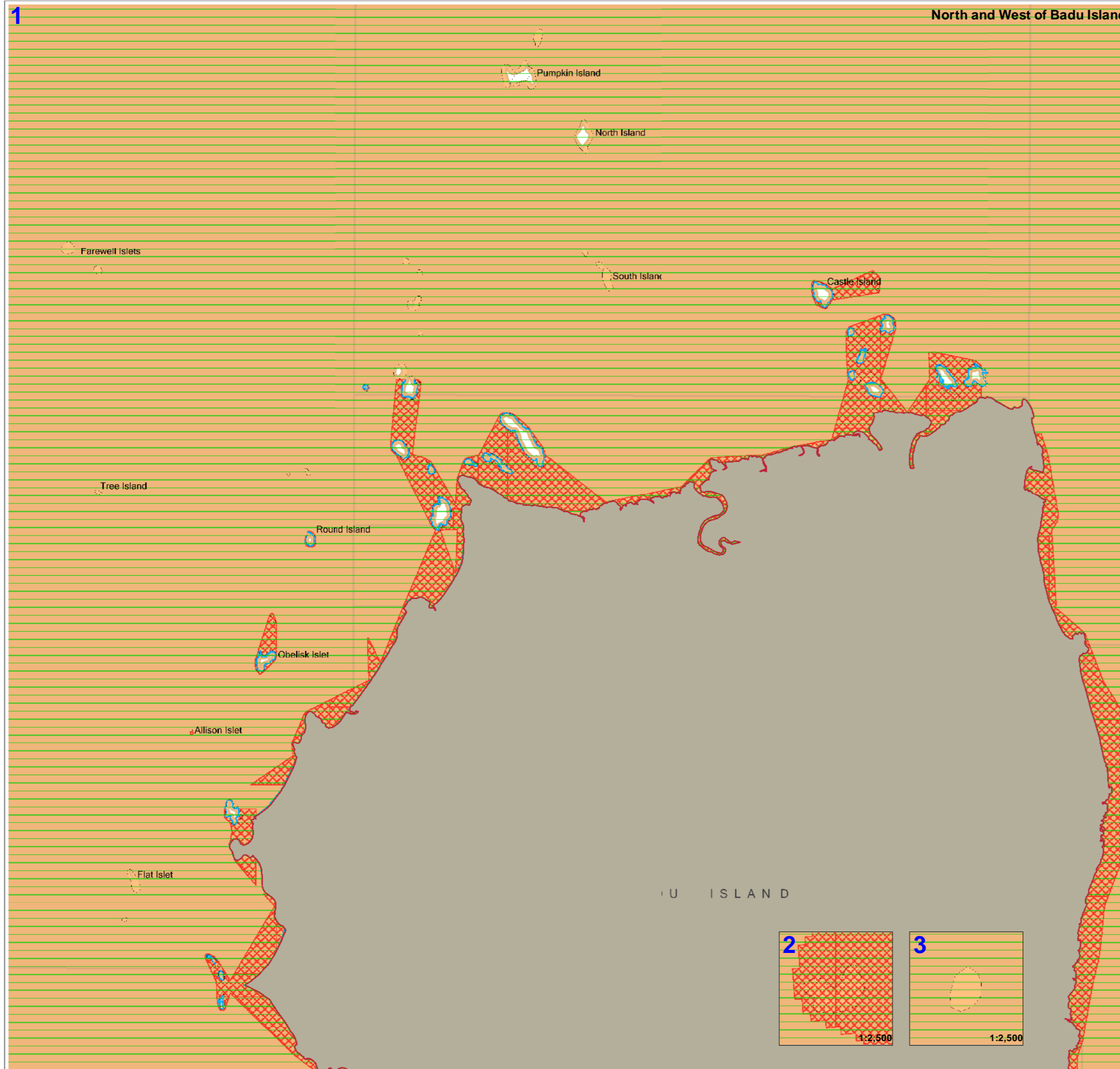
- Coastal Area - Medium Storm Tide Inundation Area
- Coastal Area - High Storm Tide Inundation Area
- Coastal Area - Erosion Prone Area

Coastal Management District

- Coastal Management District

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire



Data Source

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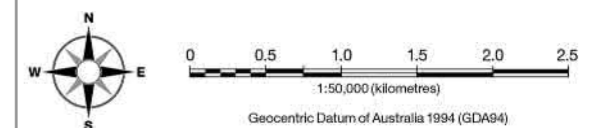
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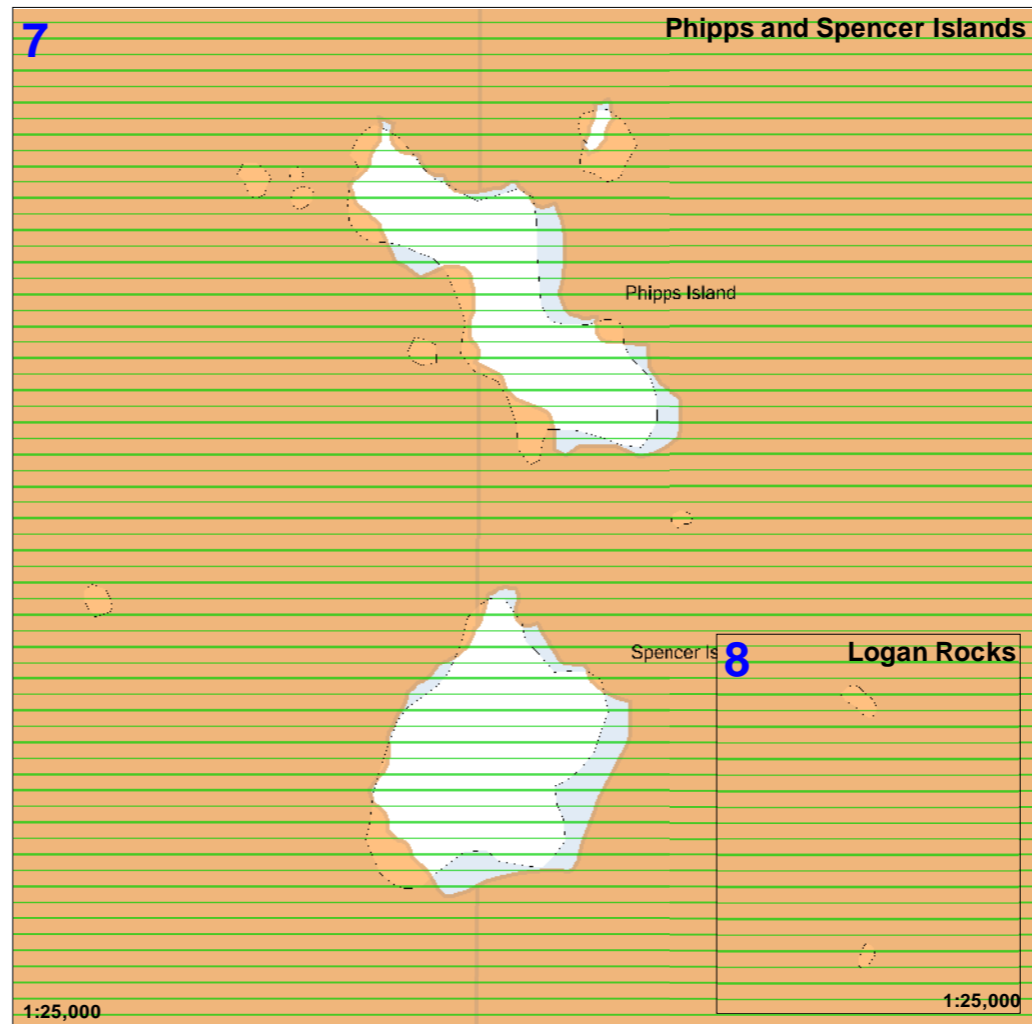
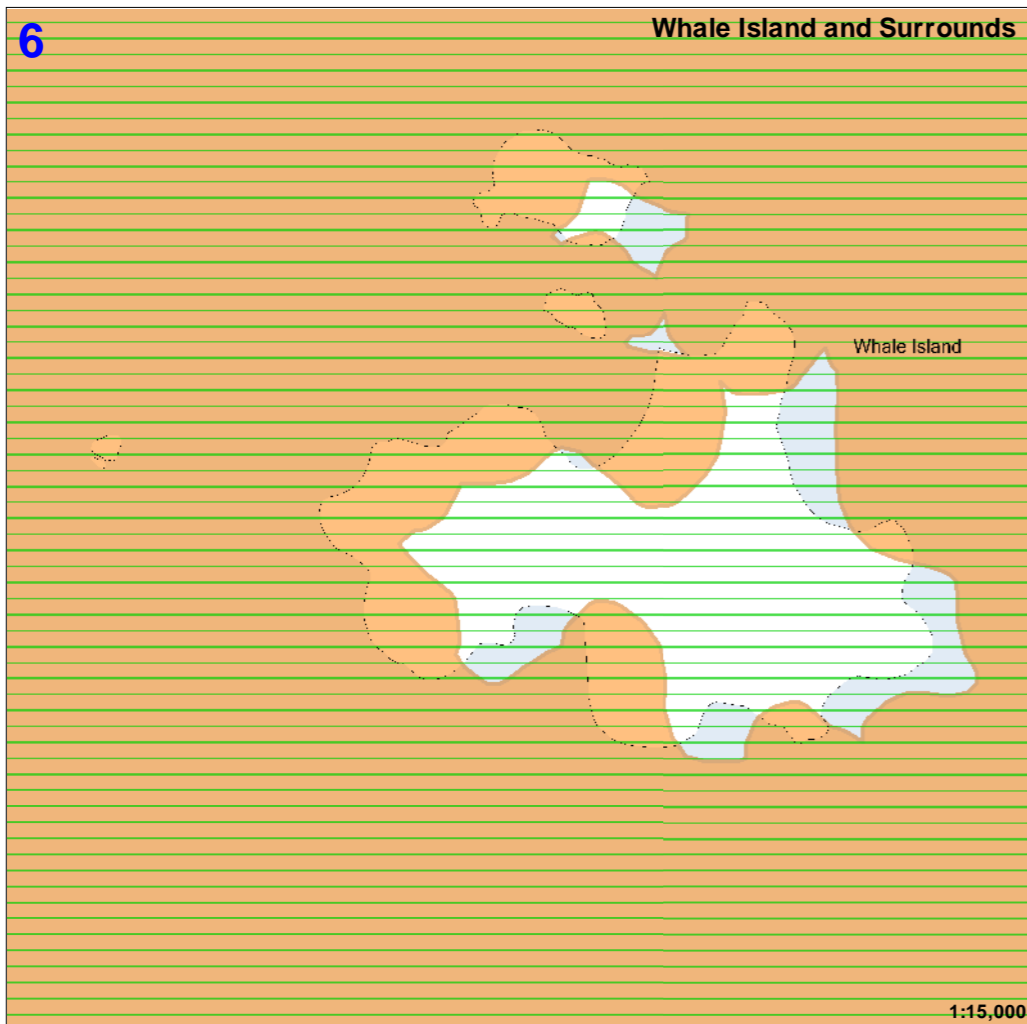
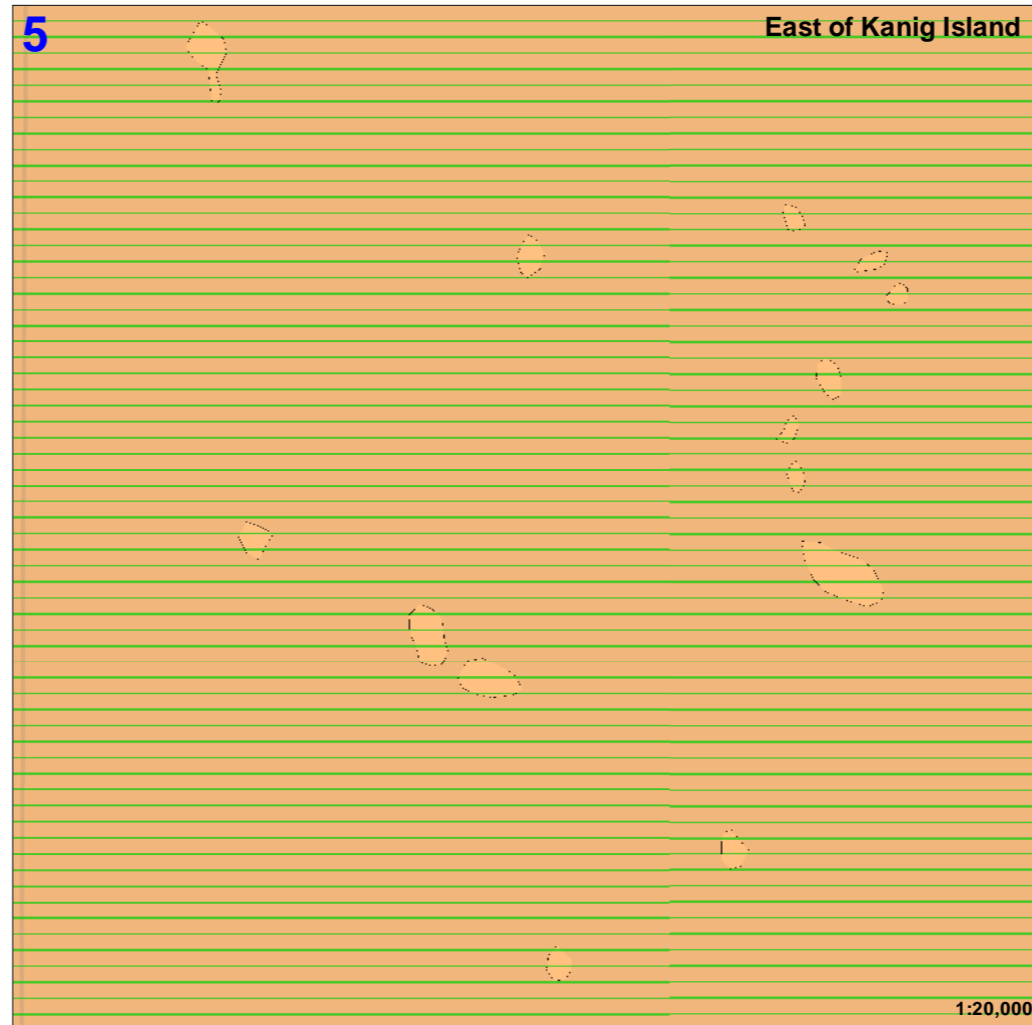
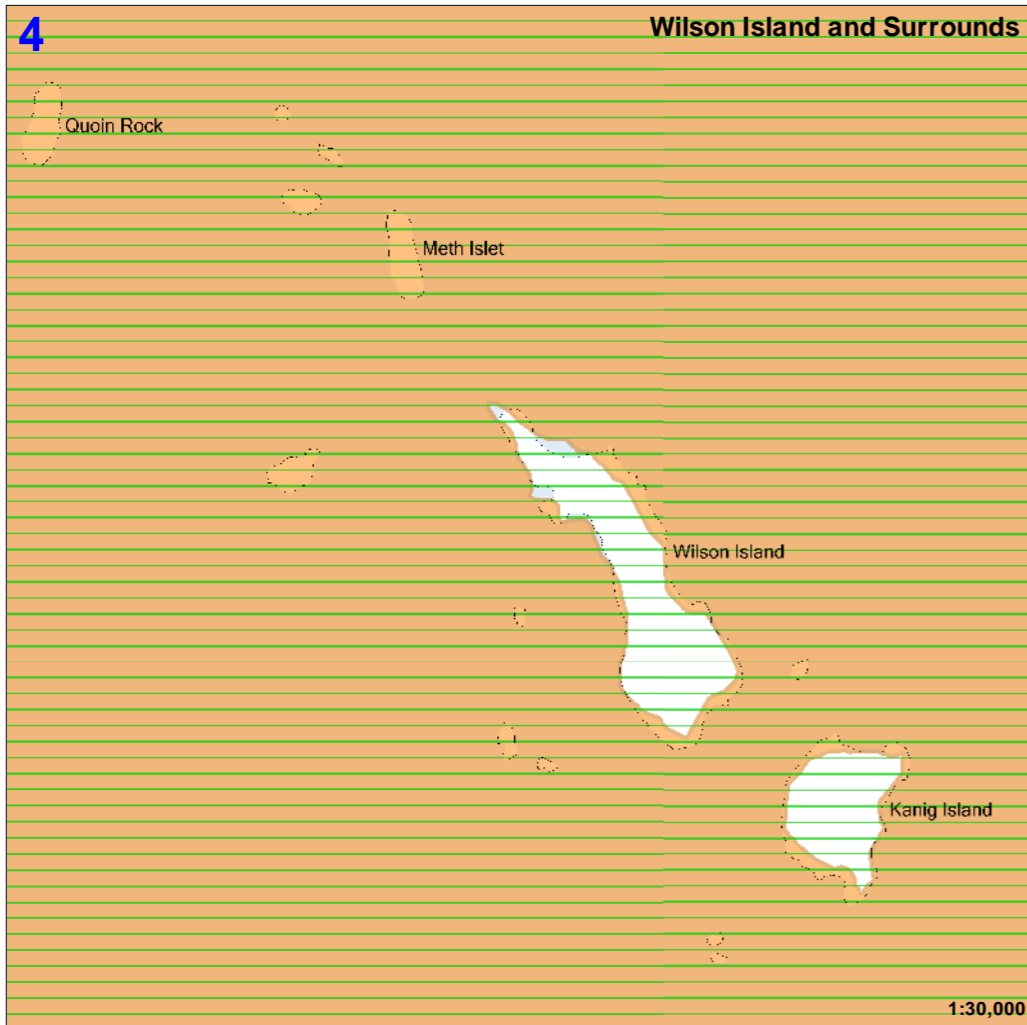
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Map Index

Refer to Overlay Map OM-400 for the Coastal Hazard Overlay Map Index.






Overlay Map- Coastal Hazard Overlay Central Region enlargements 1




LEGEND






Coastal Hazard Area

-  Coastal Area - Medium Storm Tide Inundation Area
-  Coastal Area - High Storm Tide Inundation Area
-  Coastal Area - Erosion Prone Area

Coastal Management District

-  Coastal Management District

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

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Information

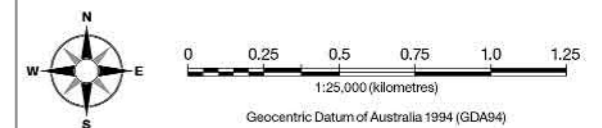
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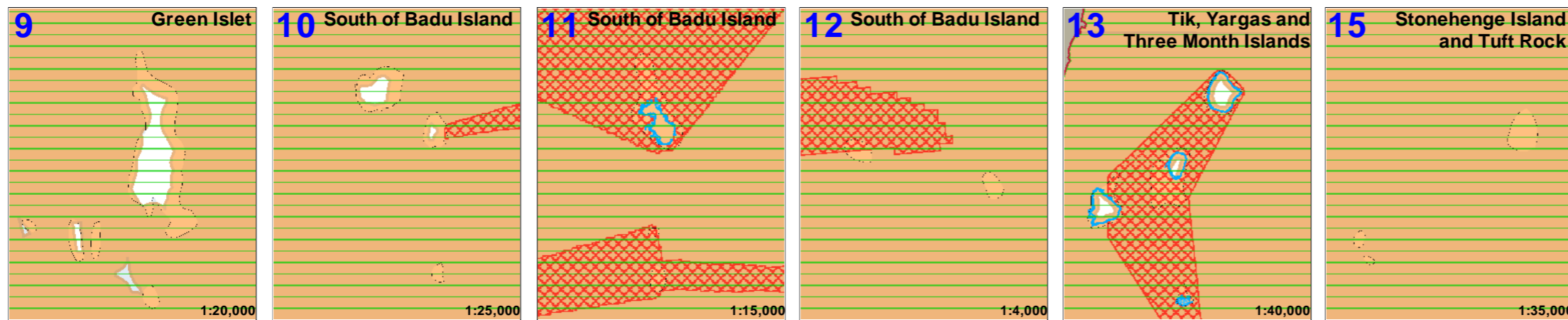
Note

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Map Index

Refer to Overlay Map OM-400 for the Coastal Hazard Overlay Map Index.





LEGEND

Coastal Hazard Area

- Coastal Area - Medium Storm Tide Inundation Area
- Coastal Area - High Storm Tide Inundation Area
- Coastal Area - Erosion Prone Area

Coastal Management District

- Coastal Management District

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

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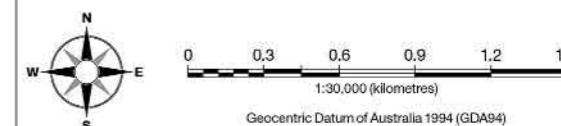
Map compilation date: July 2020.

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Map Index




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LEGEND






Coastal Hazard Area

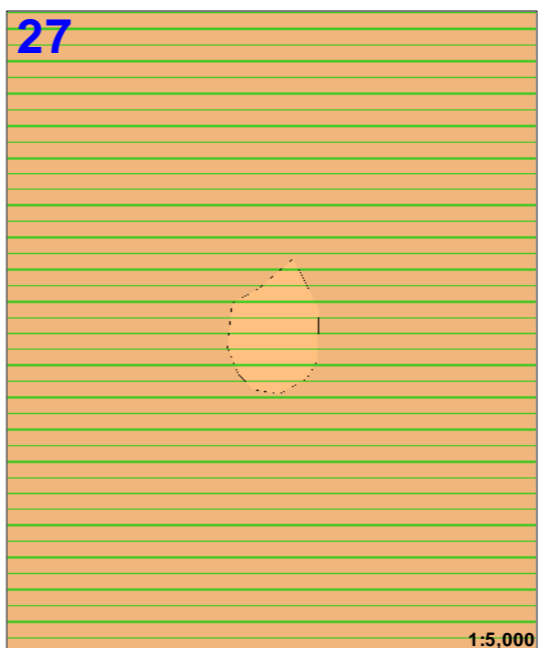
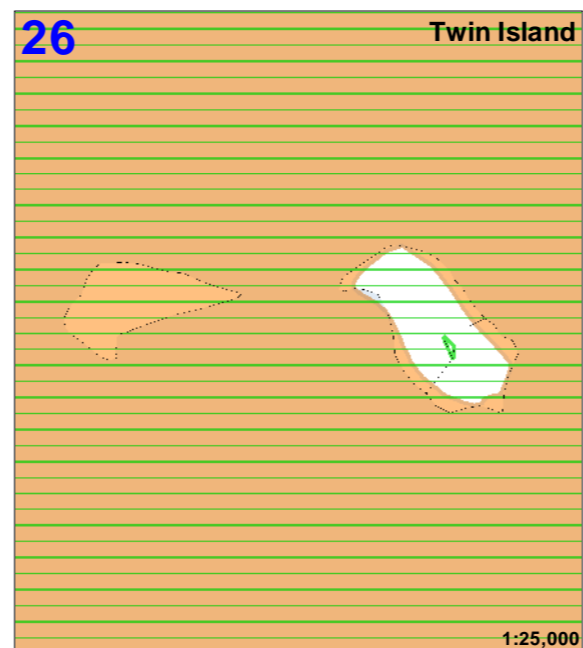
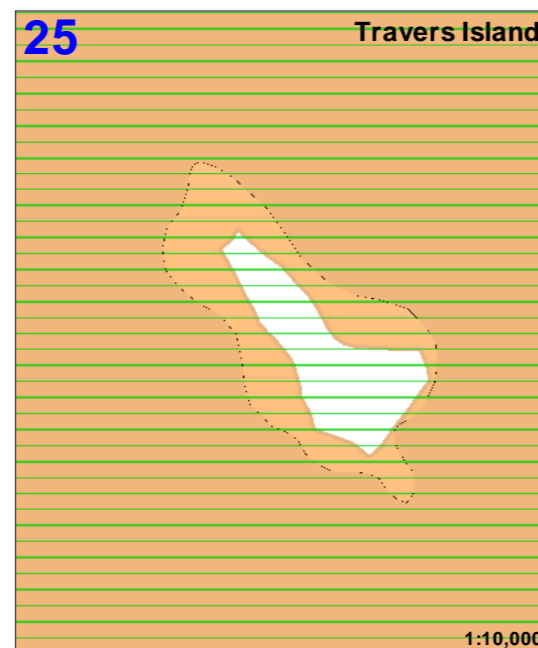
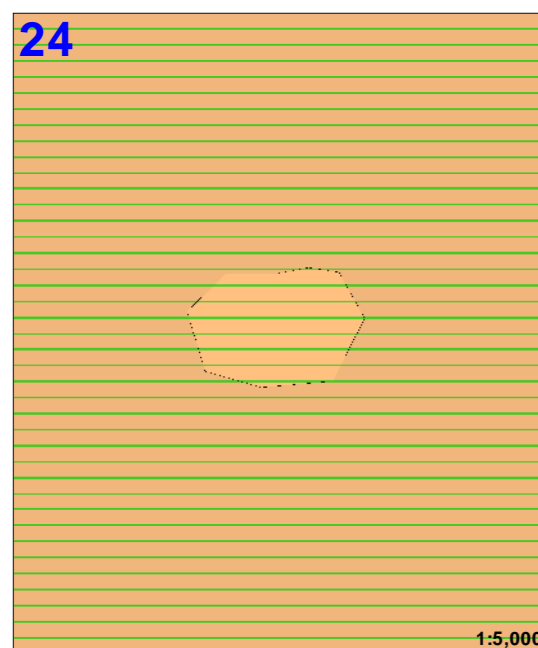
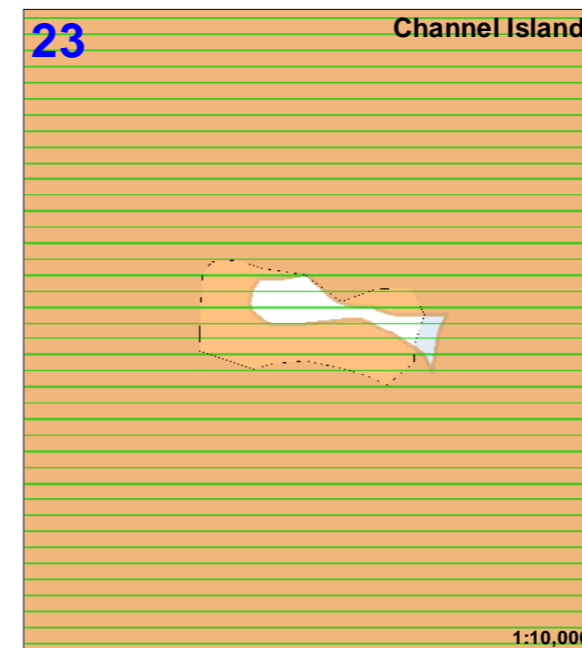
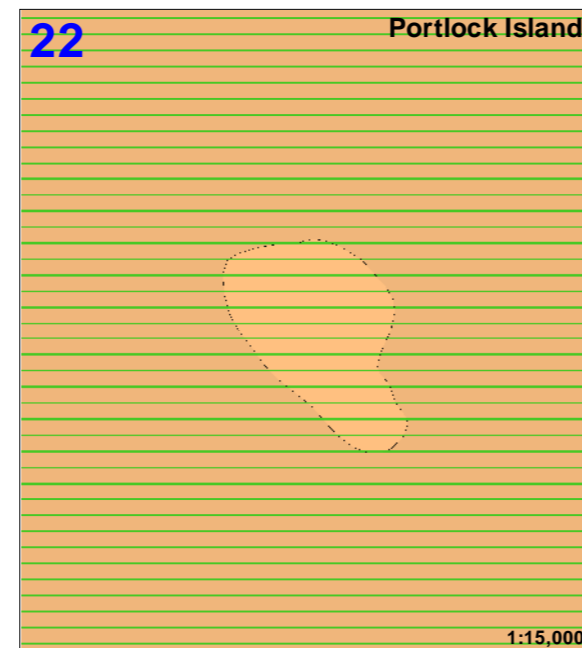
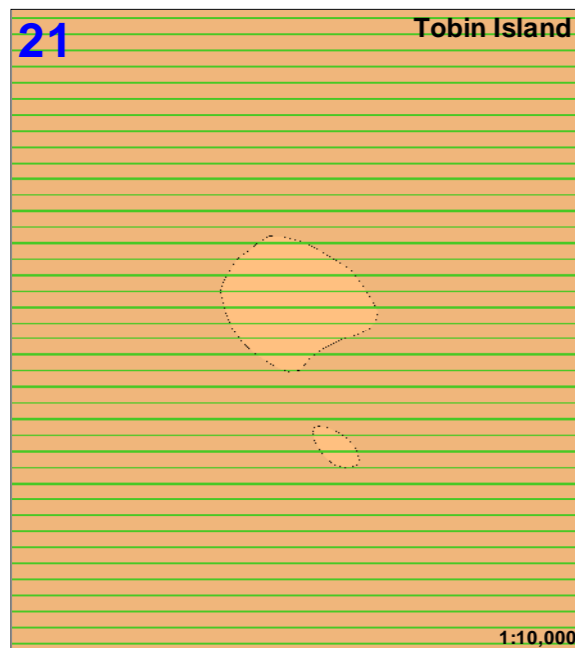
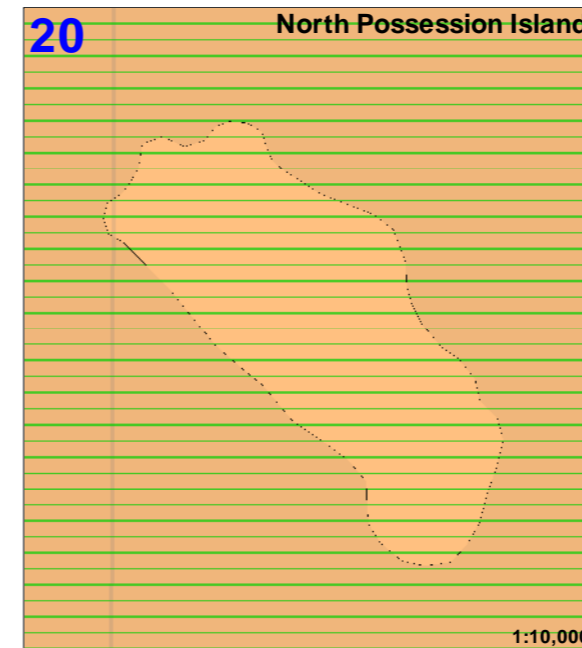
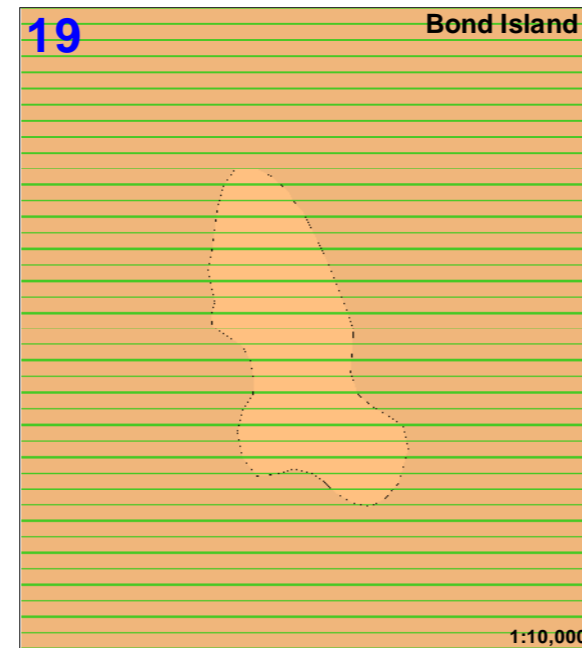
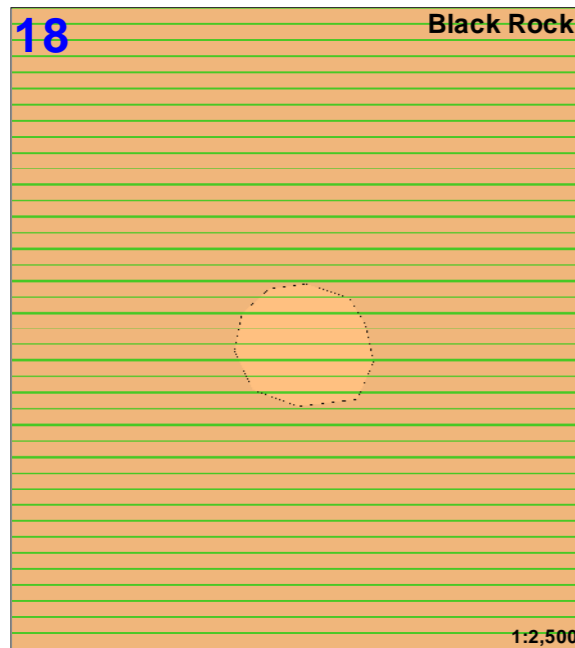
-  Coastal Area - Medium Storm Tide Inundation Area
-  Coastal Area - High Storm Tide Inundation Area
-  Coastal Area - Erosion Prone Area

Coastal Management District

-  Coastal Management District

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire



Data Source

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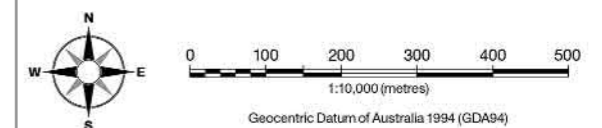
Map compilation date: July 2020.

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Map Index

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Overlay Map- Coastal Hazard Overlay Central Region enlargements 4



LEGEND

Coastal Hazard Area

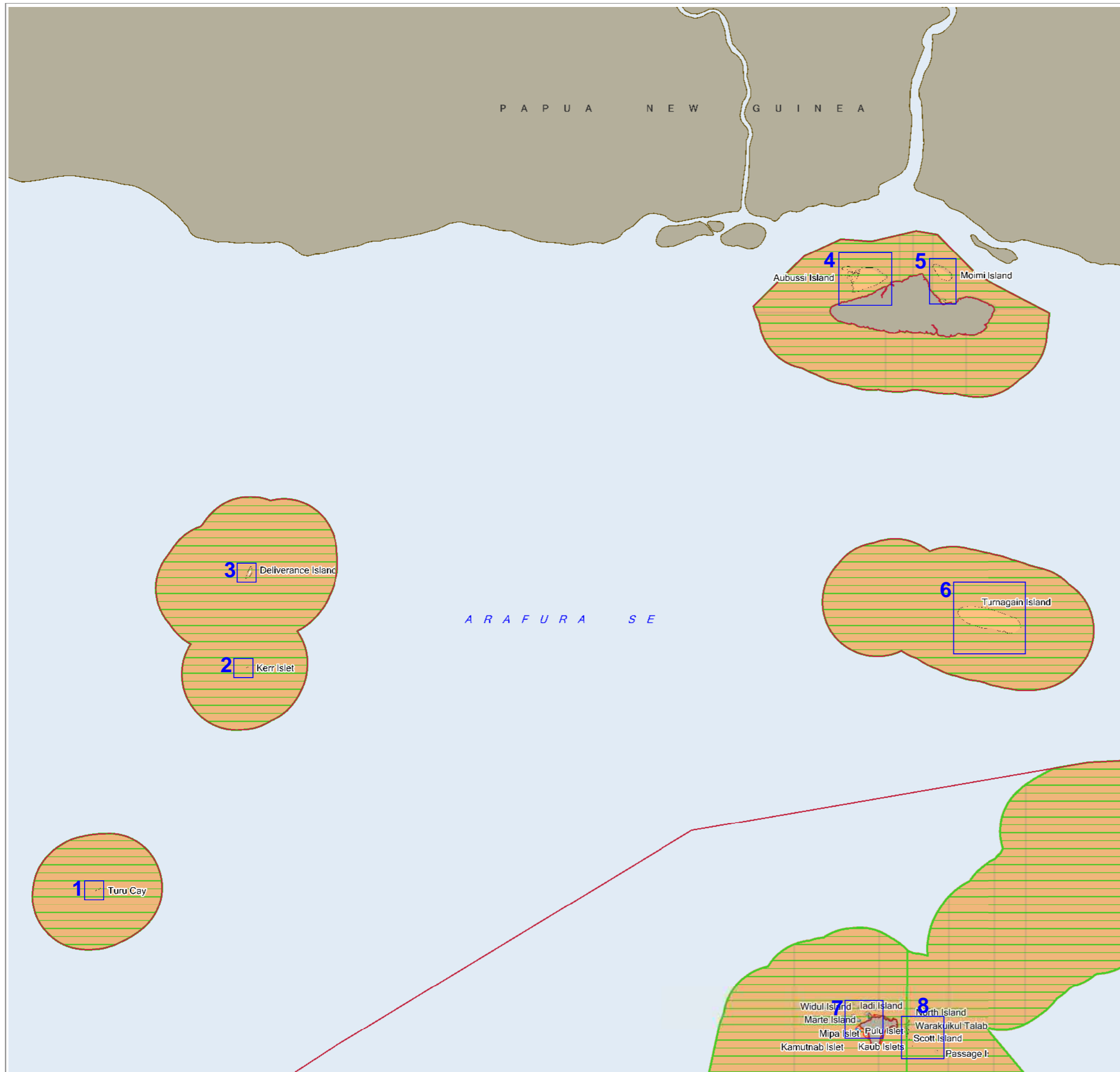
- Coastal Area - Medium Storm Tide Inundation Area
- Coastal Area - High Storm Tide Inundation Area
- Coastal Area - Erosion Prone Area

Coastal Management District

- Coastal Management District

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire



Data Source

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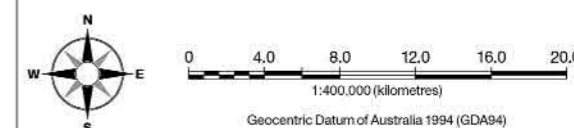
Map compilation date: July 2020.

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Map Index

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Overlay Map- Coastal Hazard Overlay Northern Region

OVERLAY MAP - OM407a



LEGEND

Coastal Hazard Area

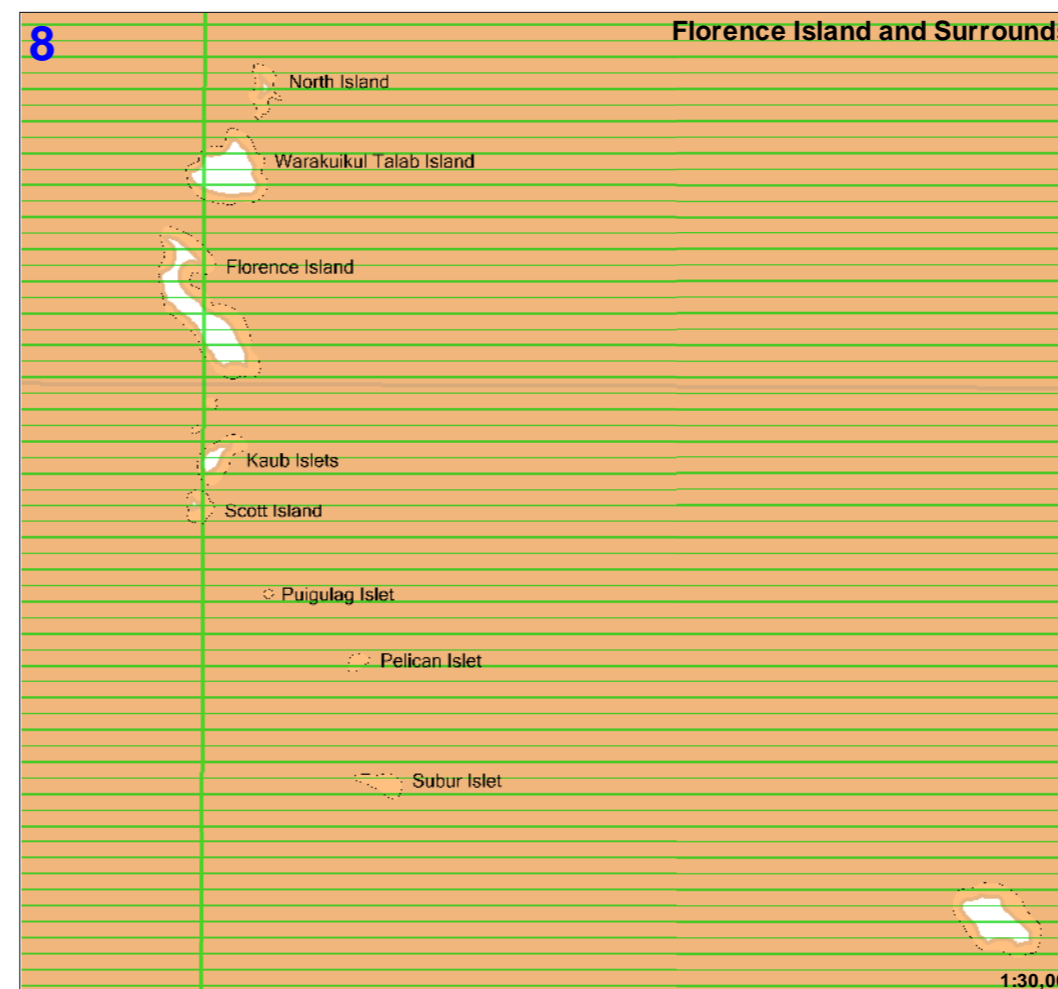
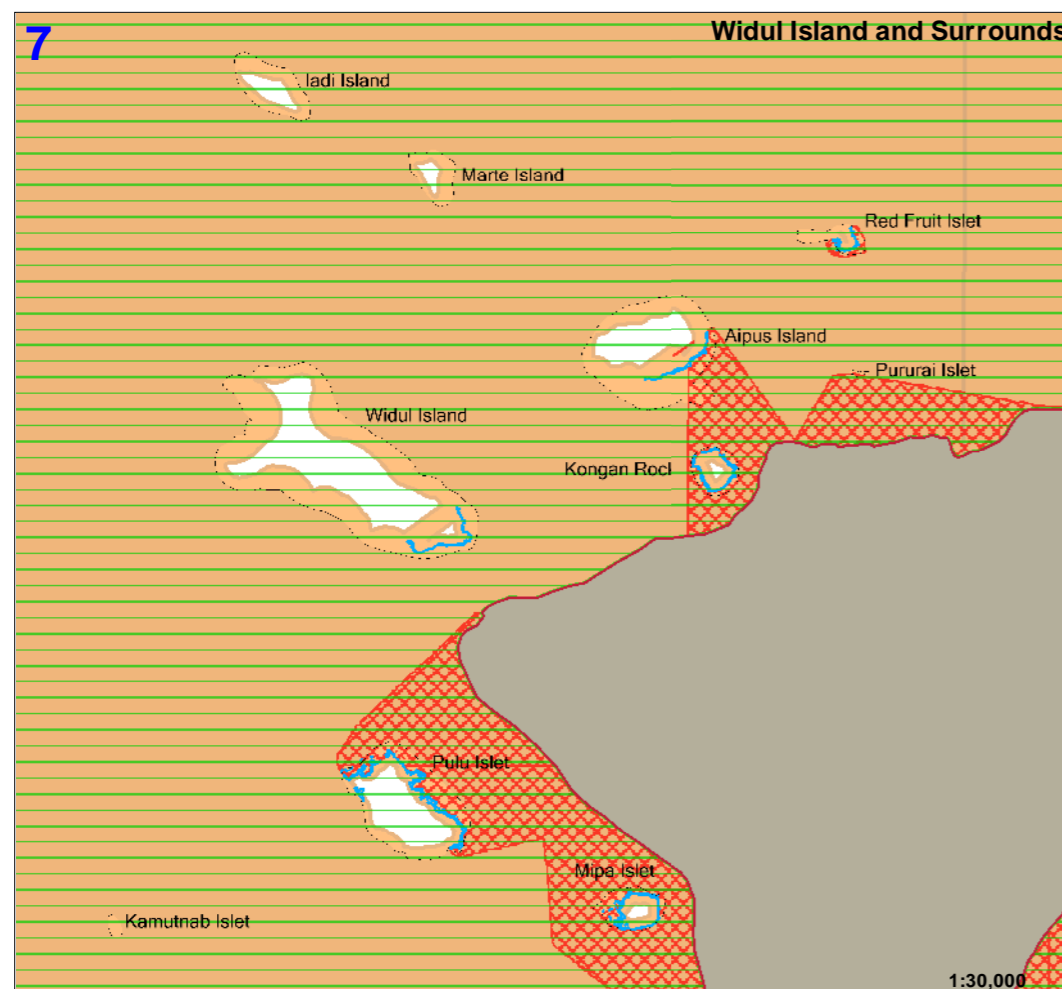
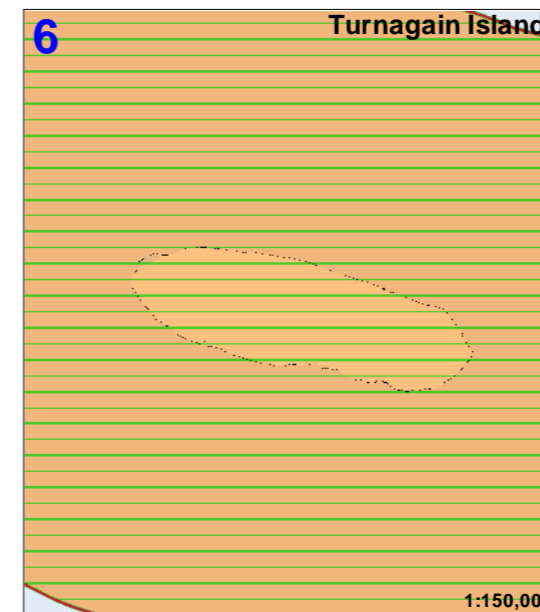
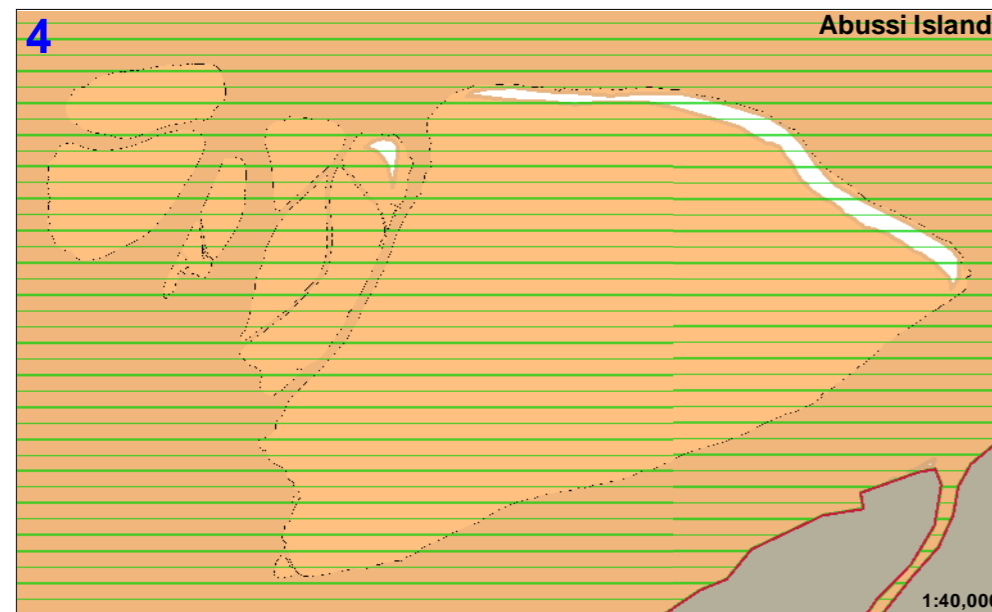
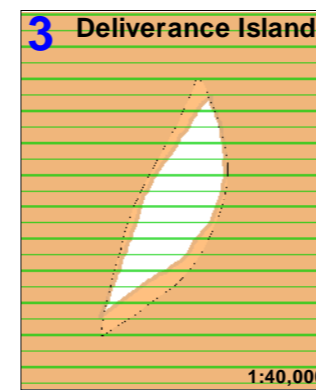
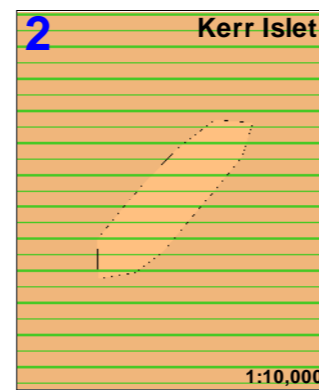
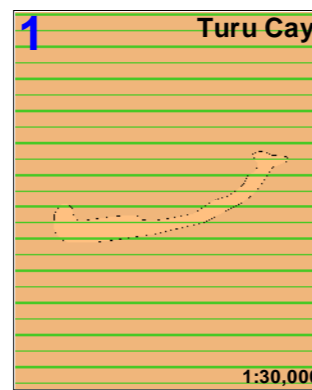
- Coastal Area - Medium Storm Tide Inundation Area
- Coastal Area - High Storm Tide Inundation Area
- Coastal Area - Erosion Prone Area

Coastal Management District

- Coastal Management District

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire



Data Source

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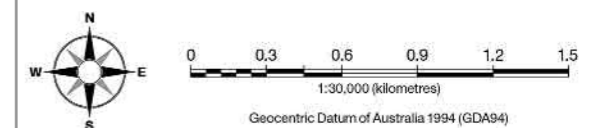
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Map Index

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Overlay Map- Coastal Hazard Overlay Northern Region enlargements



LEGEND

Coastal Hazard Area

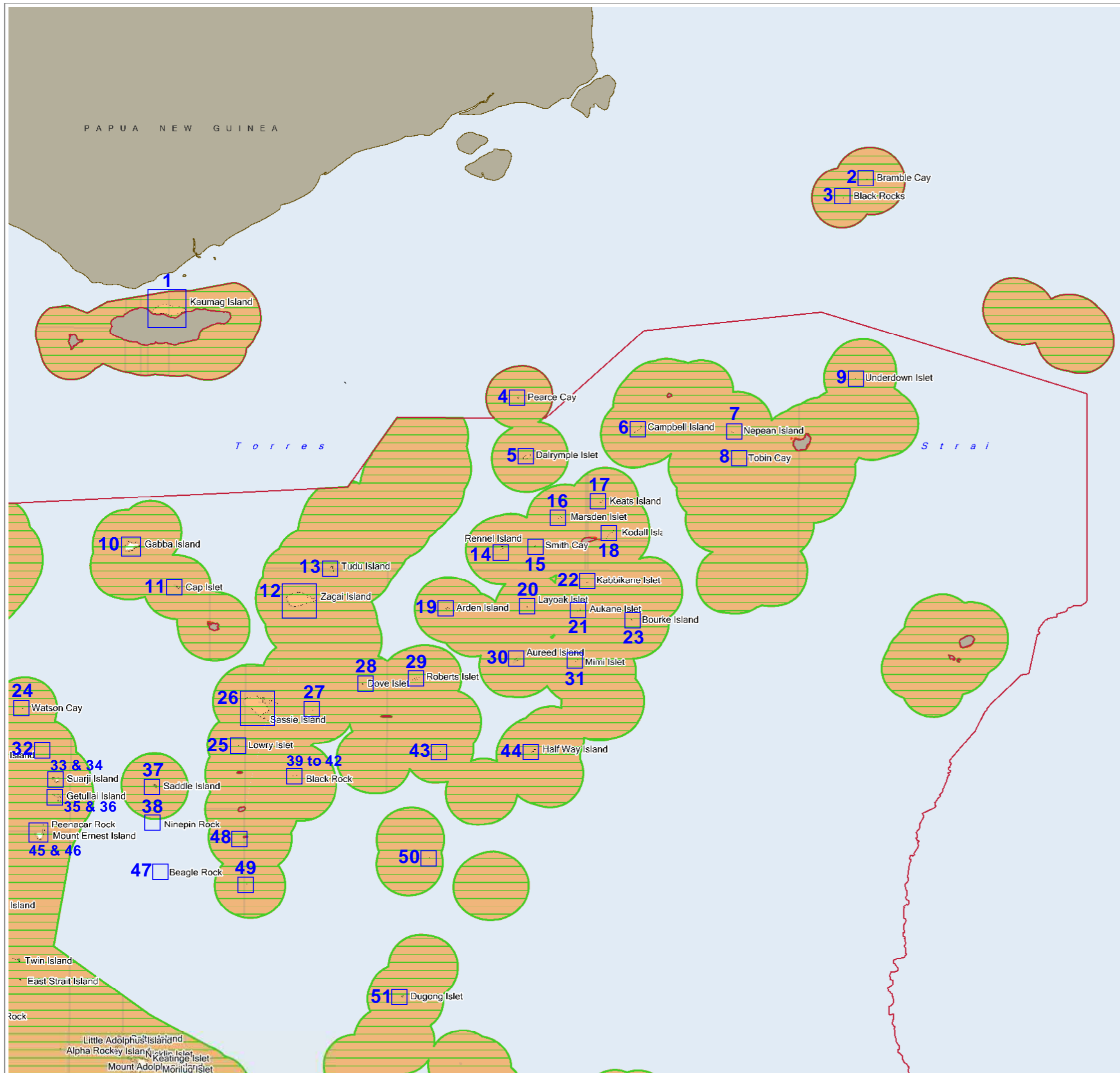
- Coastal Area - Medium Storm Tide Inundation Area
- Coastal Area - High Storm Tide Inundation Area
- Coastal Area - Erosion Prone Area

Coastal Management District

- Coastal Management District

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire



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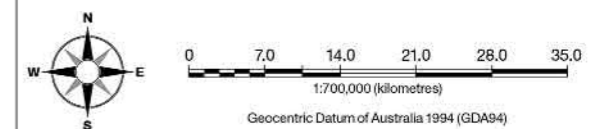
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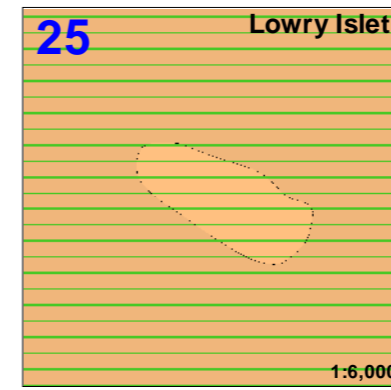
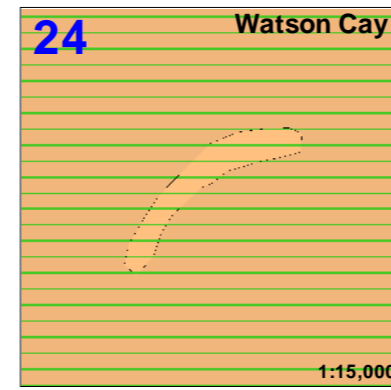
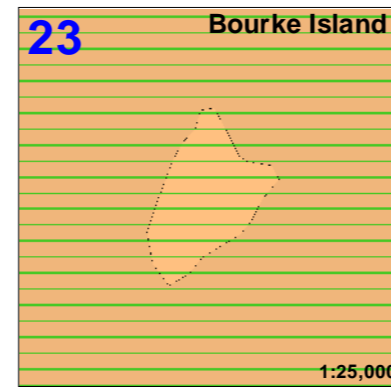
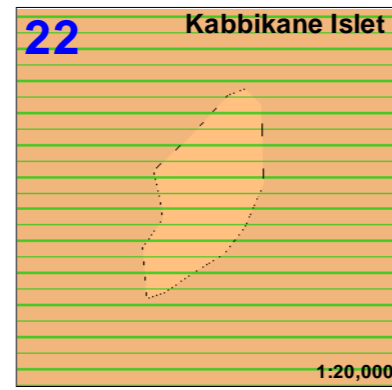
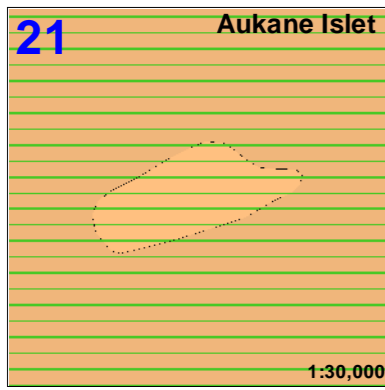
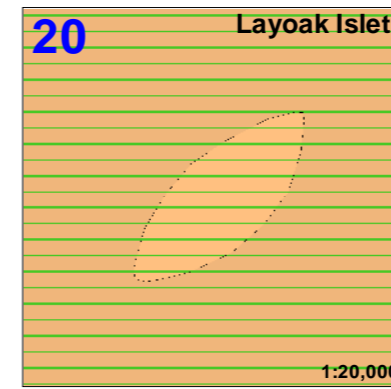
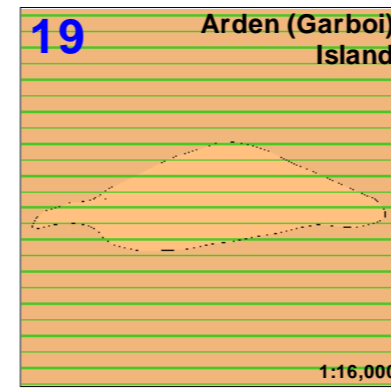
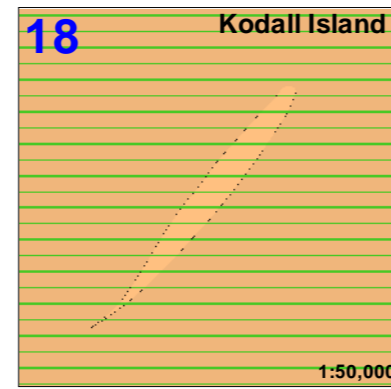
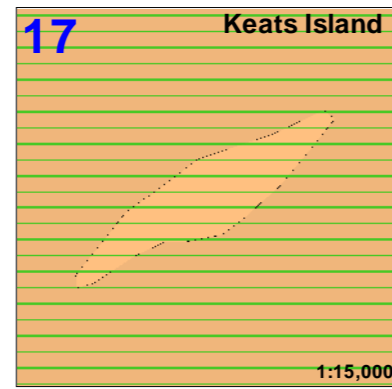
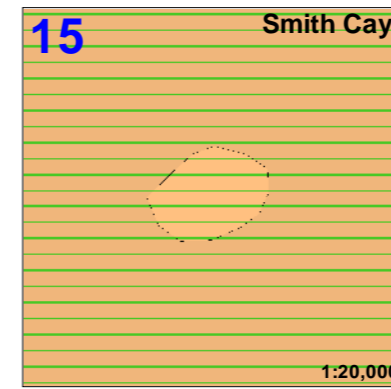
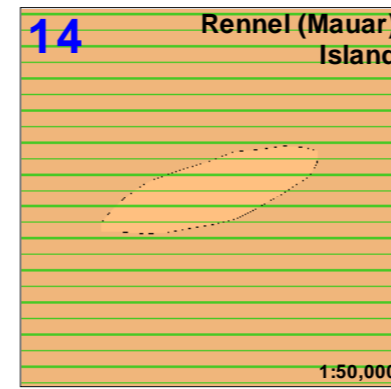
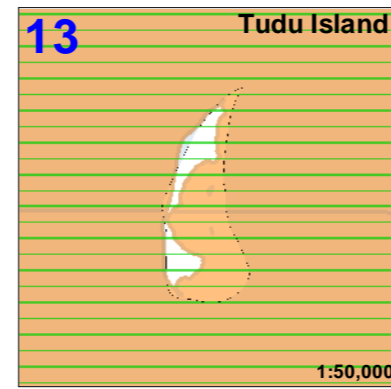
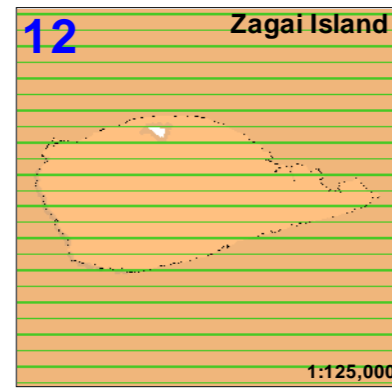
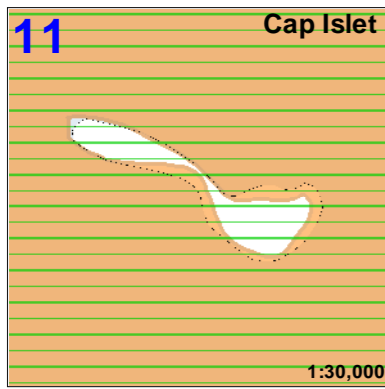
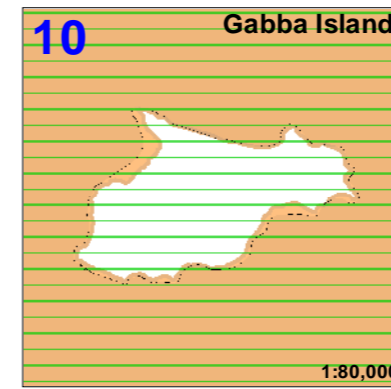
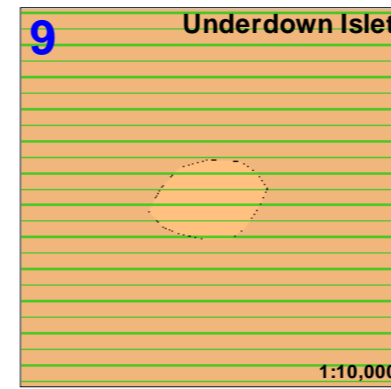
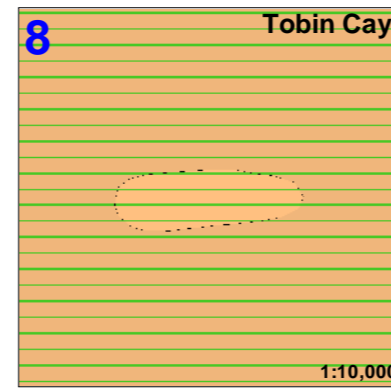
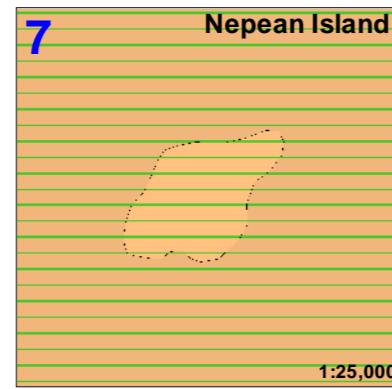
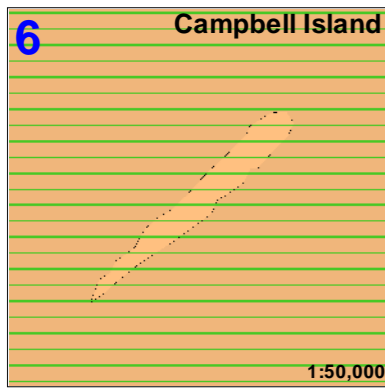
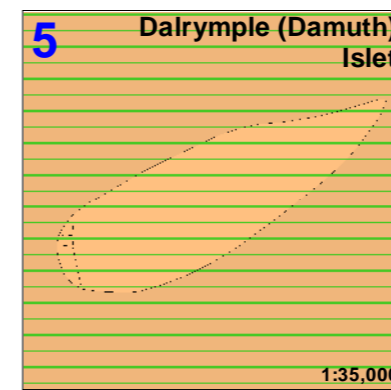
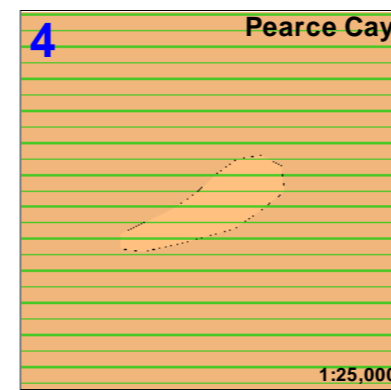
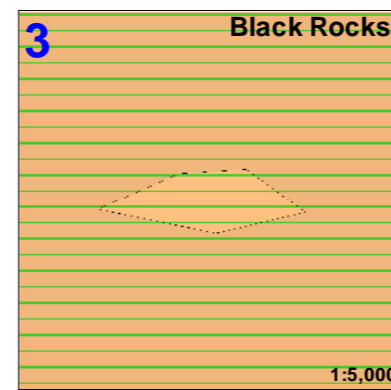
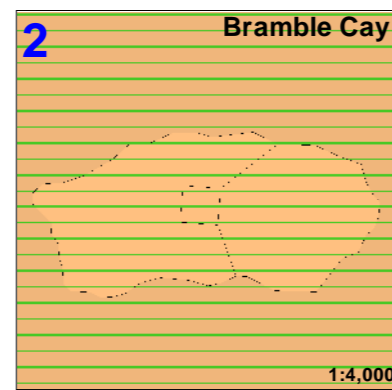
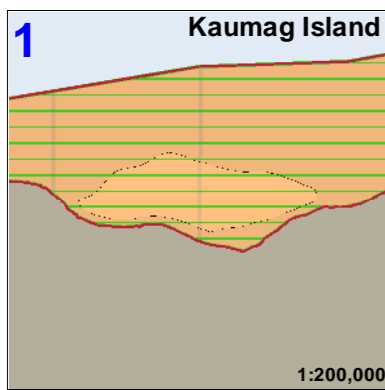
Map Index

Refer to Overlay Map OM-400 for the Coastal Hazard Overlay Map Index.



Overlay Map- Coastal Hazard Overlay Northeastern Region

OVERLAY MAP - OM408a



LEGEND

Coastal Hazard Area

- Coastal Area - Medium Storm Tide Inundation Area
- Coastal Area - High Storm Tide Inundation Area
- Coastal Area - Erosion Prone Area

Coastal Management District

- Coastal Management District

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The State Coastal Protection datasets depicted on this map has been sourced from: State of Queensland (Department of Environment and Science) 2016;

Data used: Coastal Plan Coastal Management District, Erosion Prone Area All Components, Storm Tide Medium and High Hazard and was the latest data available at the map compilation date (July 2015 - November 2016),

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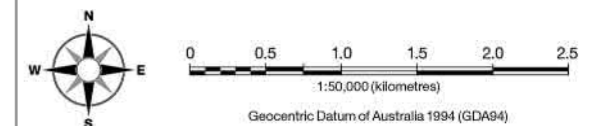
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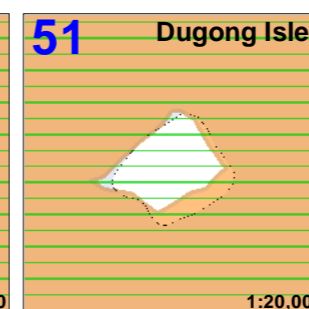
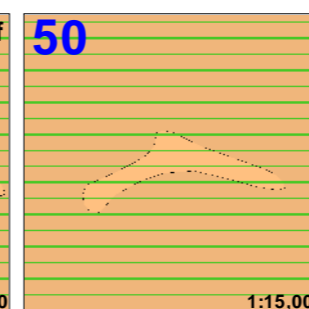
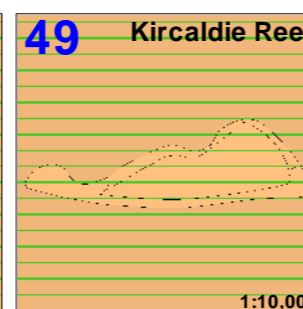
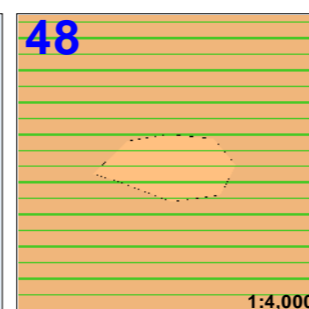
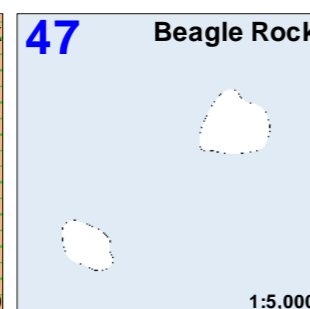
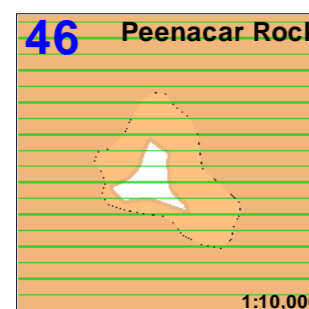
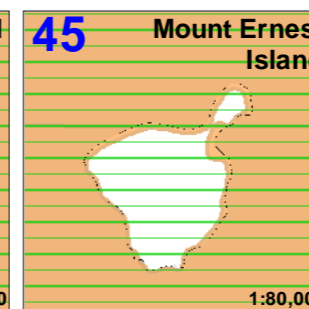
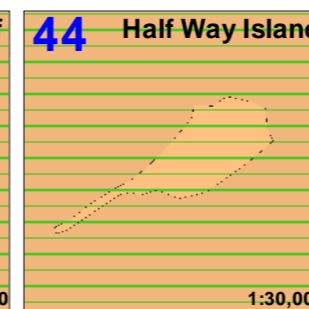
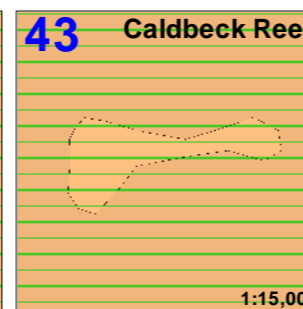
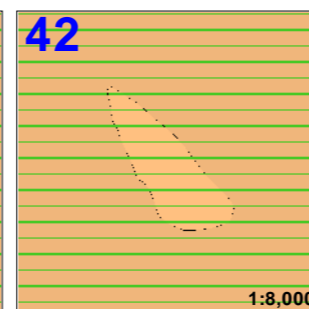
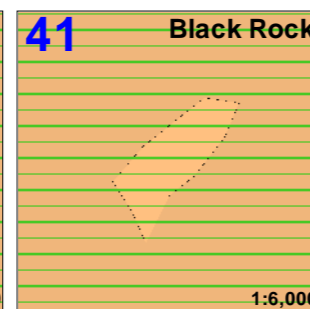
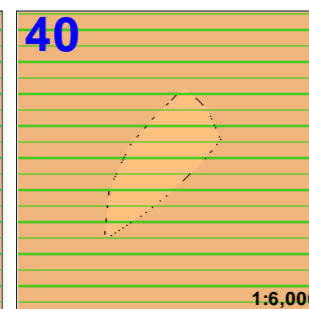
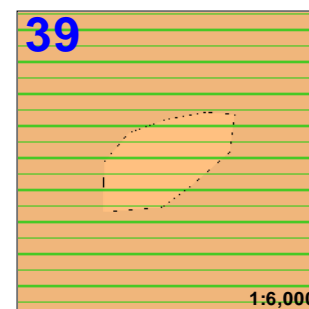
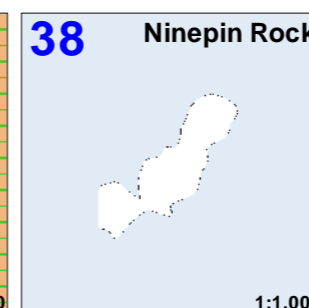
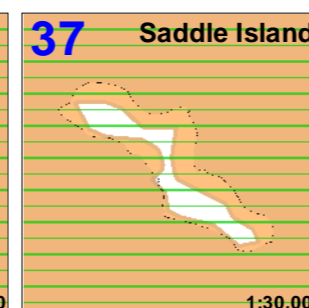
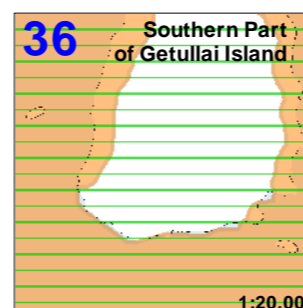
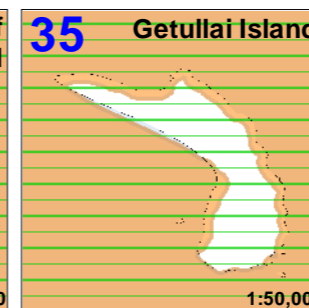
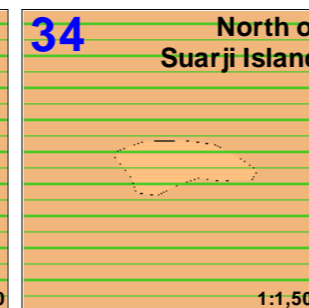
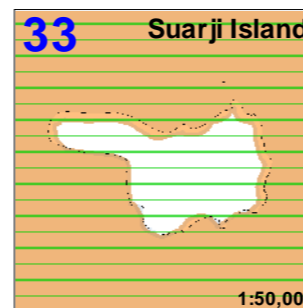
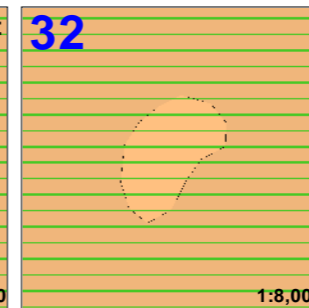
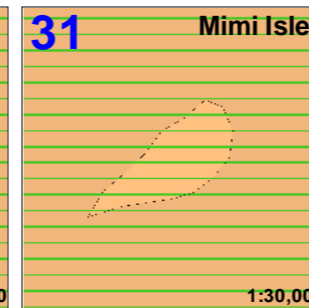
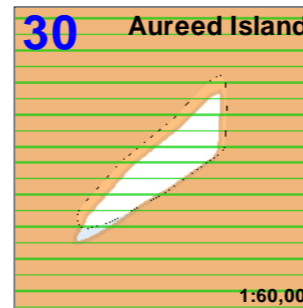
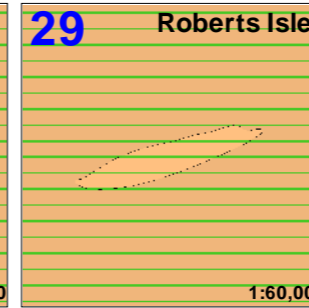
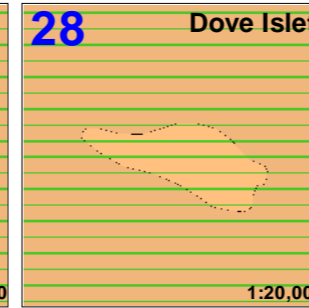
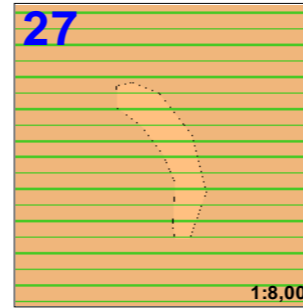
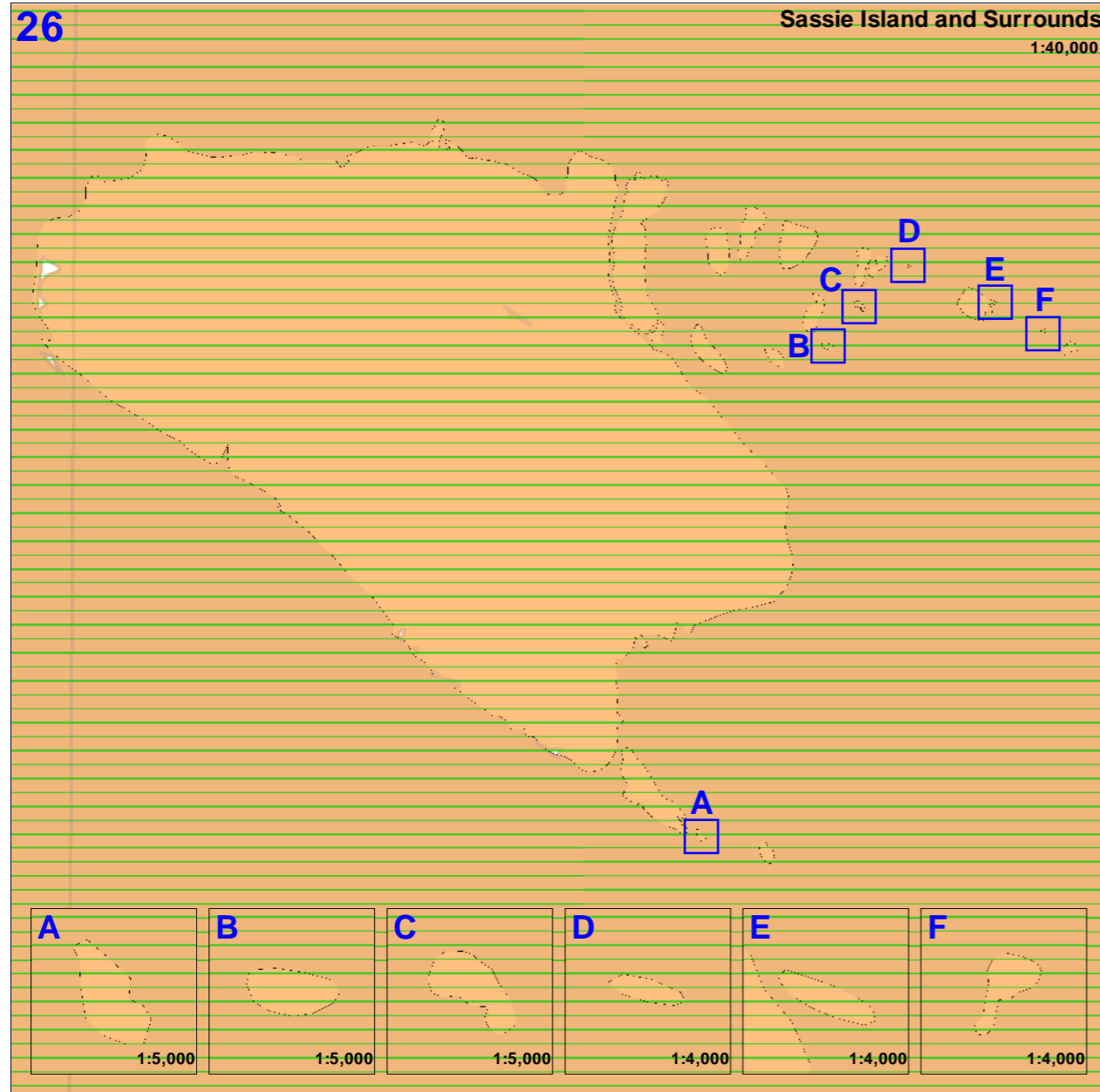
Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-400 for the Coastal Hazard Overlay Map Index.






Overlay Map- Coastal Hazard Overlay Northeastern Region enlargements 1




LEGEND






Coastal Hazard Area

-  Coastal Area - Medium Storm Tide Inundation Area
-  Coastal Area - High Storm Tide Inundation Area
-  Coastal Area - Erosion Prone Area

Coastal Management District

-  Coastal Management District

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

The State Coastal Protection datasets depicted on this map has been sourced from: State of Queensland (Department of Environment and Science) 2016;

Data used: Coastal Plan Coastal Management District, Erosion Prone Area All Components, Storm Tide Medium and High Hazard and was the latest data available at the map compilation date (July 2015 - November 2016).

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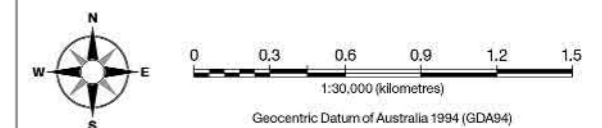
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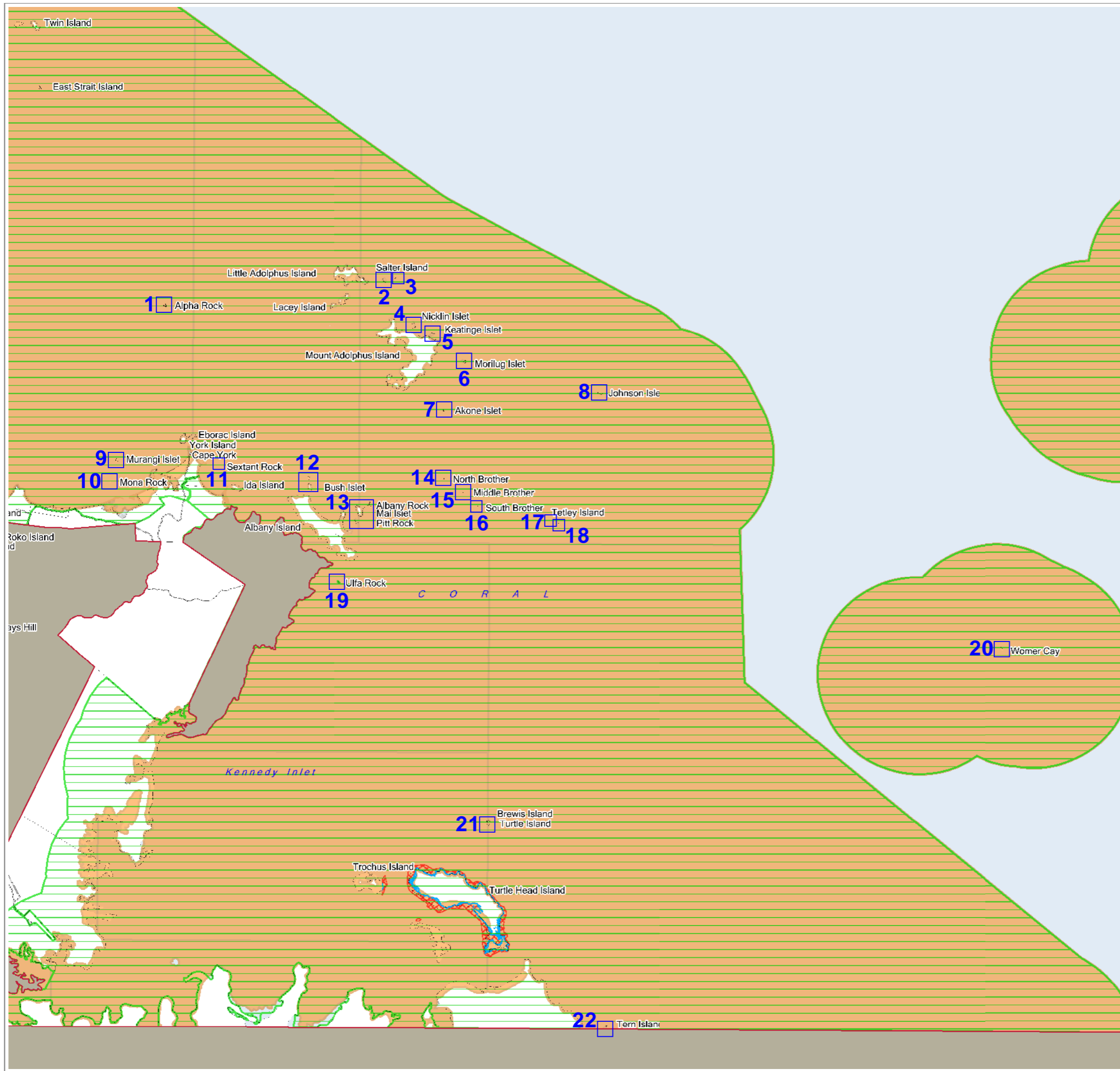
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Map Index

Refer to Overlay Map OM-400 for the Coastal Hazard Overlay Map Index.






Overlay Map- Coastal Hazard Overlay Northeastern Region enlargements 2




LEGEND






Coastal Hazard Area

-  Coastal Area - Medium Storm Tide Inundation Area
-  Coastal Area - High Storm Tide Inundation Area
-  Coastal Area - Erosion Prone Area

Coastal Management District

-  Coastal Management District

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

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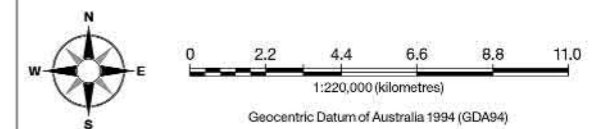
Map compilation date: July 2020.

Note

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Map Index

Refer to Overlay Map OM-400 for the Coastal Hazard Overlay Map Index.







Overlay Map-
Coastal Hazard Overlay
Southeastern Region








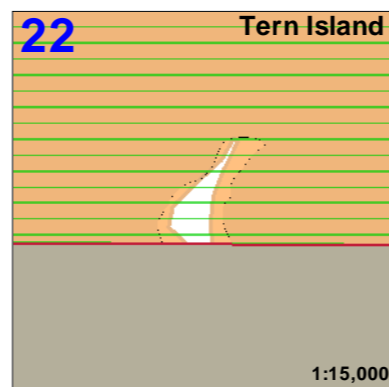
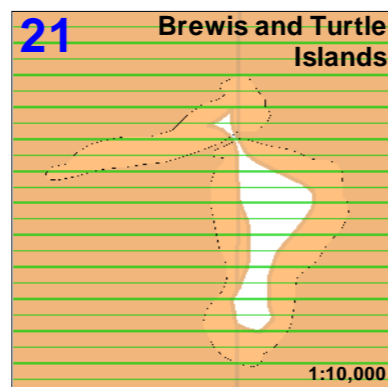
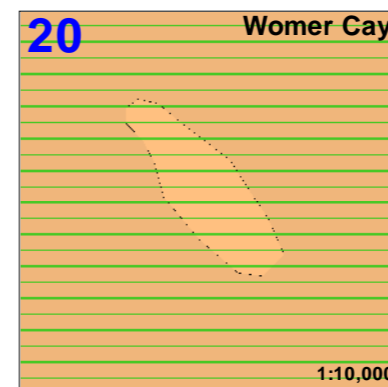
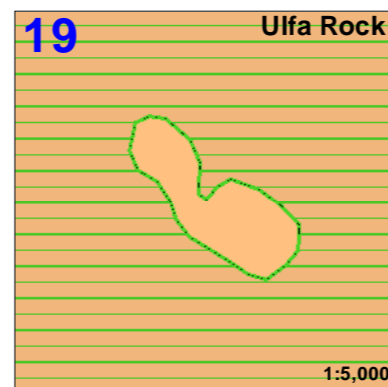
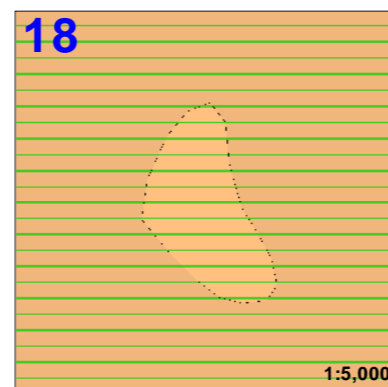
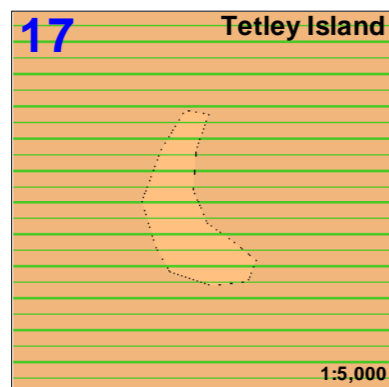
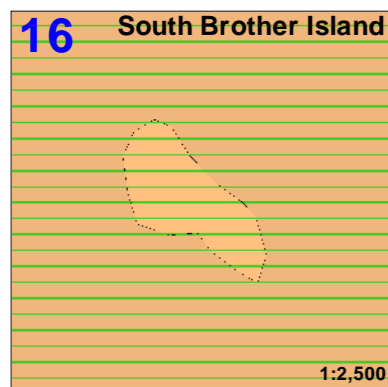
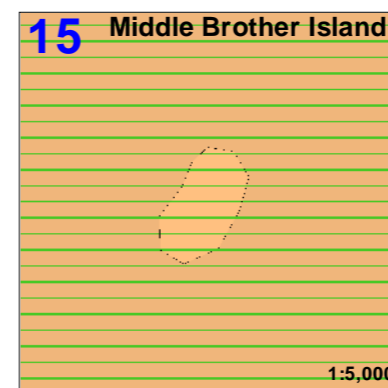
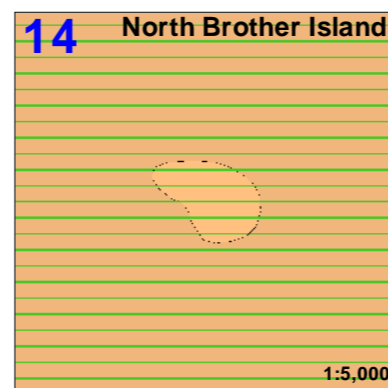
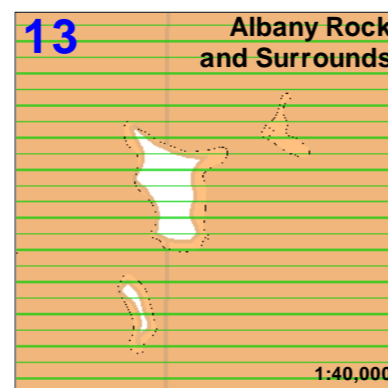
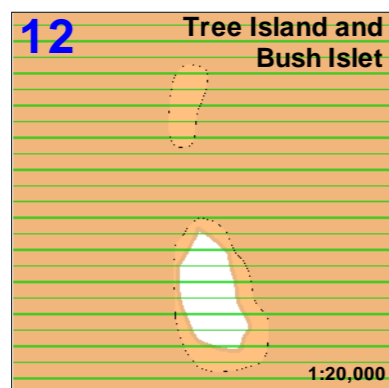
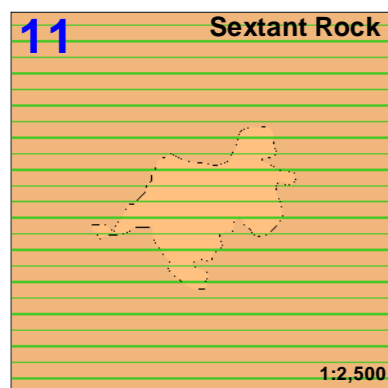
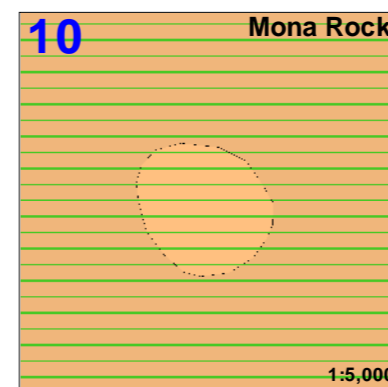
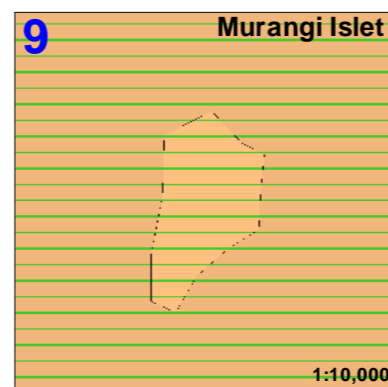
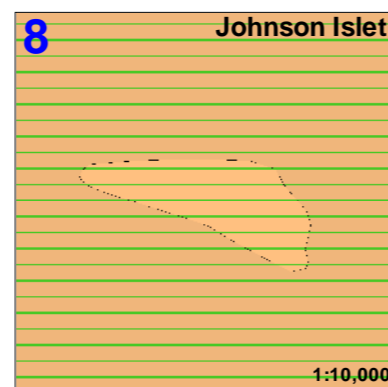
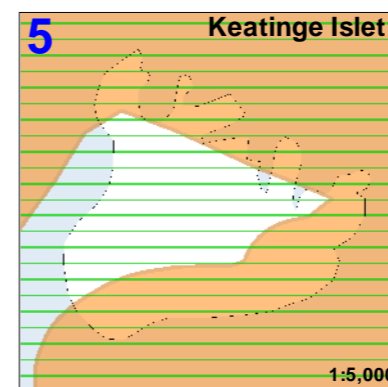
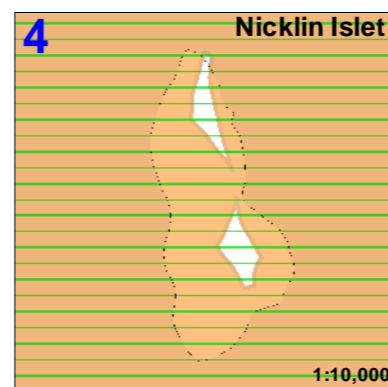
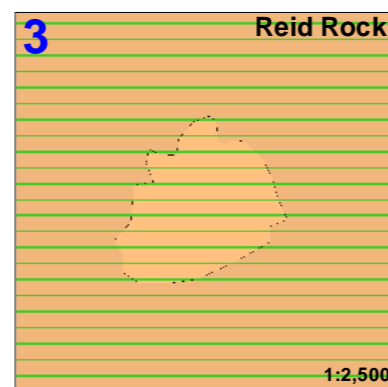
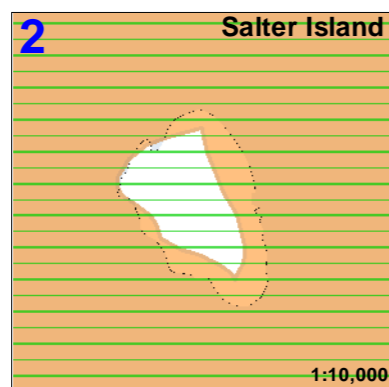
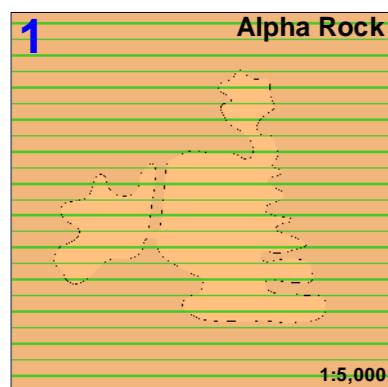
LEGEND

Coastal Hazard Areas

-  Coastal Management District
-  Coastal Area - Medium Storm Tide Inundation Area
-  Coastal Area - High Storm Tide Inundation Area
-  Coastal Area - Erosion Prone Area

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire



Data Source

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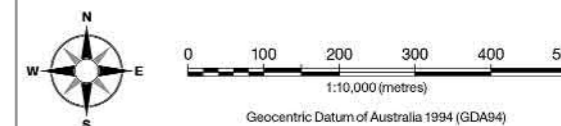
Map compilation date: July 2020.

Note

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Map Index





Refer to Overlay Map OM-400 for the Coastal Hazard Overlay Map Index.

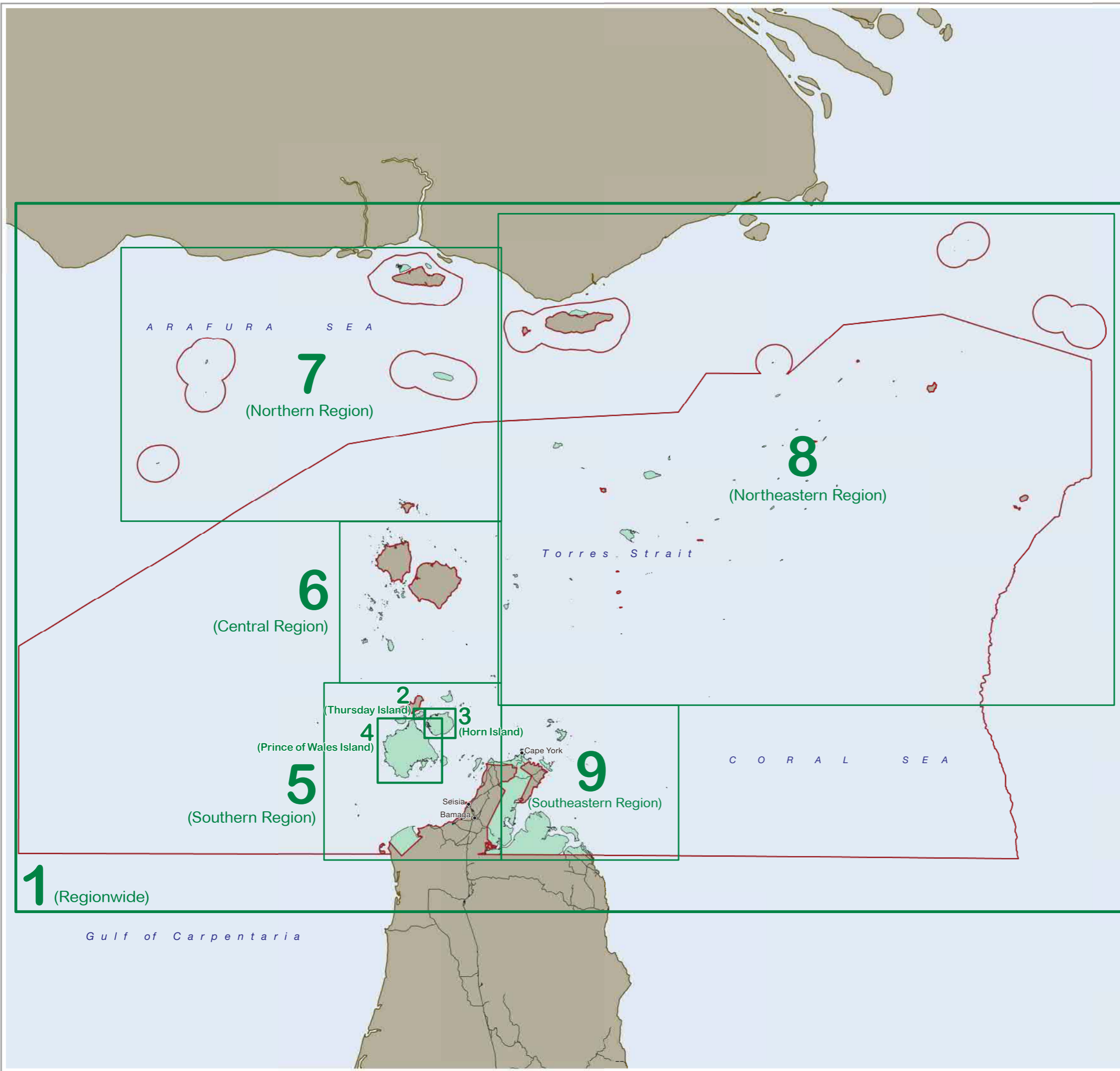


Overlay Map- Coastal Hazard Overlay Southeastern Region enlargements



LEGEND

-  Torres Shire Boundary
-  Area Within Torres Shire
-  Area Outside Torres Shire
-  Ocean/Waterbody/Watercourse



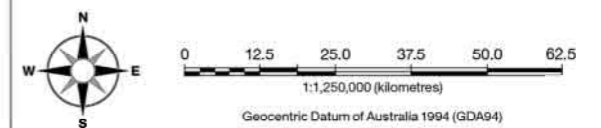
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Map compilation date: January 2020.

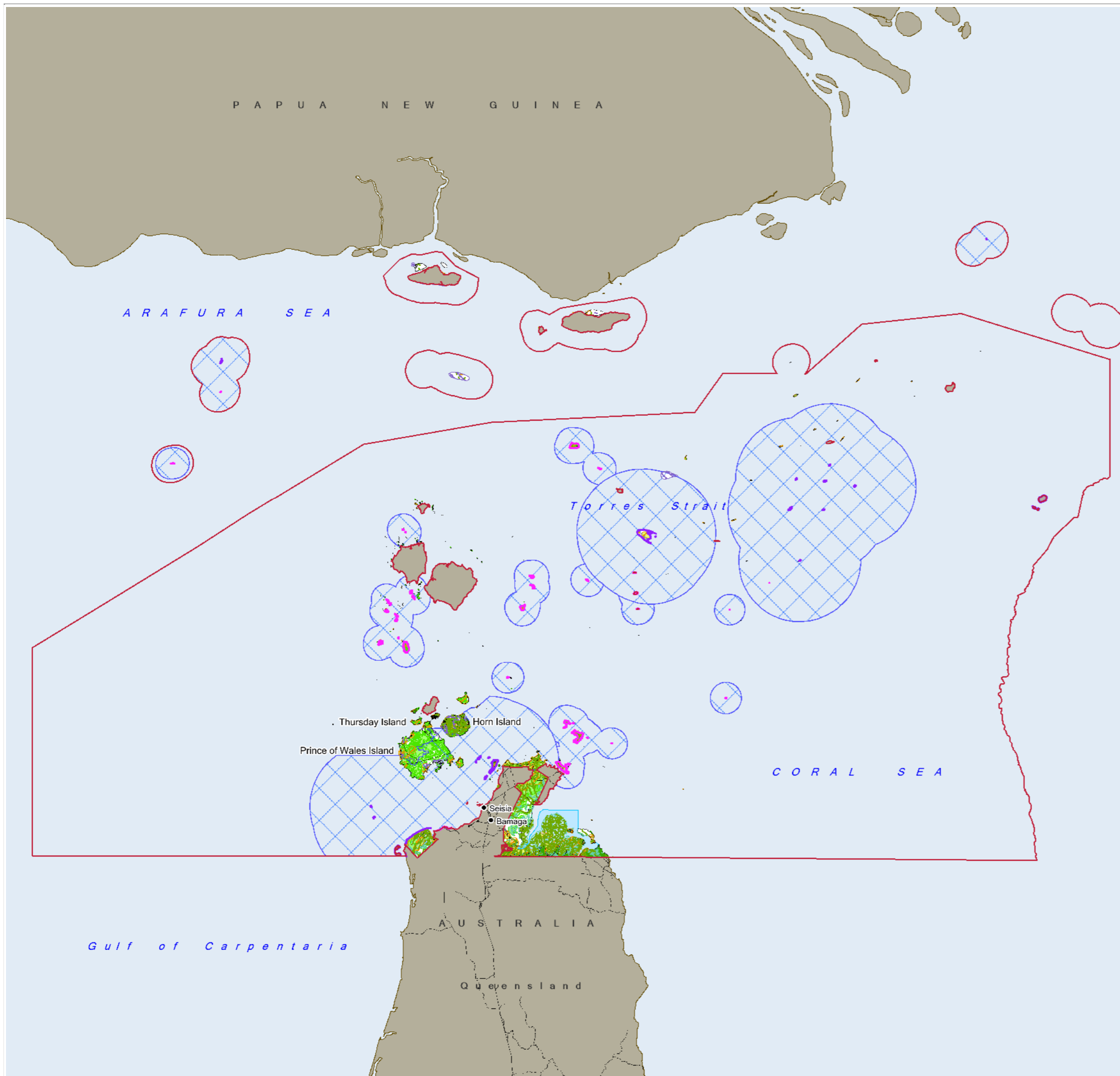
Note

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Overlay Map- Environmental Significance Index Map

OVERLAY MAP - OM500



LEGEND

Matters of State Environmental Significance

- Declared Fish Habitat Area
- High Ecological Significance Wetlands
- Protected Areas (Estates)
- Regulated Vegetation (Category B)
- Regulated Vegetation (Category C)
- Regulated Vegetation (Category R)
- Regulated Vegetation (Essential Habitat)
- Regulated Vegetation (Wetland)
- Regulated Vegetation (Intersecting a Watercourse)
- Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)

Matters of Local Environmental Significance

- Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

- Sea Turtle Nesting Area Significance
- Significant
 - Very significant
 - Turtle Sensitive Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The State Environmental Significance datasets depicted on this map has been sourced from: State of Queensland (Department of Environment and Science) 2020; Data used: Matters of State Environmental Significance (individual datasets for each category of MSES as supplied) and was the latest data available at the map compilation date (February - June 2020)

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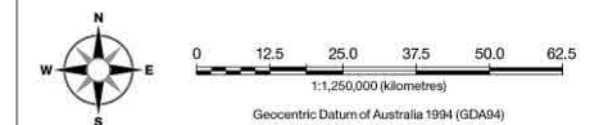
Map compilation date: July 2020.

Note

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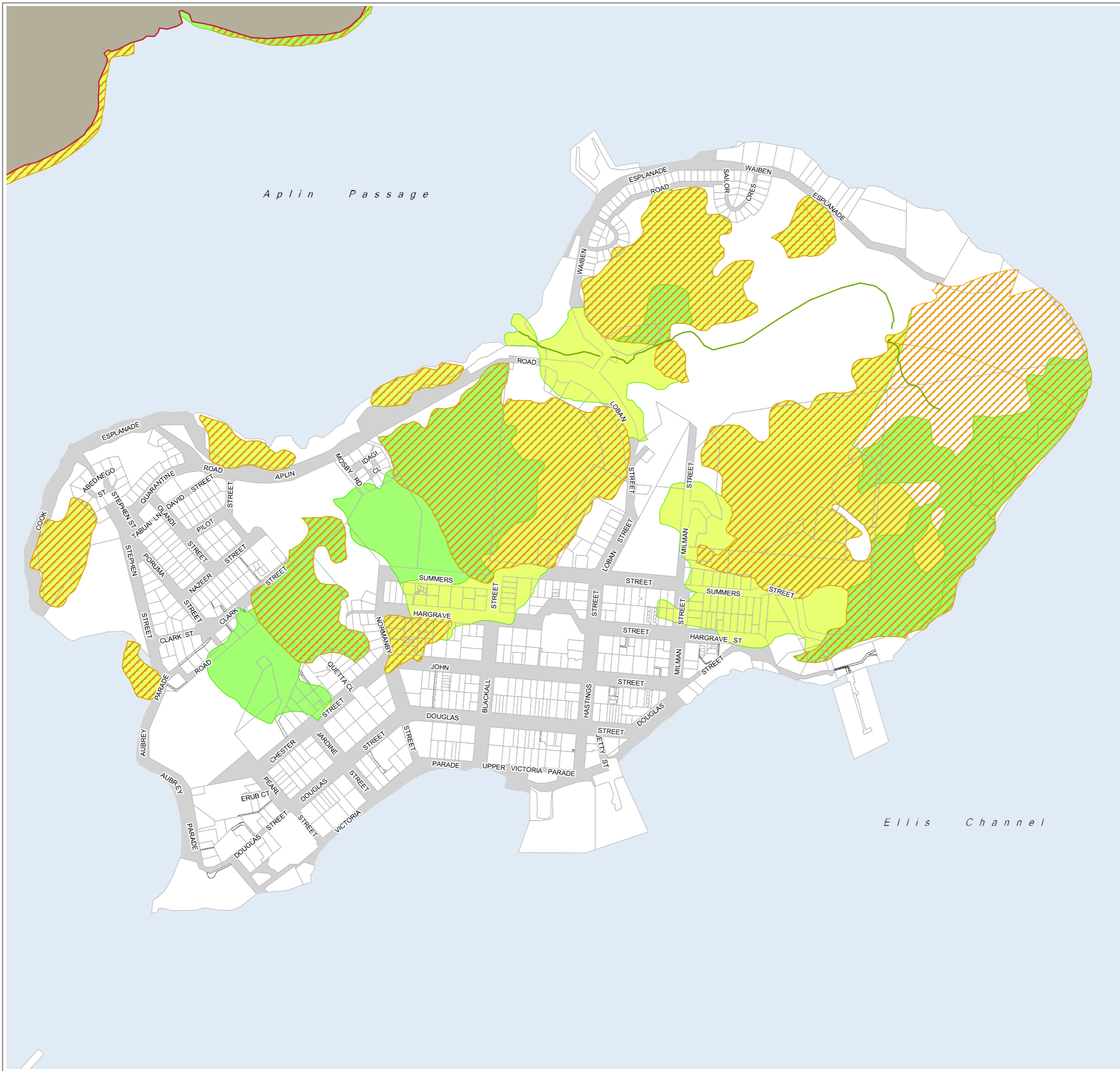
Map Index

Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.



Overlay Map-
Environmental Significance Overlay
Regionwide

OVERLAY MAP - OM501



LEGEND

Matters of State Environmental Significance

- Declared Fish Habitat Area
- High Ecological Significance Wetlands
- Protected Areas (Estates)
- Regulated Vegetation (Category B)
- Regulated Vegetation (Category C)
- Regulated Vegetation (Category R)
- Regulated Vegetation (Essential Habitat)
- Regulated Vegetation (Wetland)
- Regulated Vegetation (Intersecting a Watercourse)
- Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)

Matters of Local Environmental Significance

- Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

- Sea Turtle Nesting Area Significance
 - Significant
 - Very significant
- Turtle Sensitive Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

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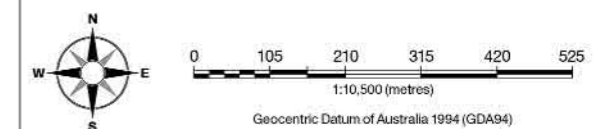
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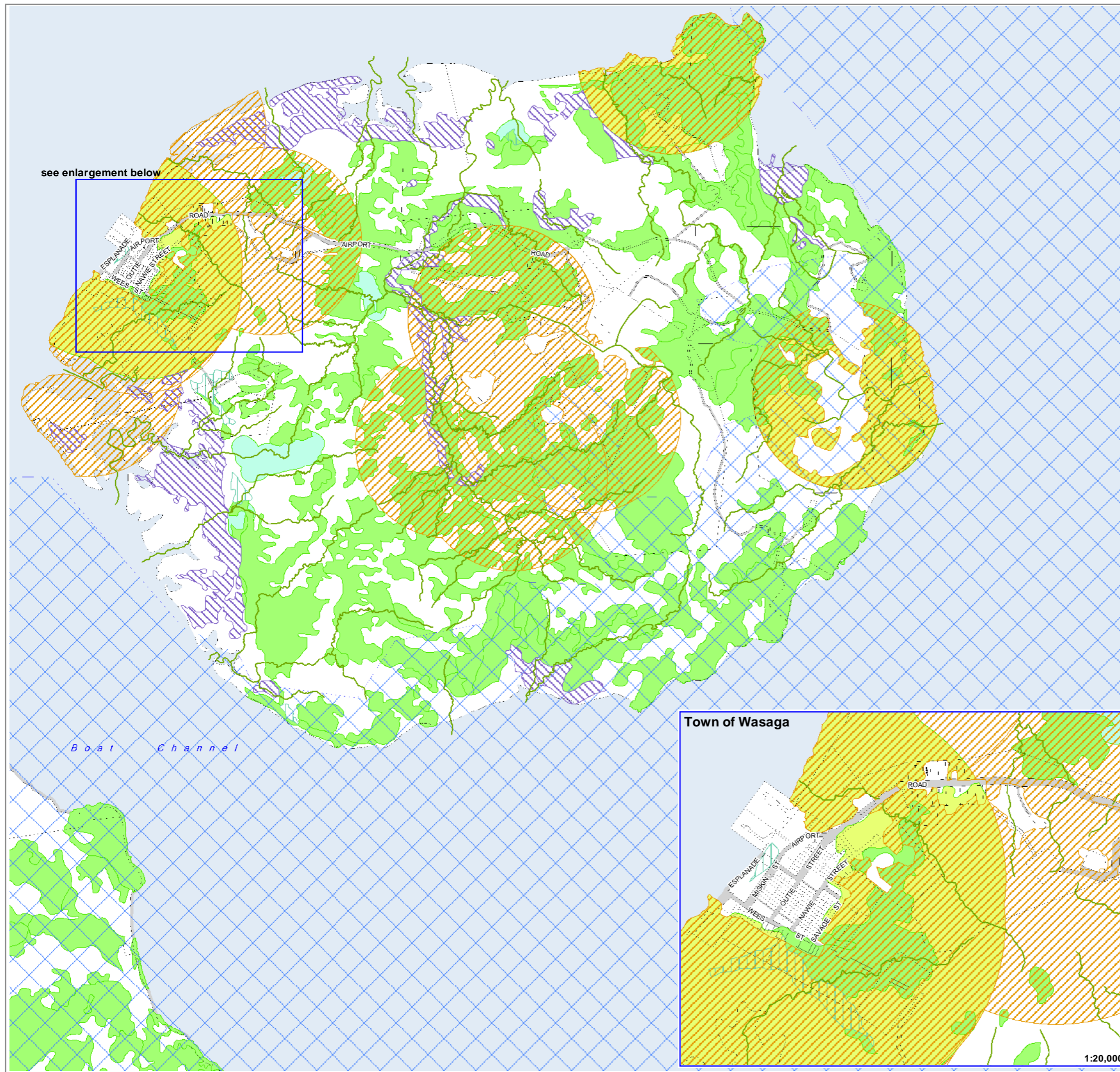
Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.



Overlay Map- Environmental Significance Overlay Thursday Island



LEGEND

Matters of State Environmental Significance

- Declared Fish Habitat Area
- High Ecological Significance Wetlands
- Protected Areas (Estates)
- Regulated Vegetation (Category B)
- Regulated Vegetation (Category C)
- Regulated Vegetation (Category R)
- Regulated Vegetation (Essential Habitat)
- Regulated Vegetation (Wetland)
- Regulated Vegetation (Intersecting a Watercourse)
- Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)

Matters of Local Environmental Significance

- Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

- Sea Turtle Nesting Area Significance**
- Significant
- Very significant
- Turtle Sensitive Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

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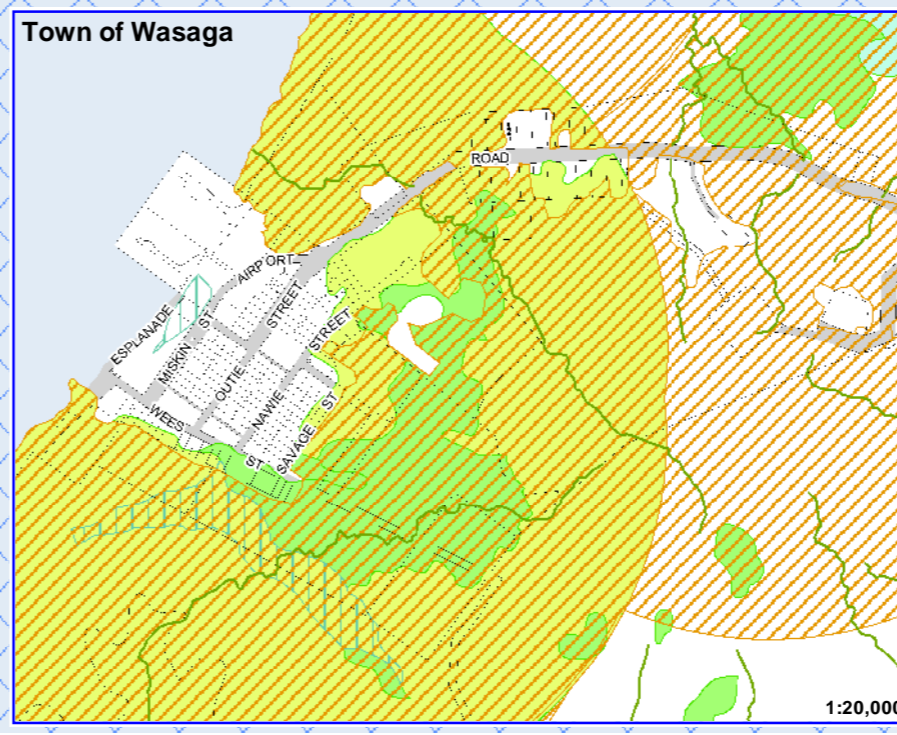
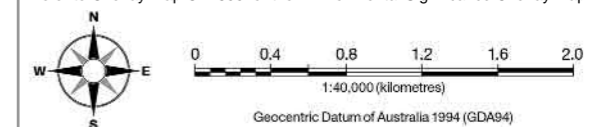
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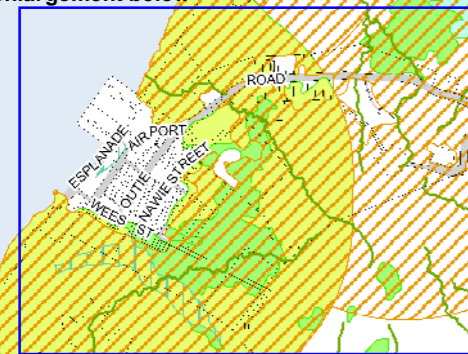
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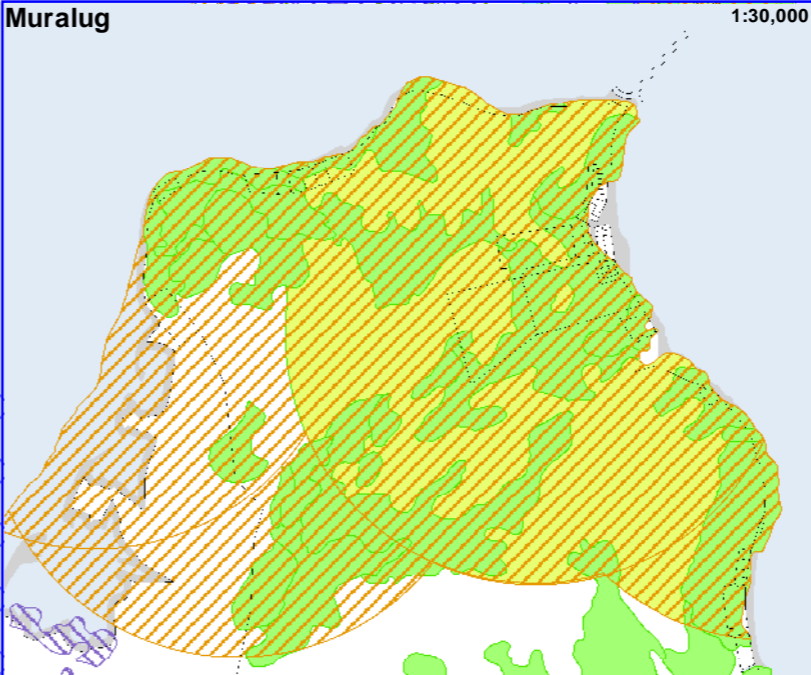
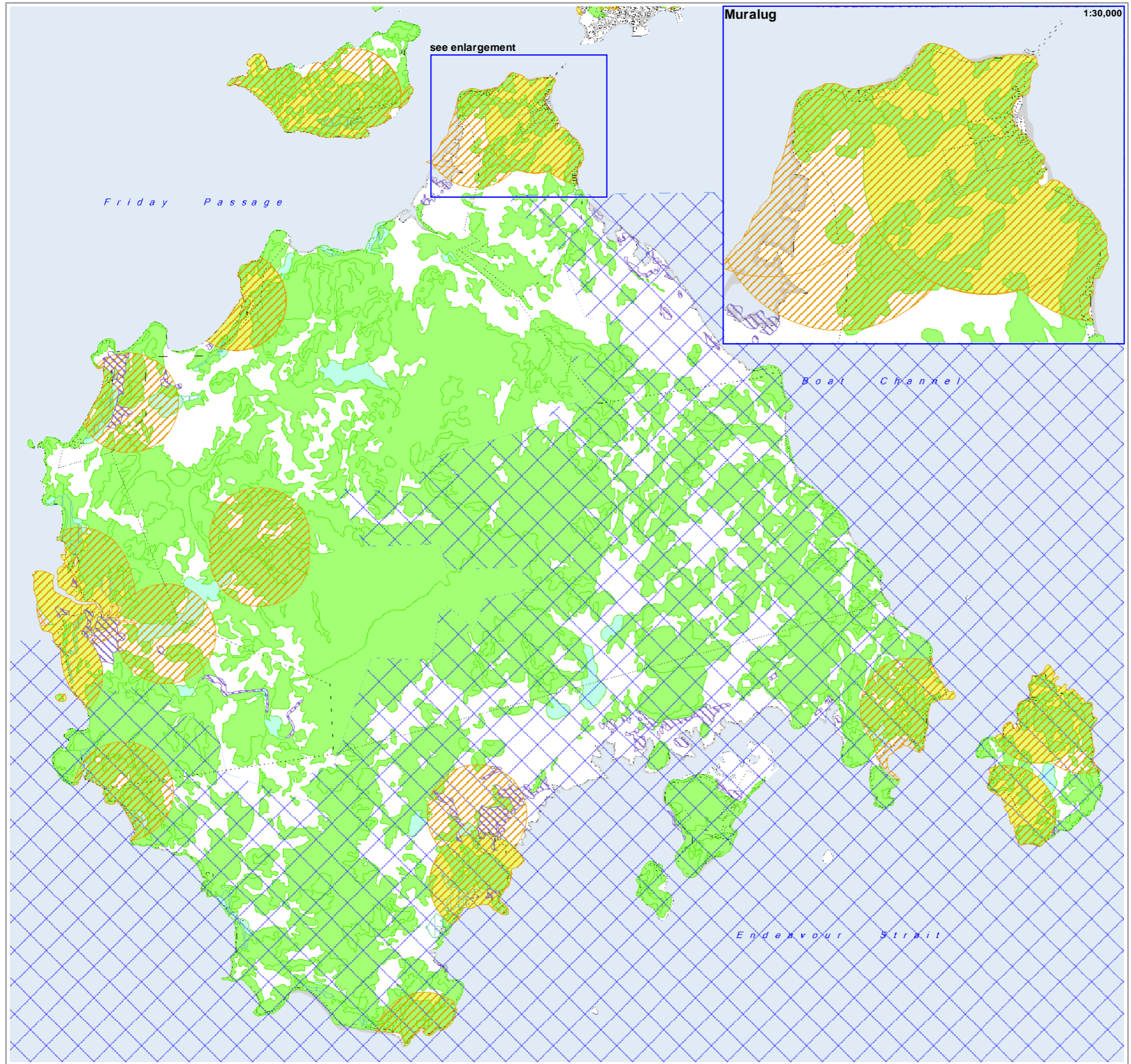
Map Index




















Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.



see enlargement below





- LEGEND**
- Matters of State Environmental Significance**
-  Declared Fish Habitat Area
 -  High Ecological Significance Wetlands
 -  Protected Areas (Estates)
 -  Regulated Vegetation (Category B)
 -  Regulated Vegetation (Category C)
 -  Regulated Vegetation (Category R)
 -  Regulated Vegetation (Essential Habitat)
 -  Regulated Vegetation (Wetland)
 -  Regulated Vegetation (Intersecting a Watercourse)
 -  Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)
- Matters of Local Environmental Significance**
-  Area of Significance
- Sea Turtle Nesting and Turtle Sensitive Areas**
- Sea Turtle Nesting Area Significance
-  Significant
 -  Very significant
-  Turtle Sensitive Area
- Other Elements**
-  Cadastre
 -  Ocean/Waterbody/Watercourse
 -  Road
 -  Torres Shire Boundary
 -  Area Outside Torres Shire

Data Source
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Data used: Matters of State Environmental Significance (individual datasets for each category of MSES as supplied) and was the latest data available at the map compilation date (February - June 2020)

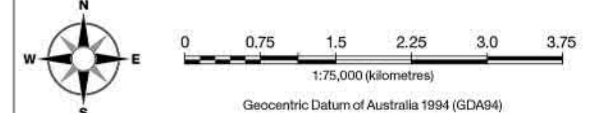
The Local Environmental Significance dataset depicted on this map has been sourced from: David Fell Environmental (Flora & Ecology Consultants);
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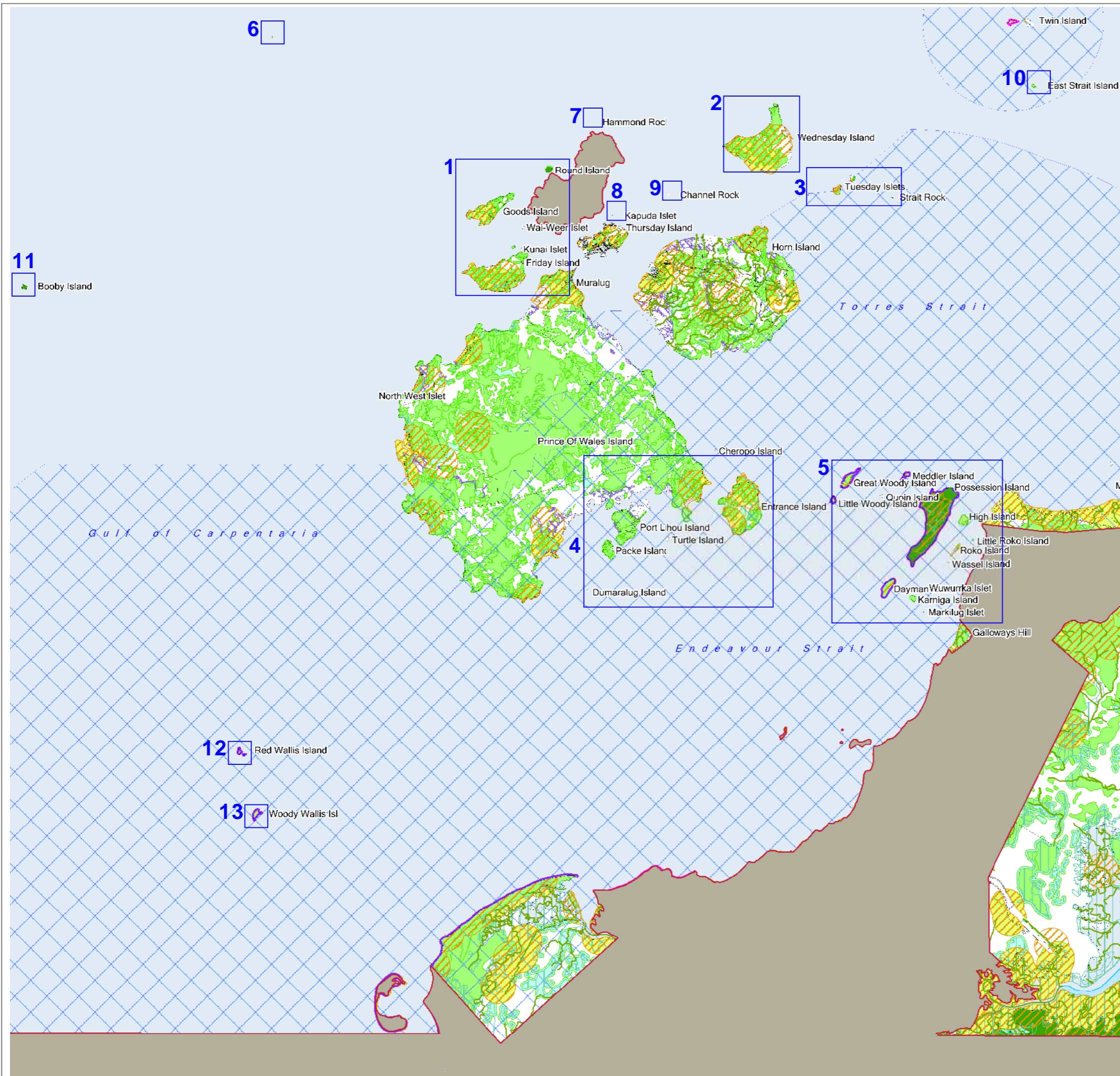
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Map Index
Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.



Overlay Map-
Environmental Significance Overlay
Prince of Wales Island



LEGEND

Matters of State Environmental Significance

- Declared Fish Habitat Area
- High Ecological Significance Wetlands
- Protected Areas (Estates)
- Regulated Vegetation (Category B)
- Regulated Vegetation (Category C)
- Regulated Vegetation (Category R)
- Regulated Vegetation (Essential Habitat)
- Regulated Vegetation (Wetland)
- Regulated Vegetation (Intersecting a Watercourse)
- Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)

Matters of Local Environmental Significance

- Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

- Sea Turtle Nesting Area Significance**
- Significant
- Very significant
- Turtle Sensitive Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

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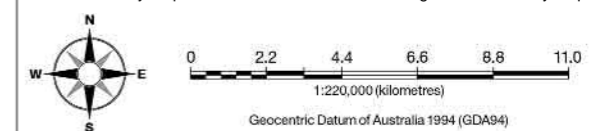
Map compilation date: July 2020.

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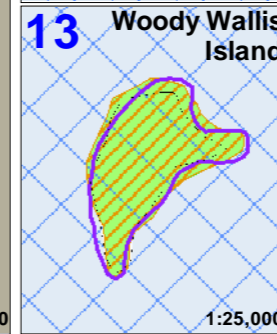
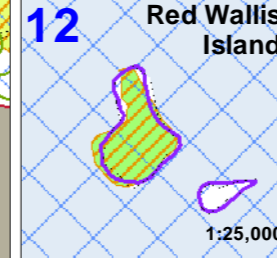
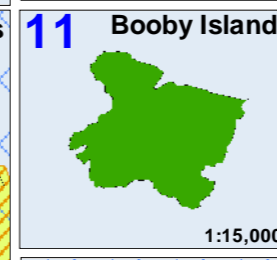
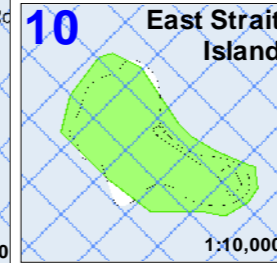
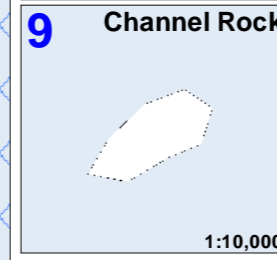
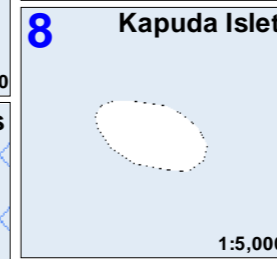
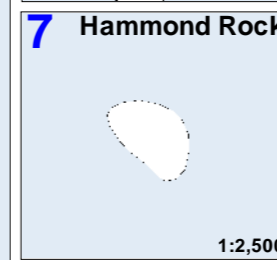
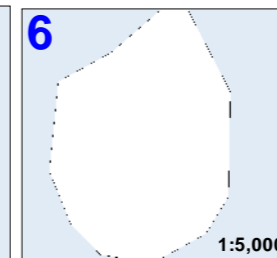
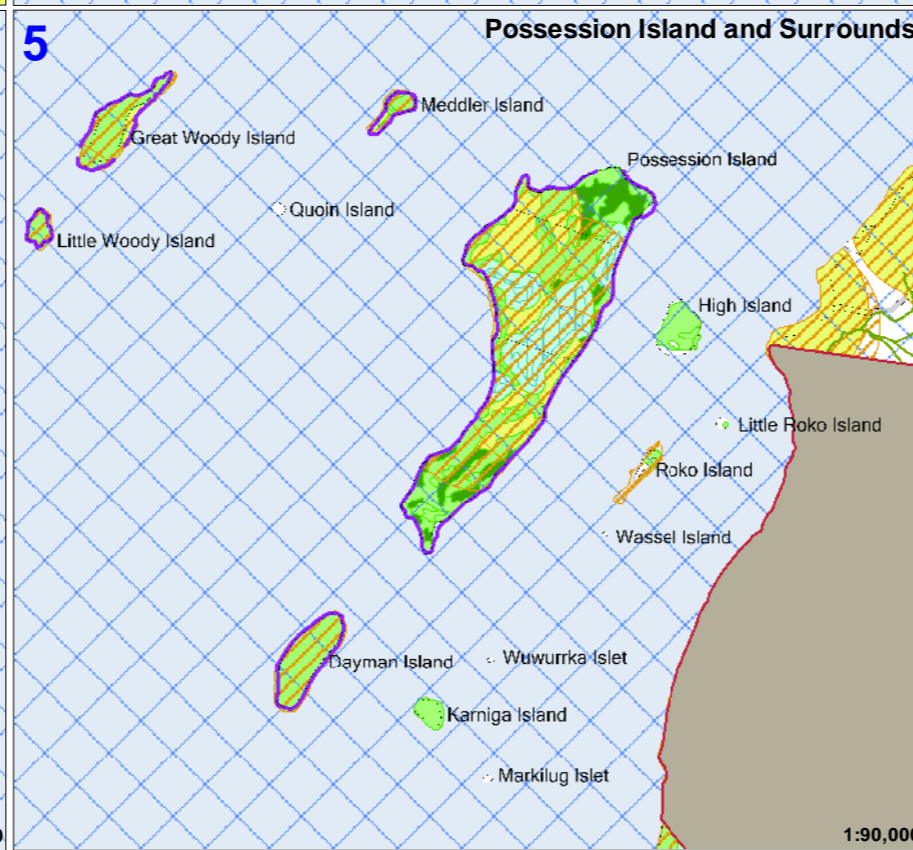
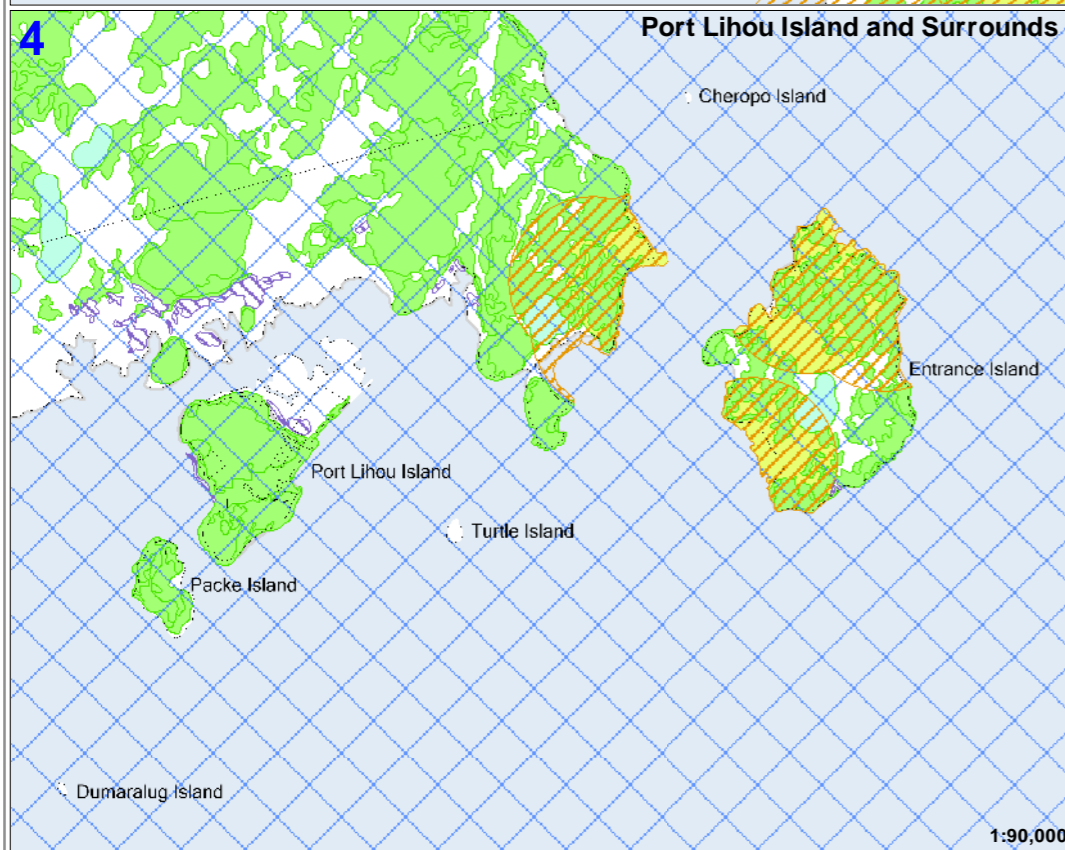
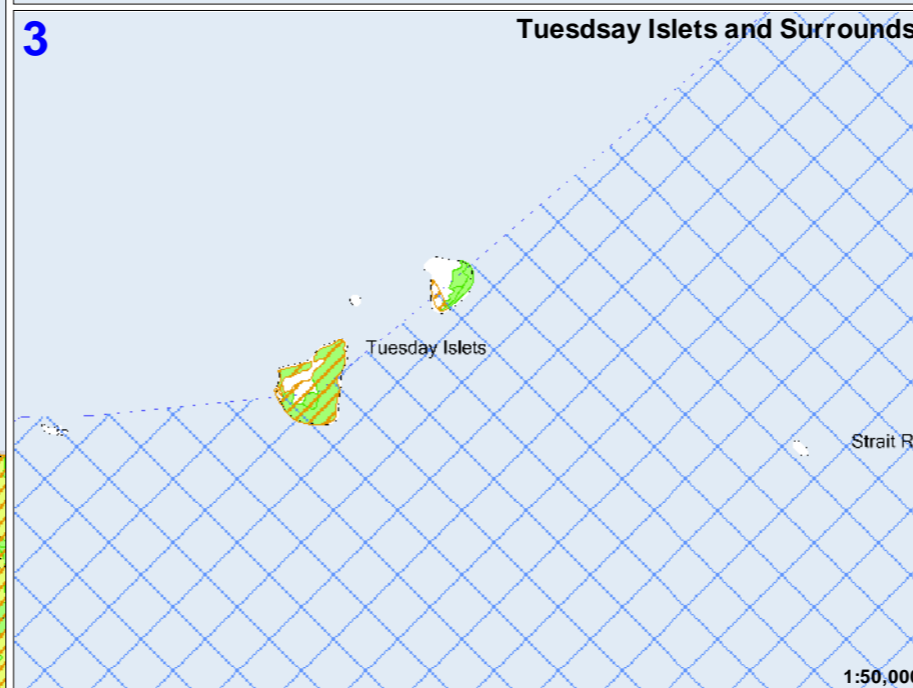
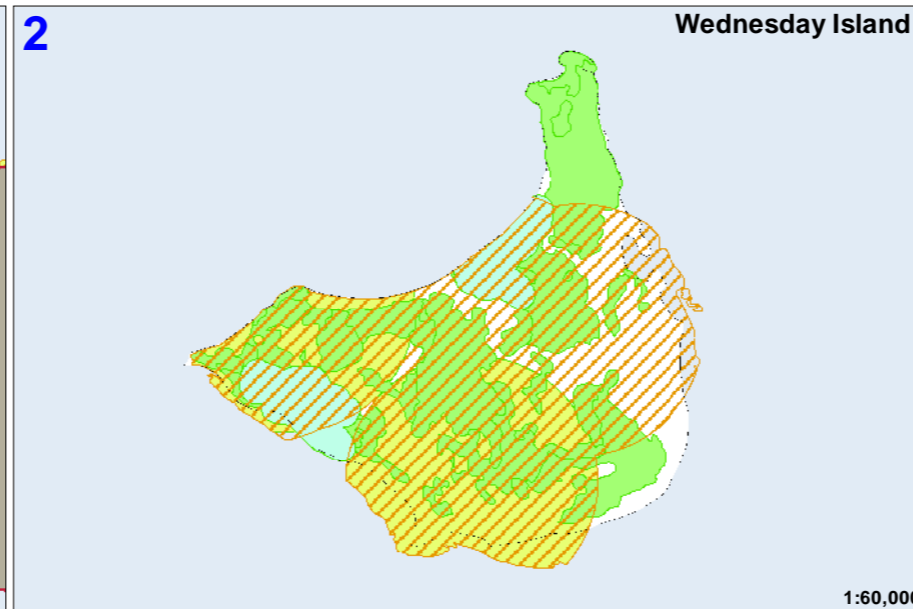
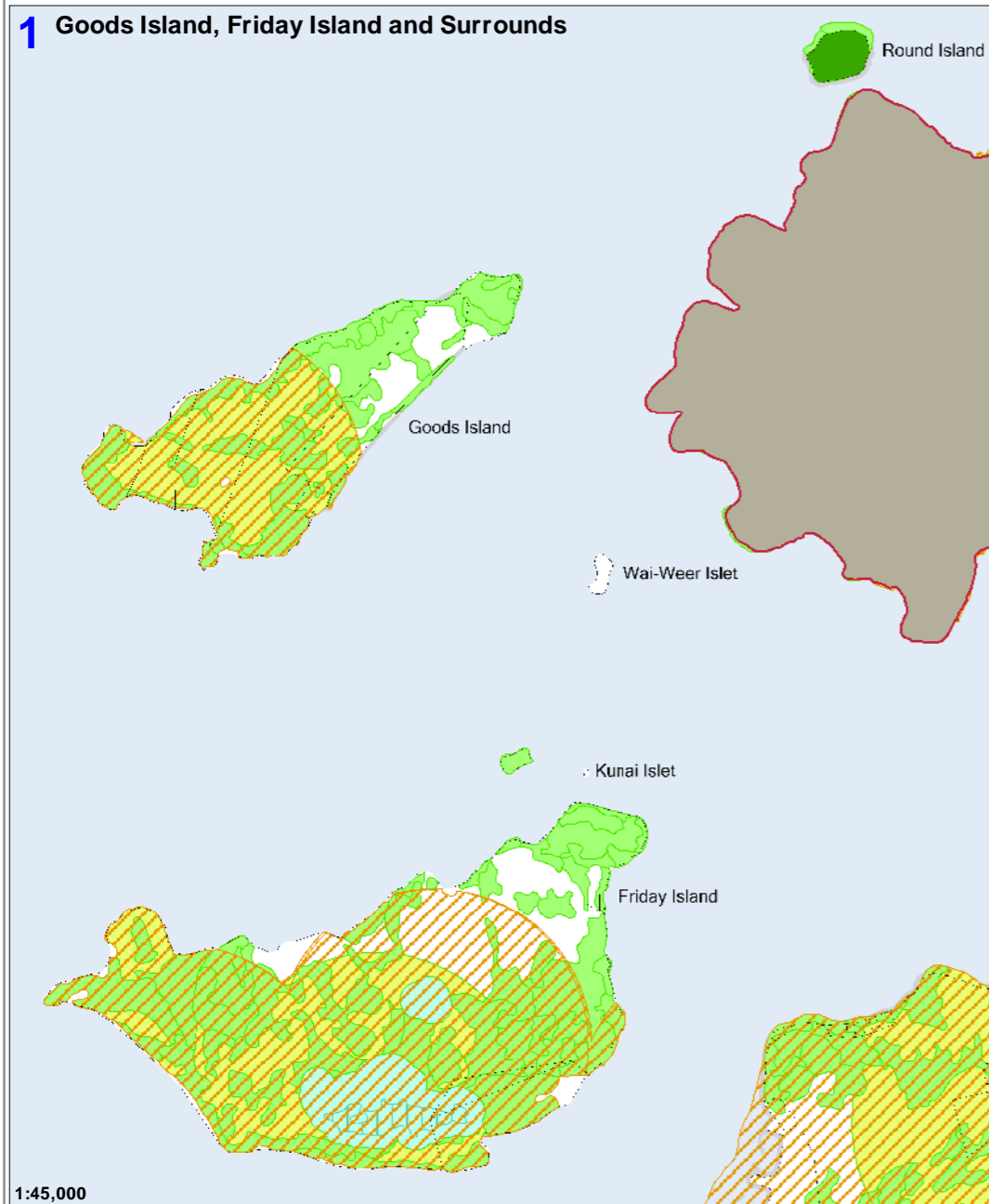
Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.



Overlay Map-
Environmental Significance Overlay
Southern Region



TORRES SHIRE COUNCIL
planning scheme

LEGEND

Matters of State Environmental Significance

- Declared Fish Habitat Area
- High Ecological Significance Wetlands
- Protected Areas (Estates)
- Regulated Vegetation (Category B)
- Regulated Vegetation (Category C)
- Regulated Vegetation (Category R)
- Regulated Vegetation (Essential Habitat)
- Regulated Vegetation (Wetland)
- Regulated Vegetation (Intersecting a Watercourse)
- Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)

Matters of Local Environmental Significance

- Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

Sea Turtle Nesting Area Significance

- Significant
- Very significant

Turtle Sensitive Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

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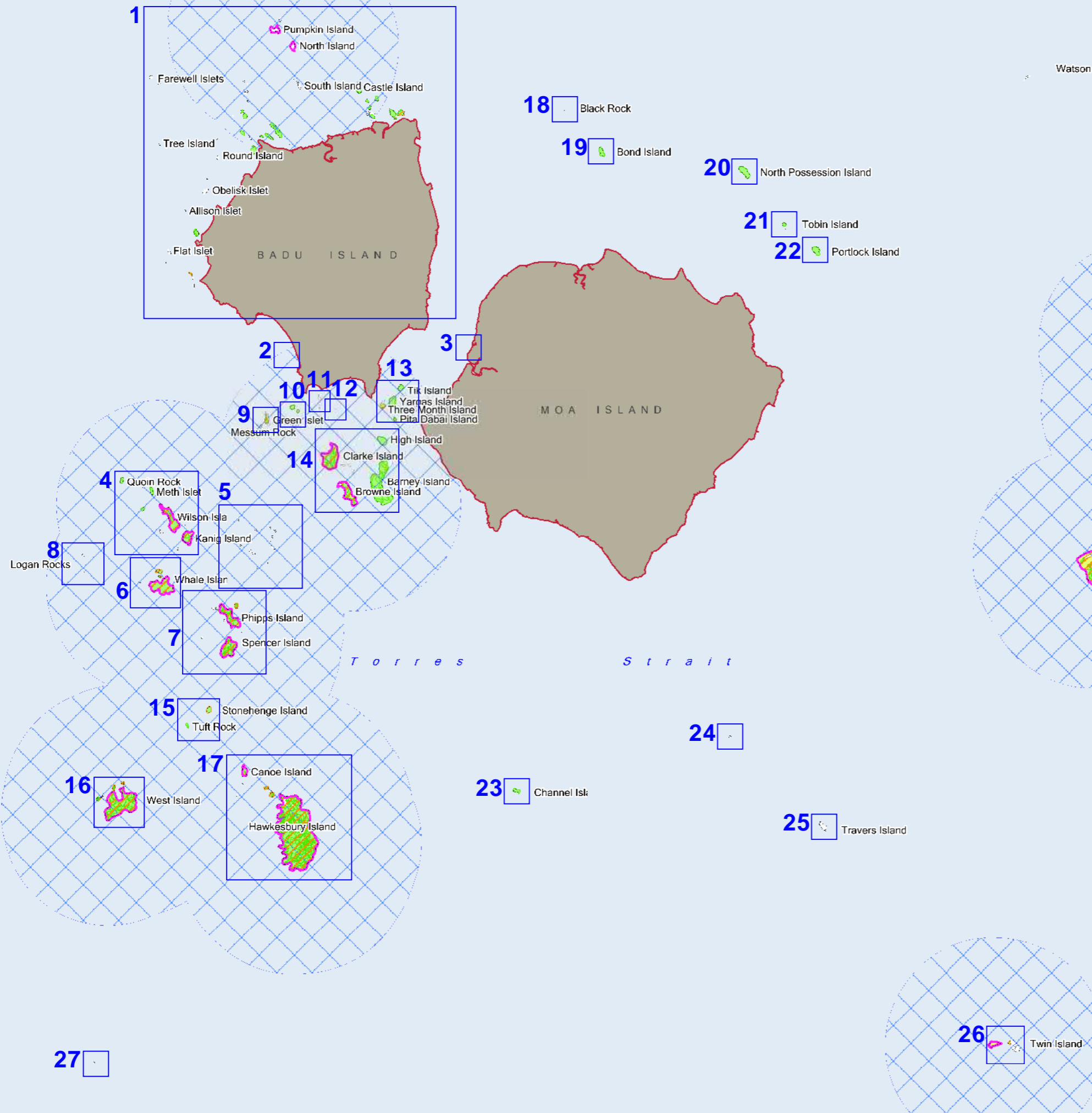
Map Index

Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.

Geocentric Datum of Australia 1994 (GDA94)

**Overlay Map-
Environmental Significance Overlay
Southern Region
enlargements**

OVERLAY MAP - OM505b



LEGEND

Matters of State Environmental Significance

- Declared Fish Habitat Area
- High Ecological Significance Wetlands
- Protected Areas (Estates)
- Regulated Vegetation (Category B)
- Regulated Vegetation (Category C)
- Regulated Vegetation (Category R)
- Regulated Vegetation (Essential Habitat)
- Regulated Vegetation (Wetland)
- Regulated Vegetation (Intersecting a Watercourse)
- Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)

Matters of Local Environmental Significance

- Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

- Sea Turtle Nesting Area Significance
- Significant
- Very significant
- Turtle Sensitive Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

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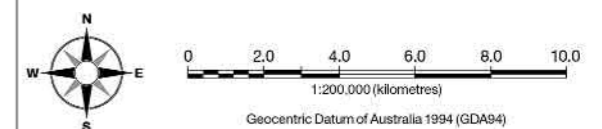
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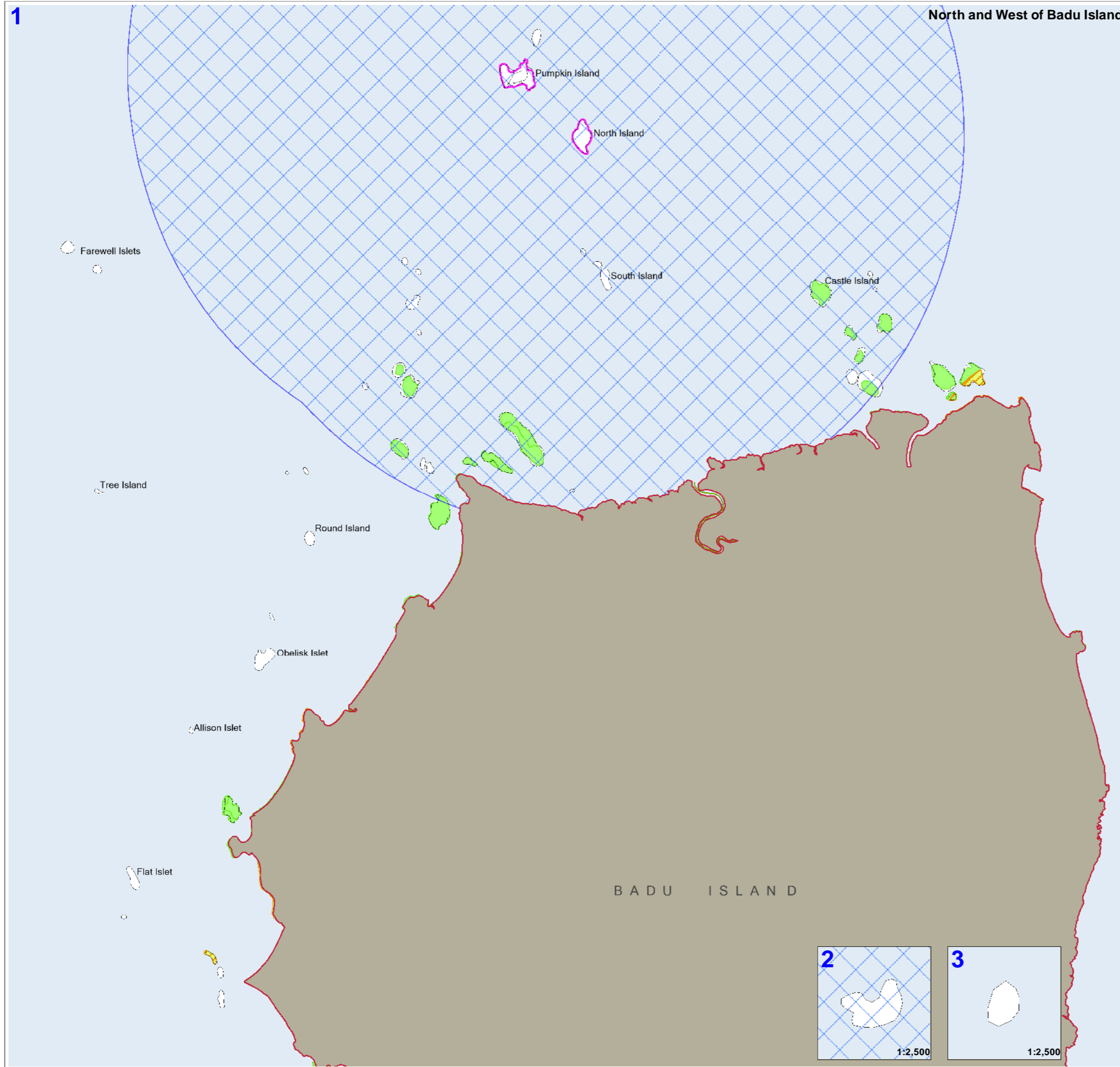
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Map Index

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





Overlay Map-
Environmental Significance Overlay
Central Region




LEGEND




Matters of State Environmental Significance

-  Declared Fish Habitat Area
-  High Ecological Significance Wetlands
-  Protected Areas (Estates)
-  Regulated Vegetation (Category B)
-  Regulated Vegetation (Category C)
-  Regulated Vegetation (Category R)
-  Regulated Vegetation (Essential Habitat)
-  Regulated Vegetation (Wetland)
-  Regulated Vegetation (Intersecting a Watercourse)
-  Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)






Matters of Local Environmental Significance

-  Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

- Sea Turtle Nesting Area Significance**
-  Significant
 -  Very significant
- Turtle Sensitive Area**
-  Turtle Sensitive Area

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

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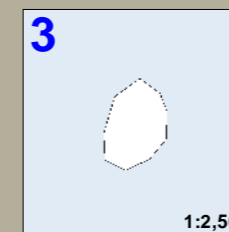
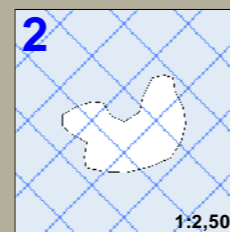
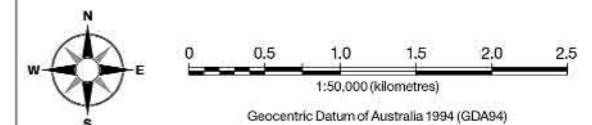
Map compilation date: July 2020.

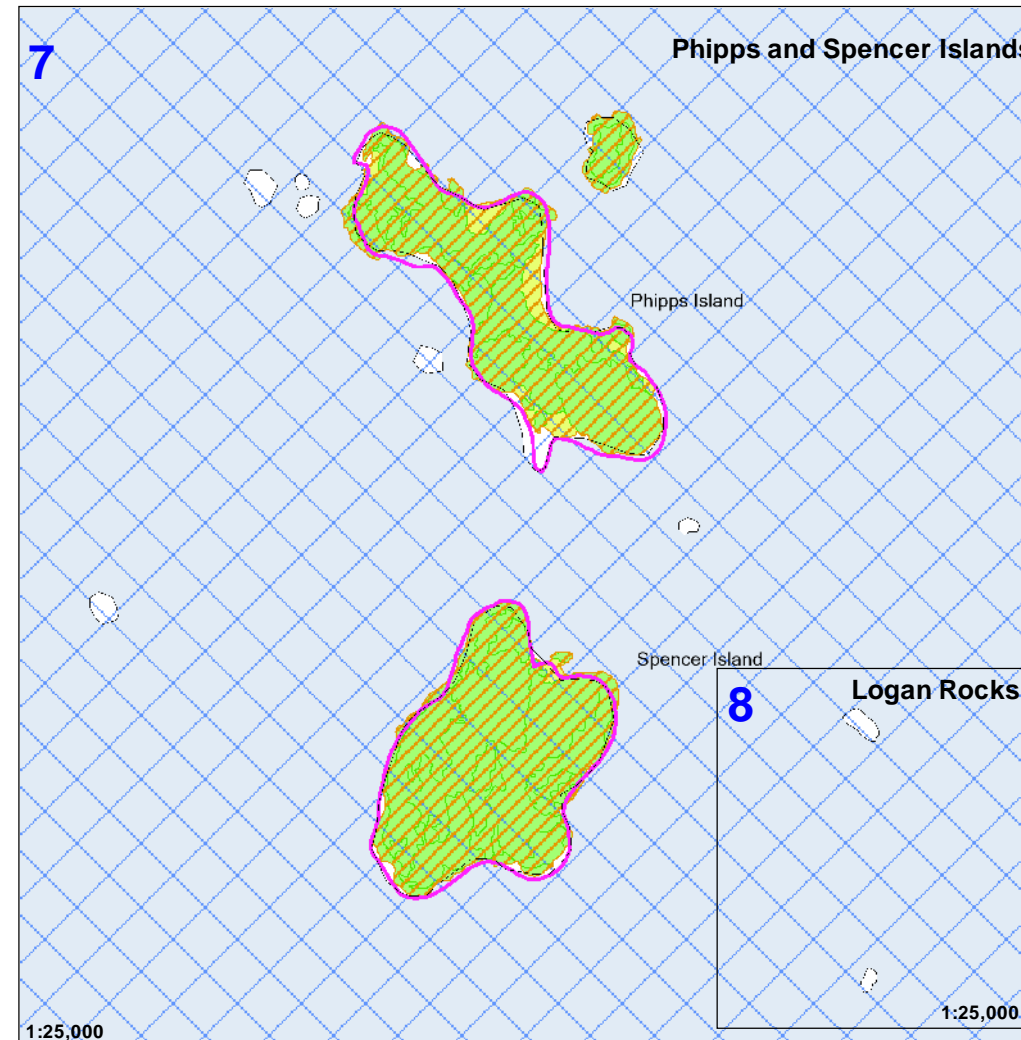
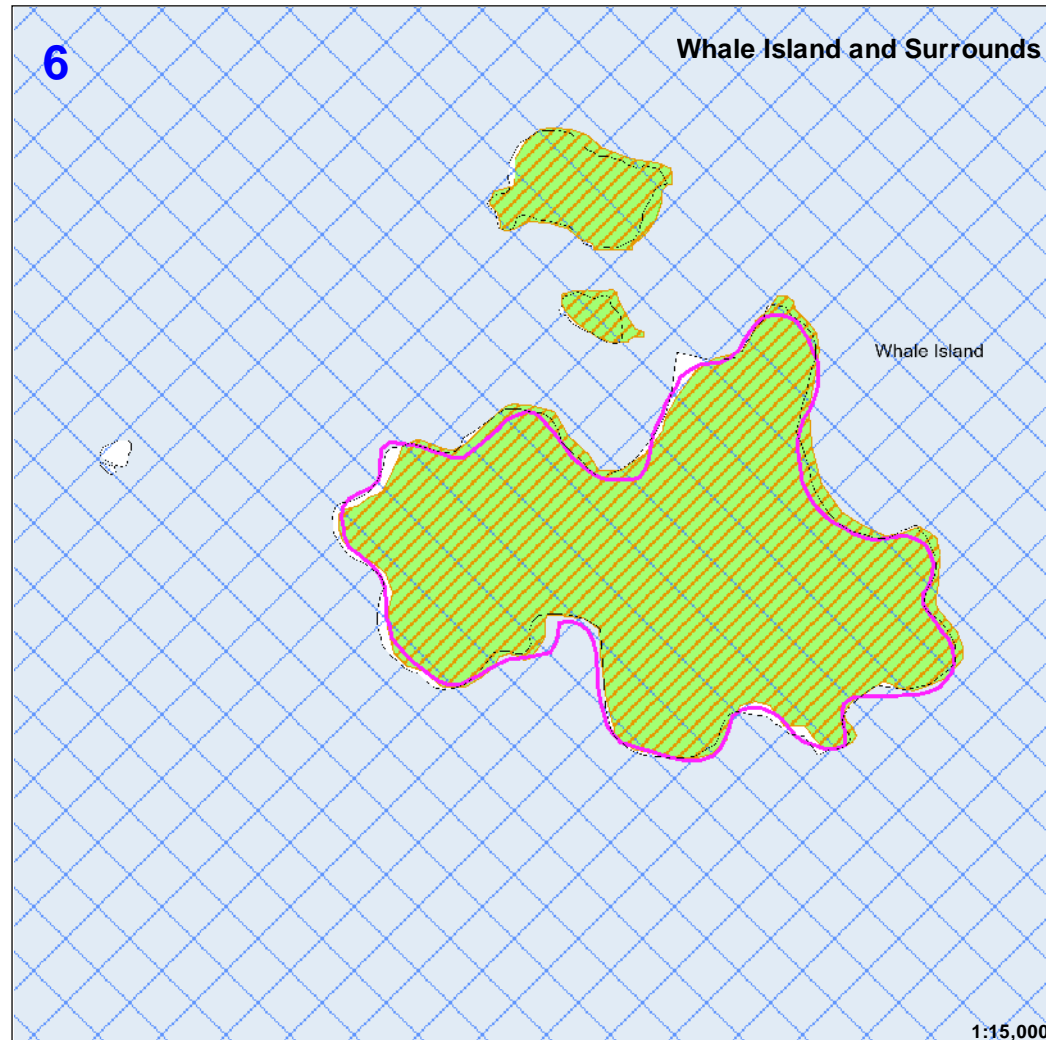
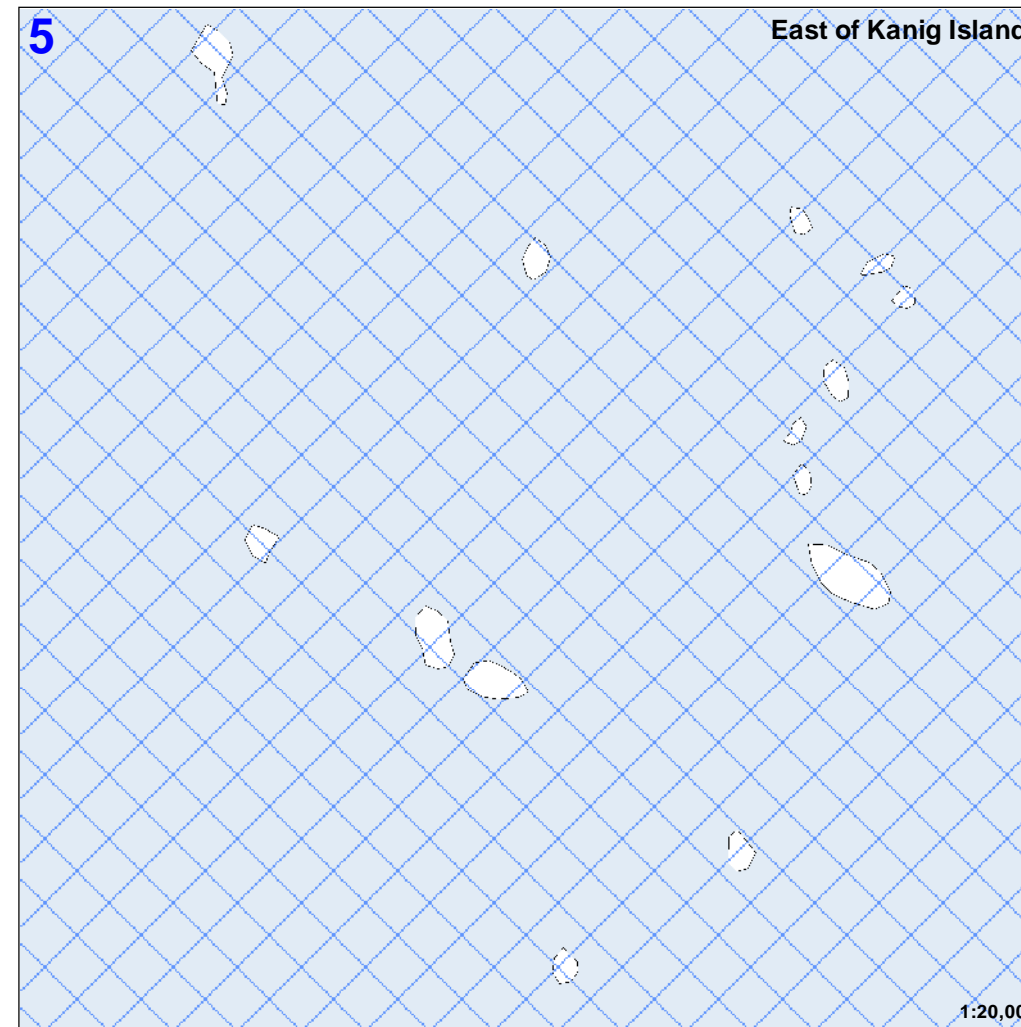
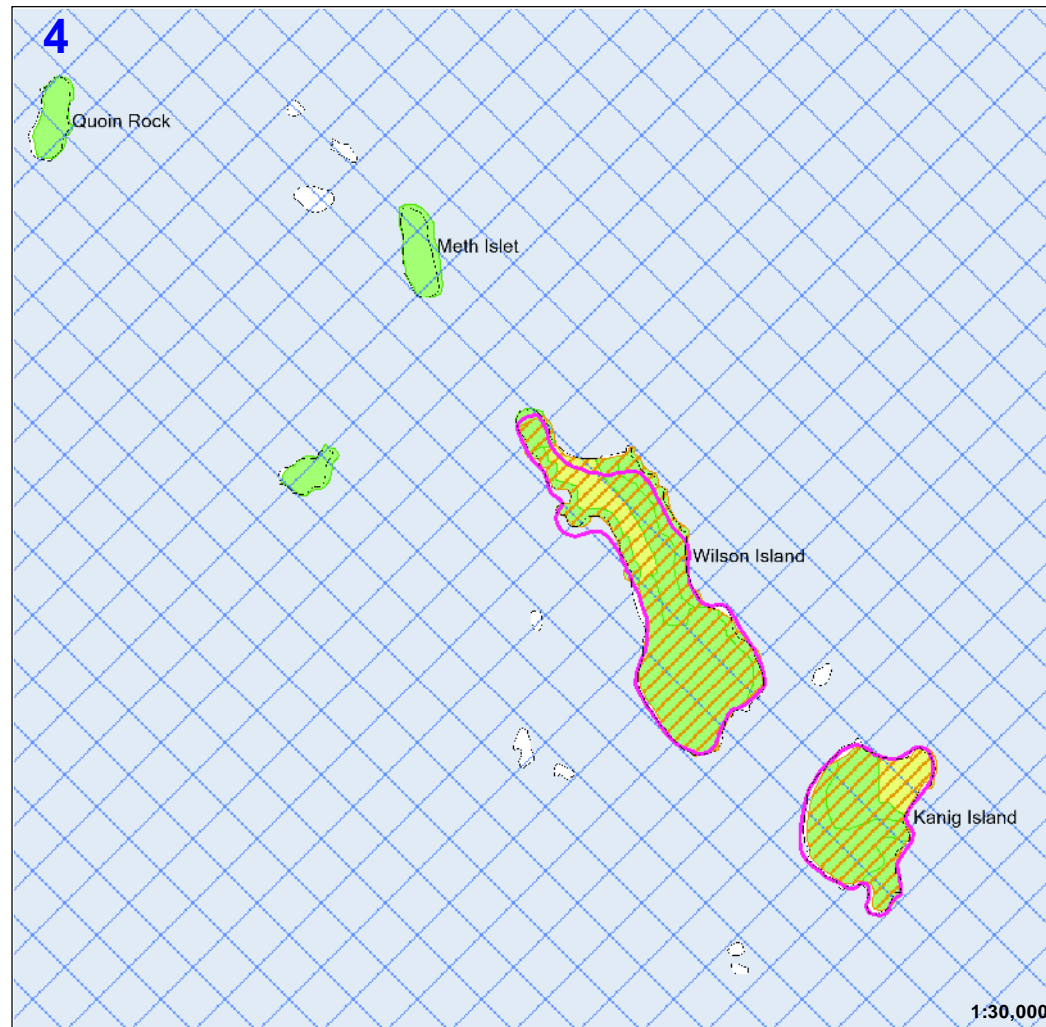
Note

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Map Index

Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.





LEGEND

Matters of State Environmental Significance

- Declared Fish Habitat Area
- High Ecological Significance Wetlands
- Protected Areas (Estates)
- Regulated Vegetation (Category B)
- Regulated Vegetation (Category C)
- Regulated Vegetation (Category R)
- Regulated Vegetation (Essential Habitat)
- Regulated Vegetation (Wetland)
- Regulated Vegetation (Intersecting a Watercourse)
- Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)

Matters of Local Environmental Significance

- Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

- Sea Turtle Nesting Area Significance**
- Significant
- Very significant
- Turtle Sensitive Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The State Environmental Significance datasets depicted on this map has been sourced from: State of Queensland (Department of Environment and Science) 2020; Data used: Matters of State Environmental Significance (individual datasets for each category of MSES as supplied) and was the latest data available at the map compilation date (February - June 2020)

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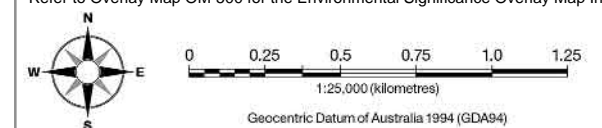
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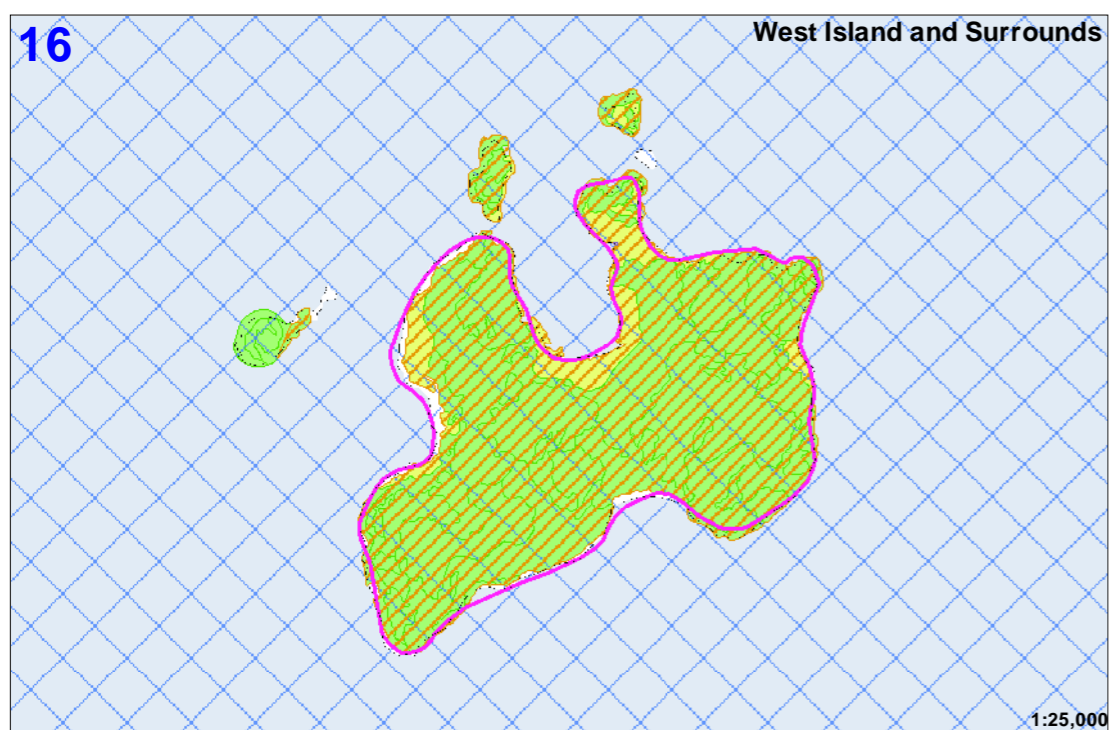
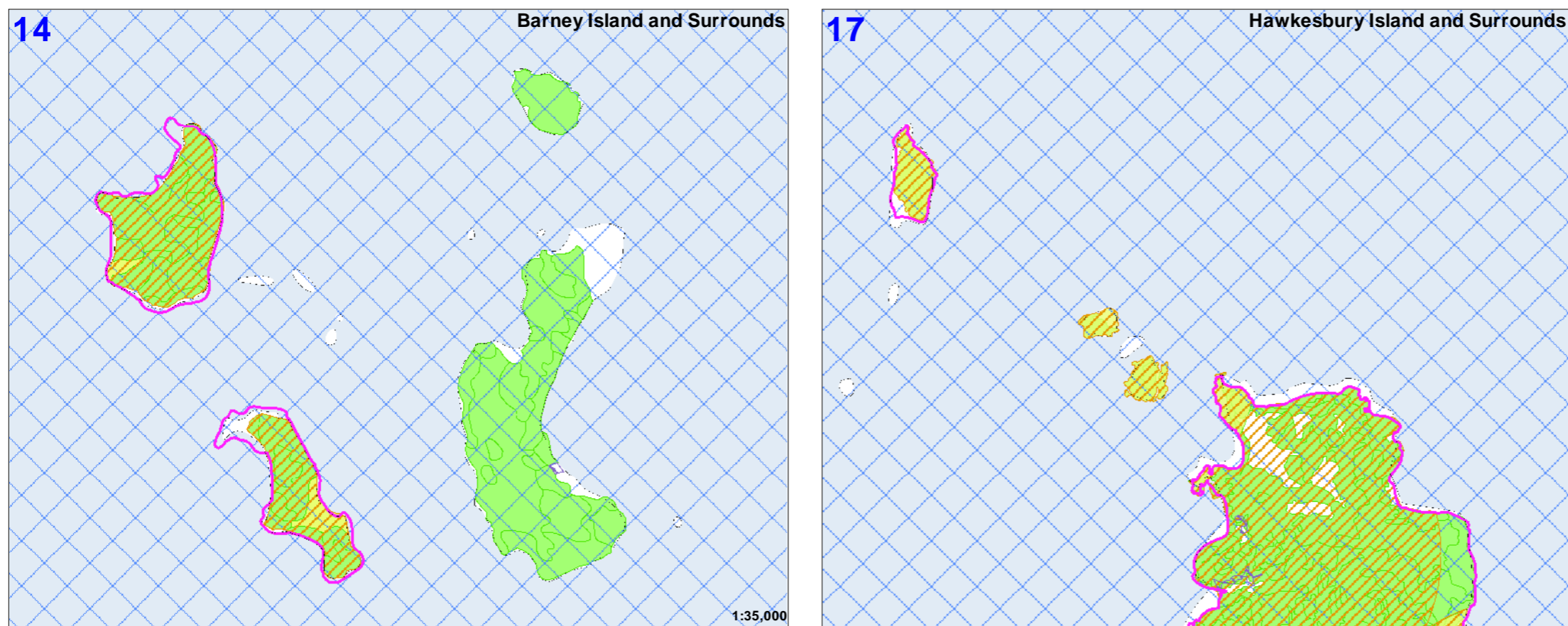
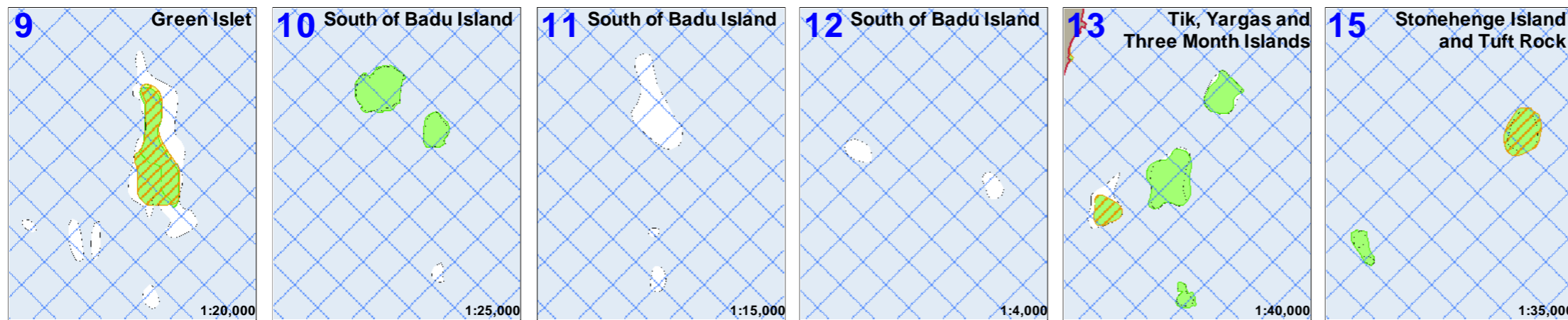
Note

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Map Index

Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.





LEGEND

Matters of State Environmental Significance

- Declared Fish Habitat Area
- High Ecological Significance Wetlands
- Protected Areas (Estates)
- Regulated Vegetation (Category B)
- Regulated Vegetation (Category C)
- Regulated Vegetation (Category R)
- Regulated Vegetation (Essential Habitat)
- Regulated Vegetation (Wetland)
- Regulated Vegetation (Intersecting a Watercourse)
- Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)

Matters of Local Environmental Significance

- Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

- Sea Turtle Nesting Area Significance**
- Significant
- Very significant
- Turtle Sensitive Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

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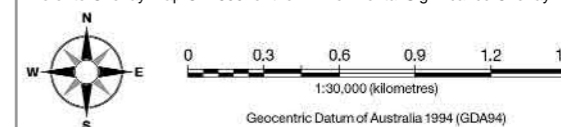
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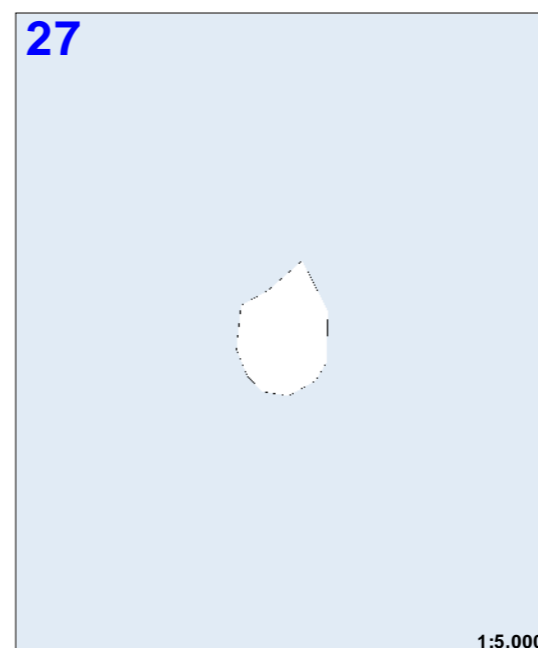
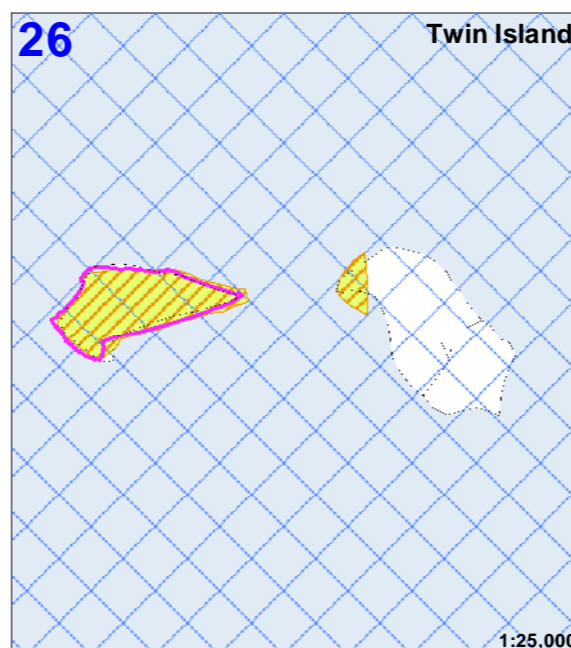
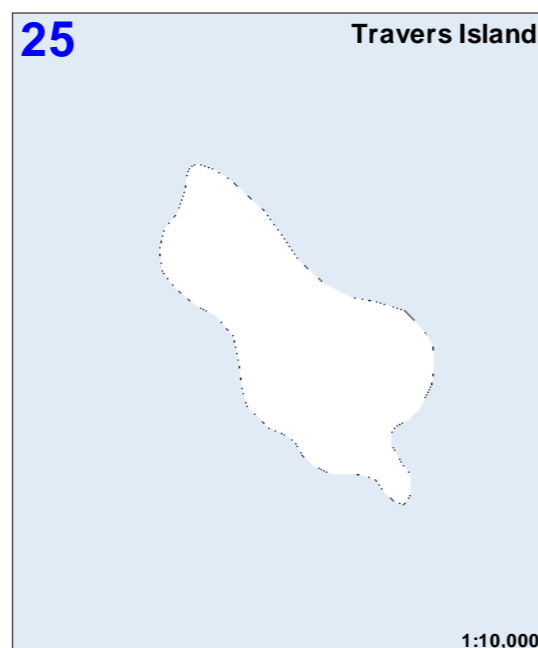
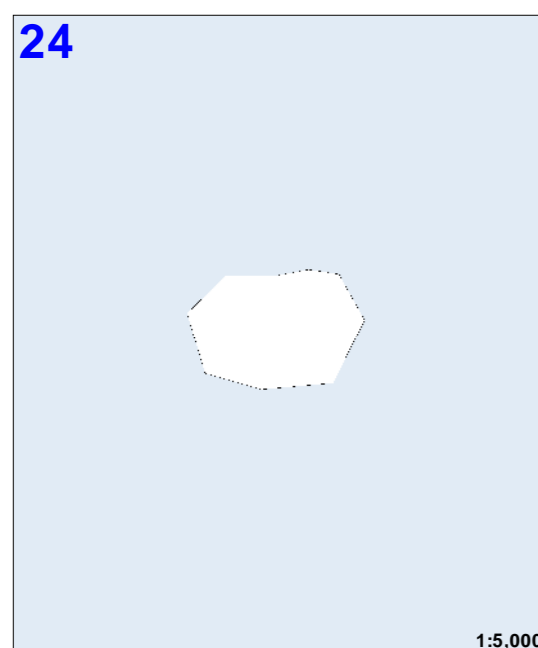
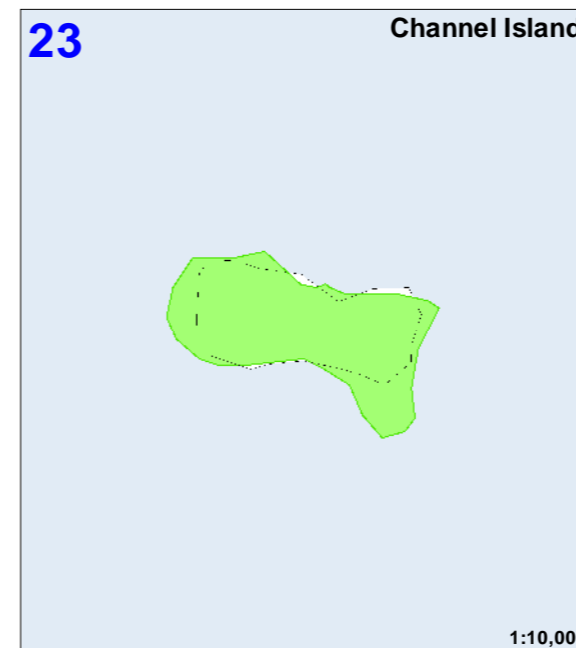
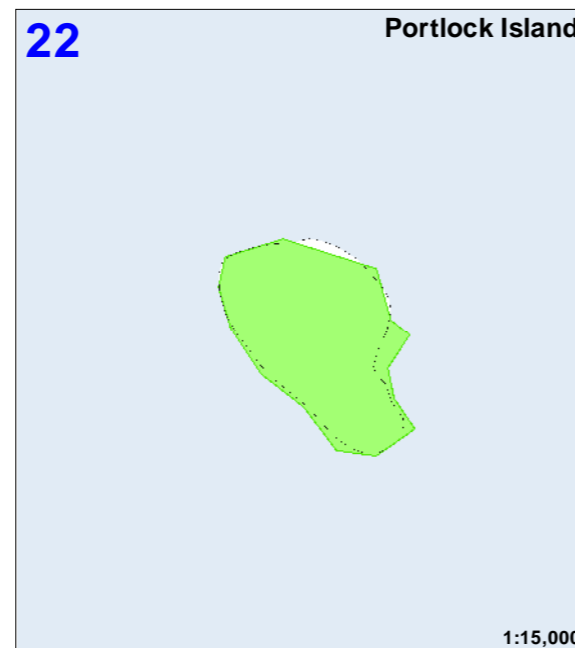
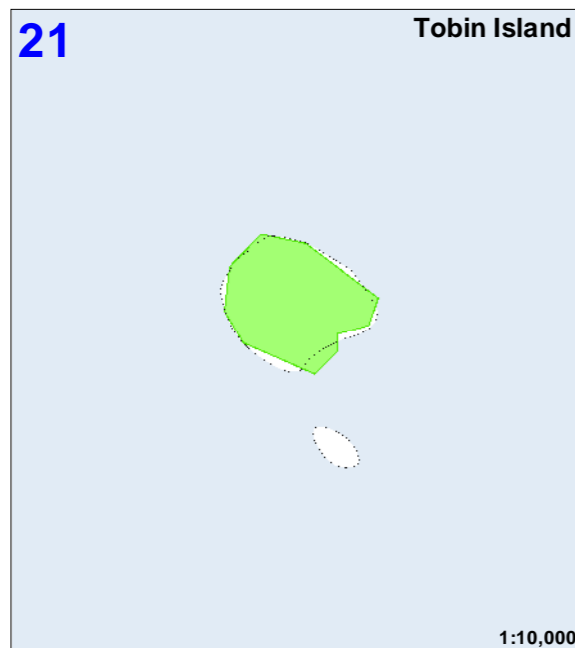
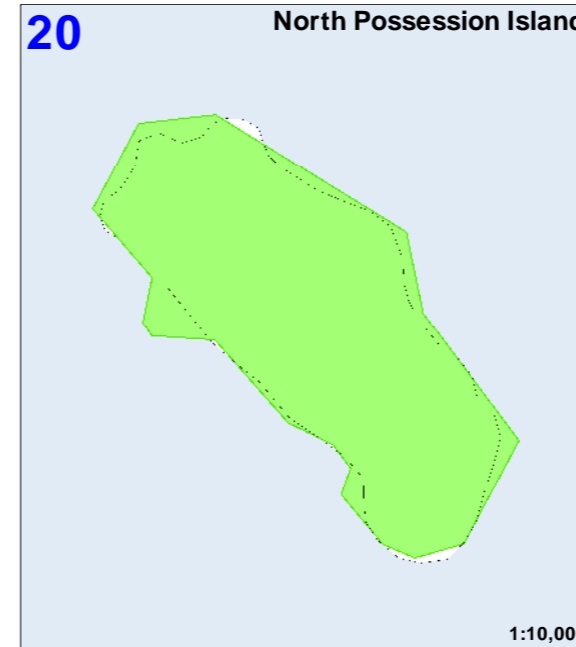
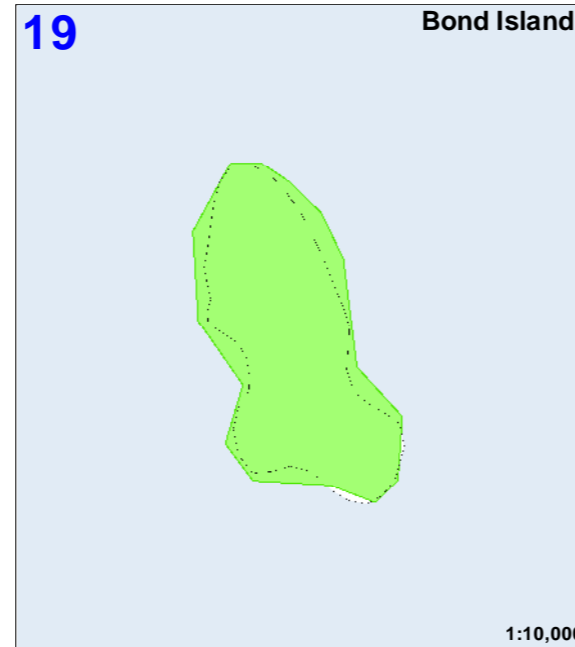
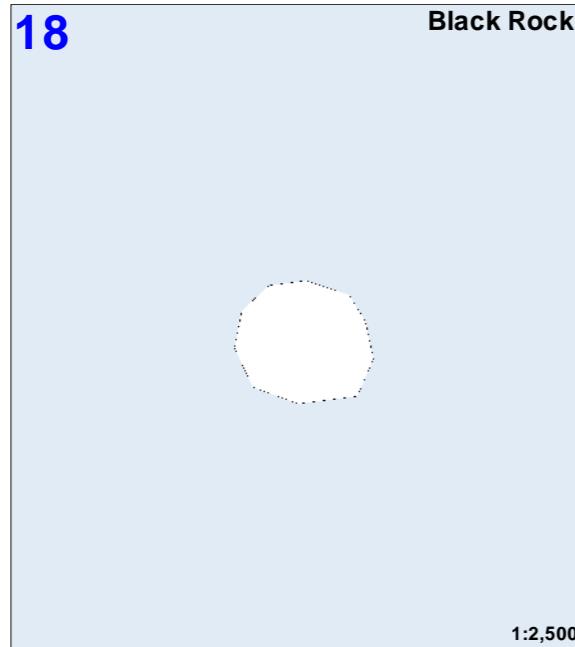
Note

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Map Index

Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.





- LEGEND**
- Matters of State Environmental Significance**
- Declared Fish Habitat Area
 - High Ecological Significance Wetlands
 - Protected Areas (Estates)
 - Regulated Vegetation (Category B)
 - Regulated Vegetation (Category C)
 - Regulated Vegetation (Category R)
 - Regulated Vegetation (Essential Habitat)
 - Regulated Vegetation (Wetland)
 - Regulated Vegetation (Intersecting a Watercourse)
 - Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)

- Matters of Local Environmental Significance**
- Area of Significance

- Sea Turtle Nesting and Turtle Sensitive Areas**
- Sea Turtle Nesting Area Significance**
- Significant
 - Very significant
- Turtle Sensitive Area**
- Turtle Sensitive Area

- Other Elements**
- Cadastre
 - Ocean/Waterbody/Watercourse
 - Road
 - Torres Shire Boundary
 - Area Outside Torres Shire

Data Source
The State Environmental Significance datasets depicted on this map has been sourced from: State of Queensland (Department of Environment and Science) 2020;
Data used: Matters of State Environmental Significance (individual datasets for each category of MSES as supplied) and was the latest data available at the map compilation date (February - June 2020)

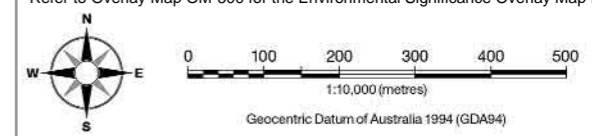
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Publication date: September 2017.

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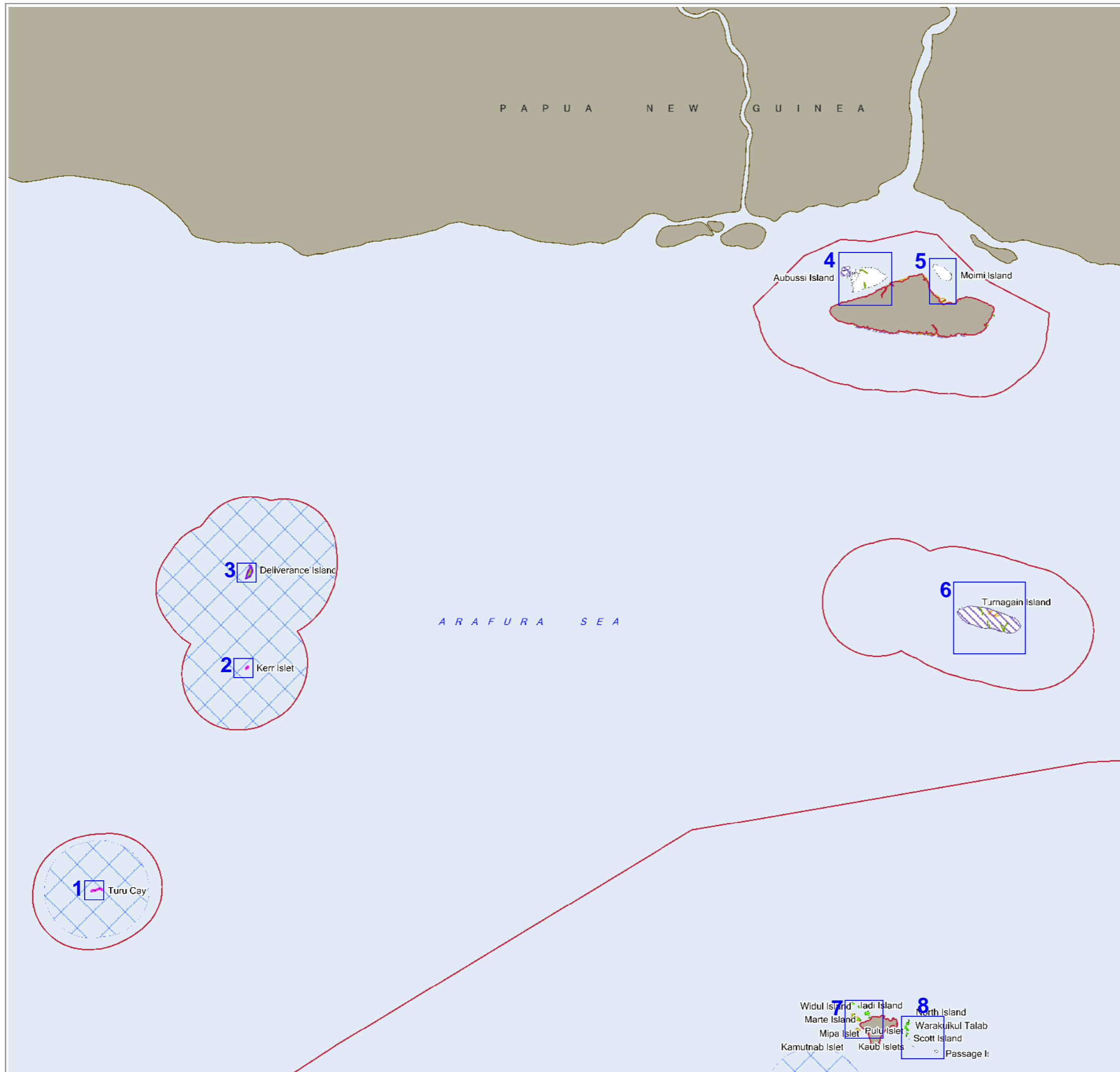
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Map Index
Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.



Overlay Map-
Environmental Significance Overlay
Central Region
enlargements 4



LEGEND

Matters of State Environmental Significance

- Declared Fish Habitat Area
- High Ecological Significance Wetlands
- Protected Areas (Estates)
- Regulated Vegetation (Category B)
- Regulated Vegetation (Category C)
- Regulated Vegetation (Category R)
- Regulated Vegetation (Essential Habitat)
- Regulated Vegetation (Wetland)
- Regulated Vegetation (Intersecting a Watercourse)
- Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)

Matters of Local Environmental Significance

- Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

- Sea Turtle Nesting Area Significance**
- Significant
- Very significant
- Turtle Sensitive Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

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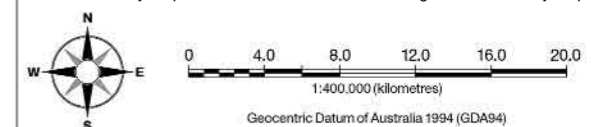
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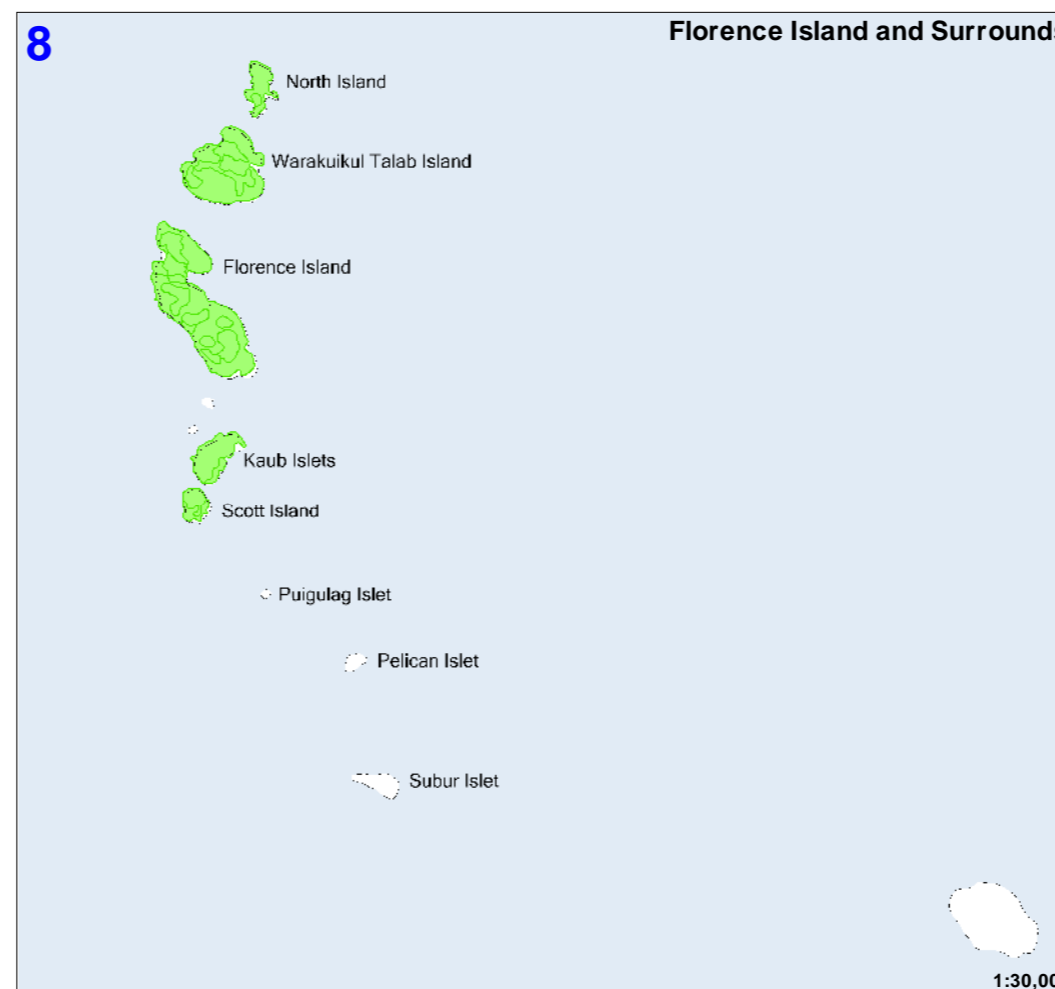
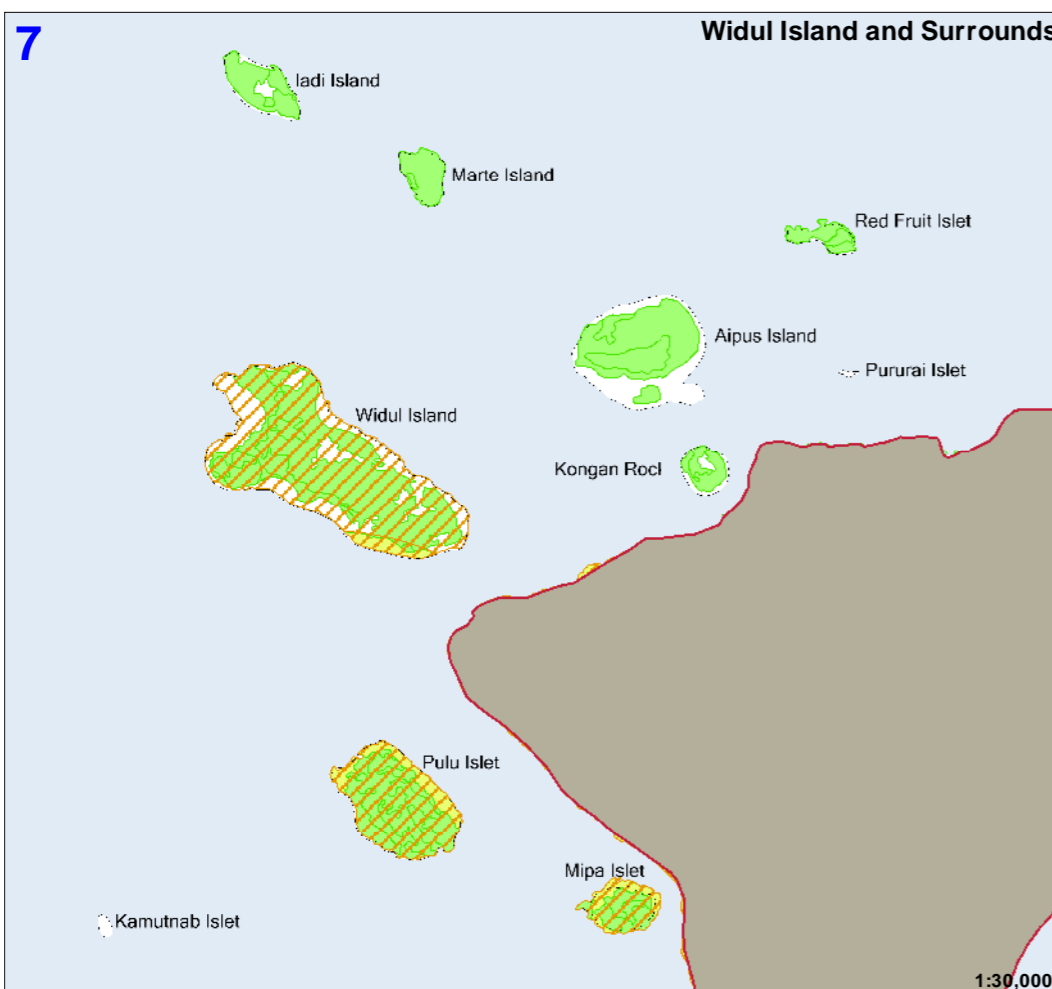
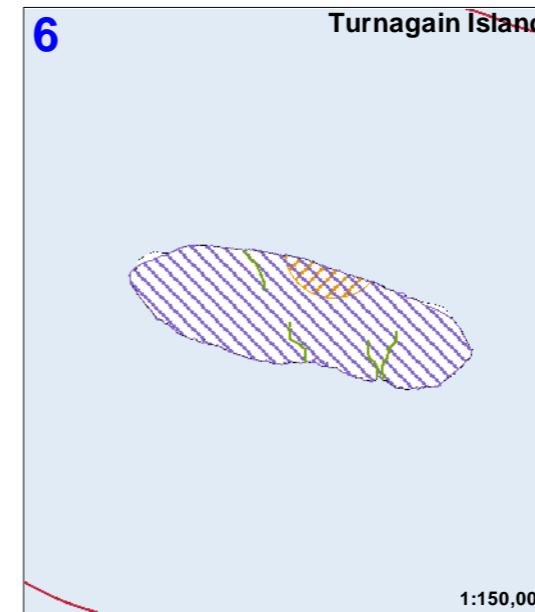
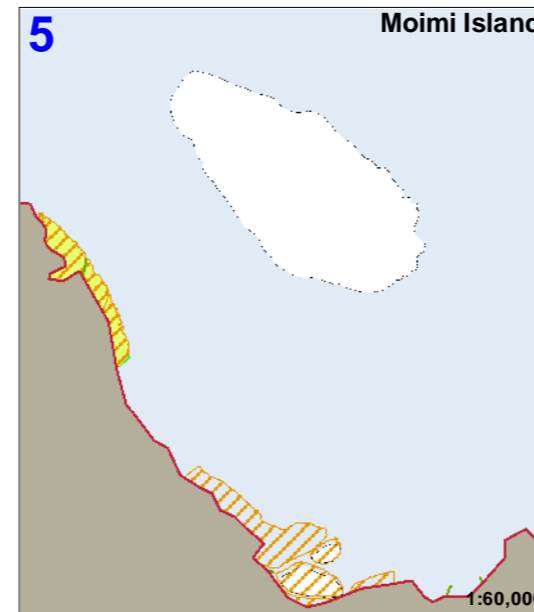
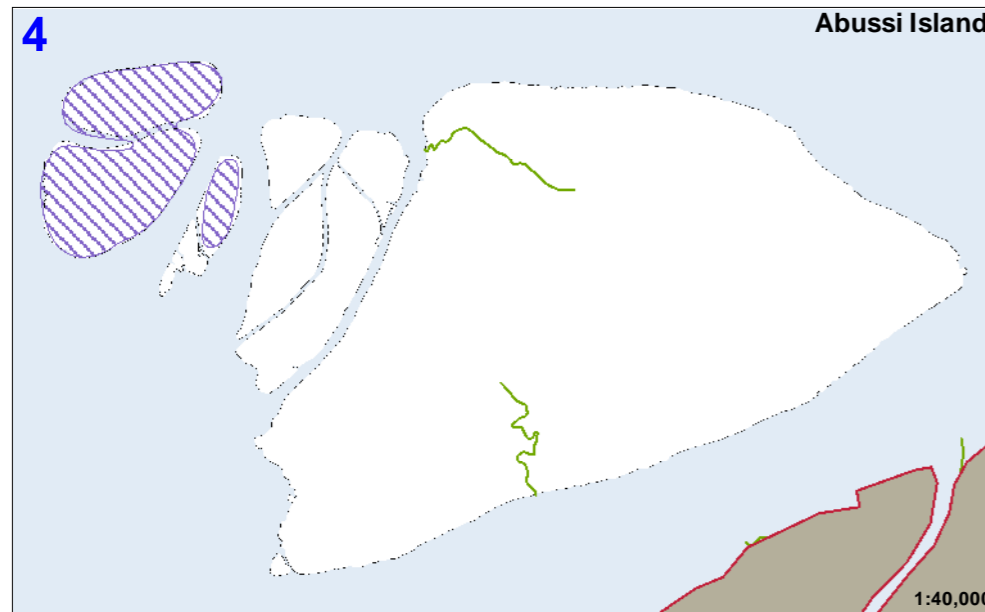
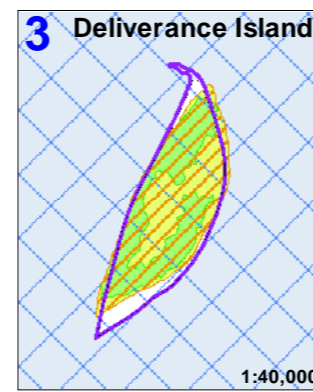
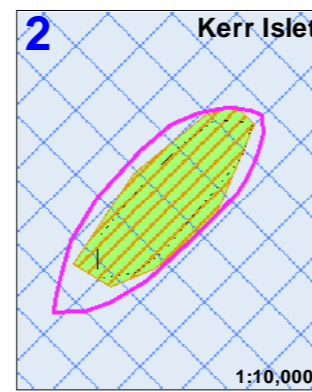
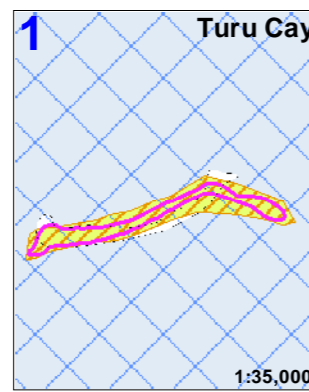
Map Index

Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.



Overlay Map- Environmental Significance Overlay Northern Region

OVERLAY MAP - OM507a



LEGEND

Matters of State Environmental Significance

- Declared Fish Habitat Area
- High Ecological Significance Wetlands
- Protected Areas (Estates)
- Regulated Vegetation (Category B)
- Regulated Vegetation (Category C)
- Regulated Vegetation (Category R)
- Regulated Vegetation (Essential Habitat)
- Regulated Vegetation (Wetland)
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- Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)

Matters of Local Environmental Significance

- Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

- Sea Turtle Nesting Area Significance**
- Significant
- Very significant
- Turtle Sensitive Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

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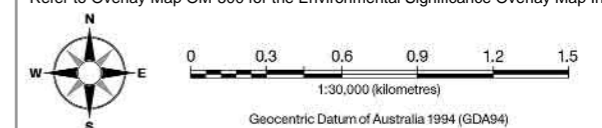
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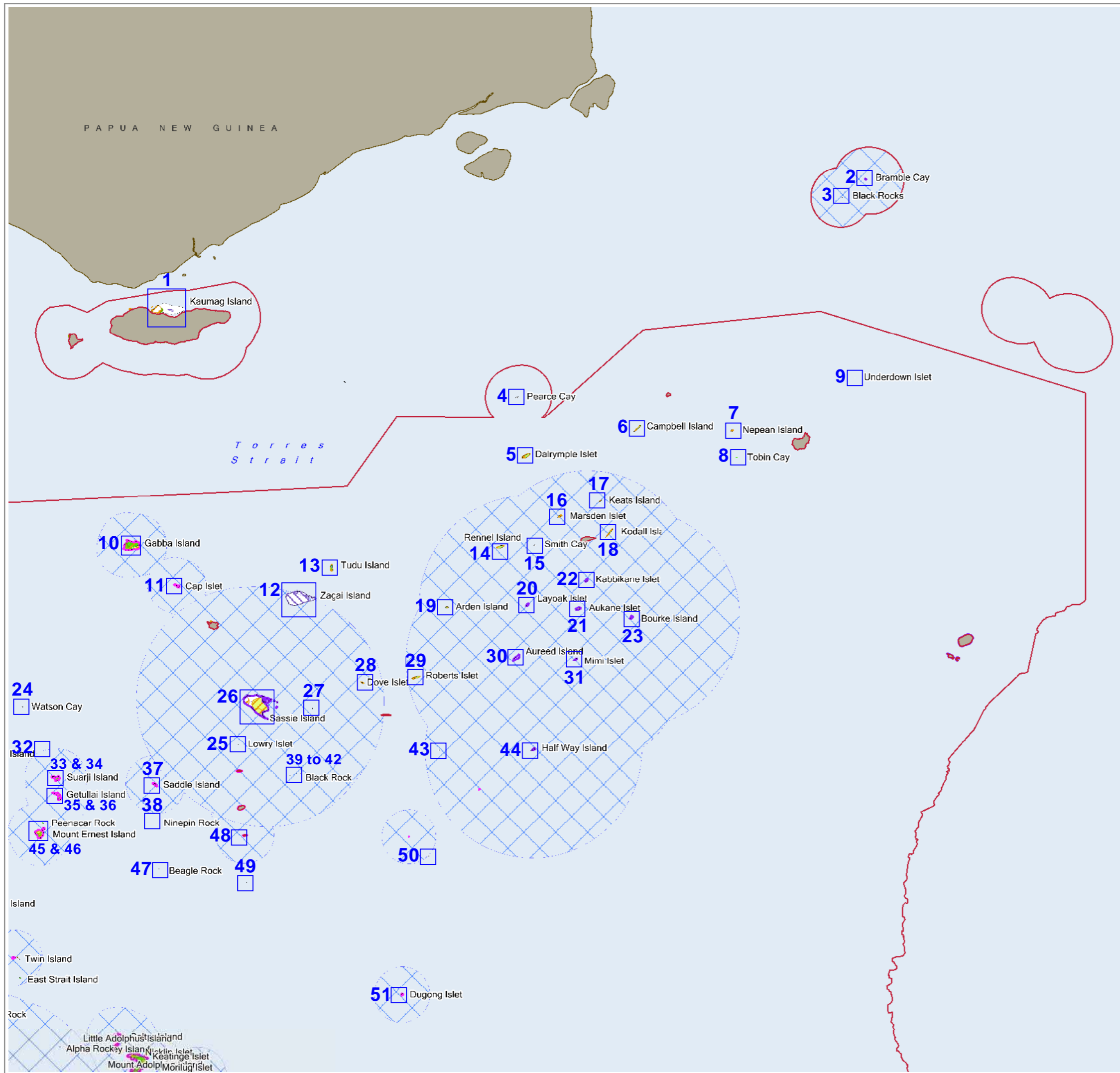
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Map Index

Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.



Overlay Map-
Environmental Significance Overlay
Northern Region
enlargements



LEGEND

Matters of State Environmental Significance

- Declared Fish Habitat Area
- High Ecological Significance Wetlands
- Protected Areas (Estates)
- Regulated Vegetation (Category B)
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Matters of Local Environmental Significance

- Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

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- Significant
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Other Elements

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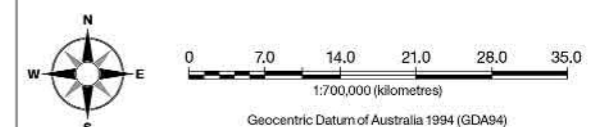
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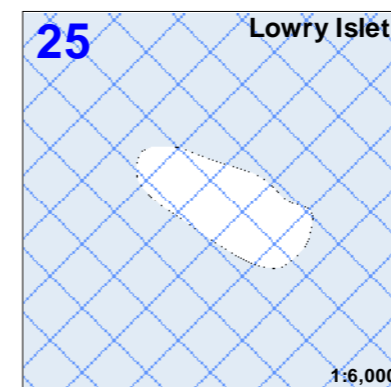
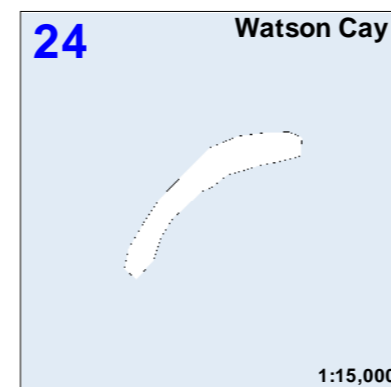
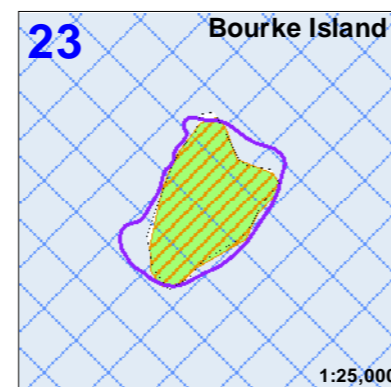
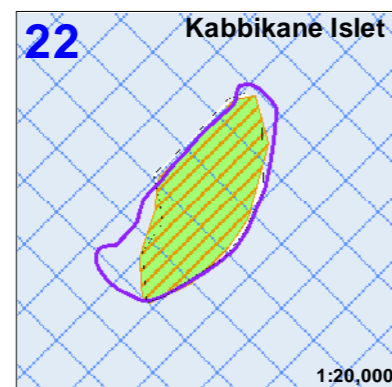
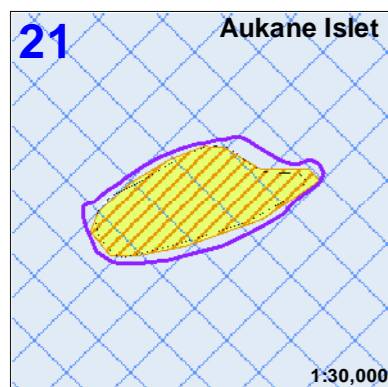
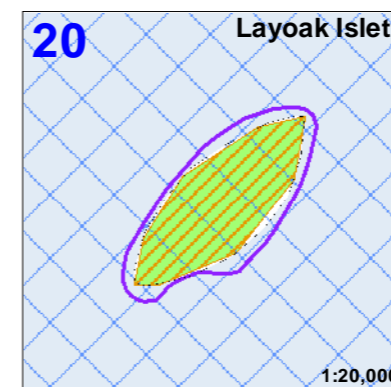
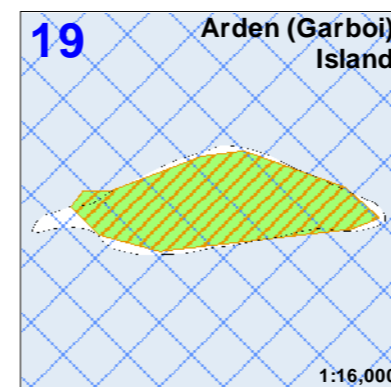
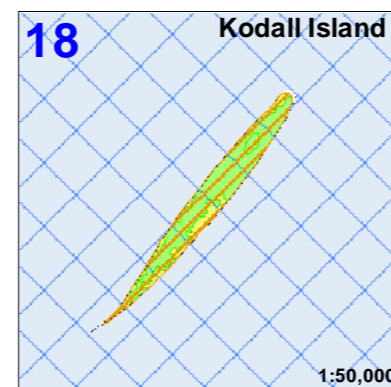
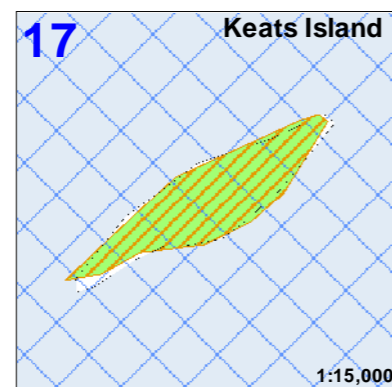
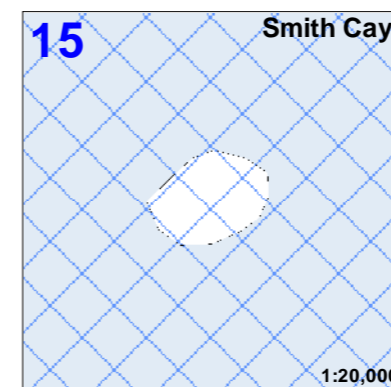
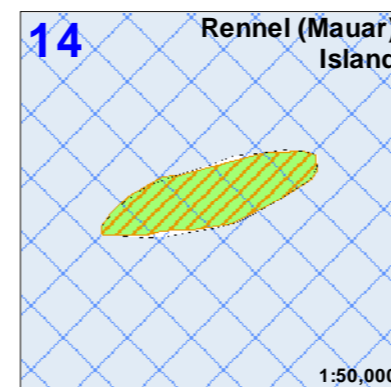
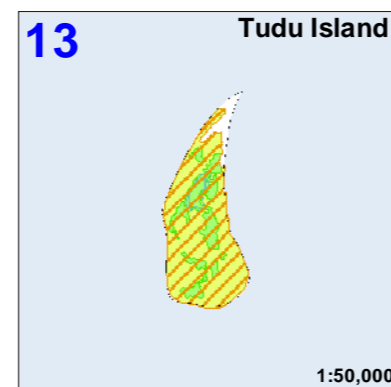
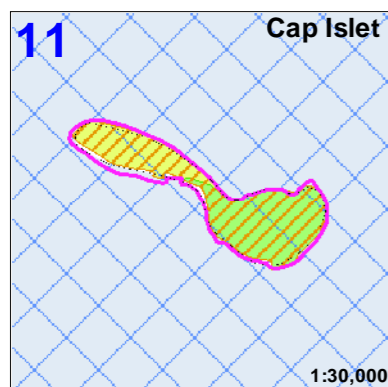
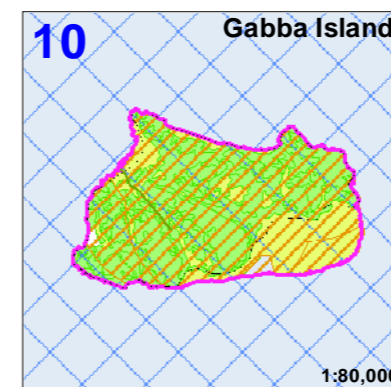
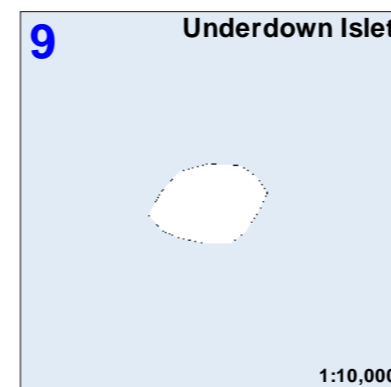
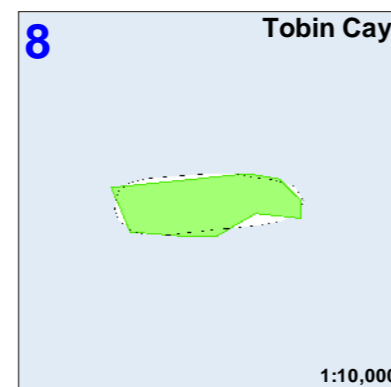
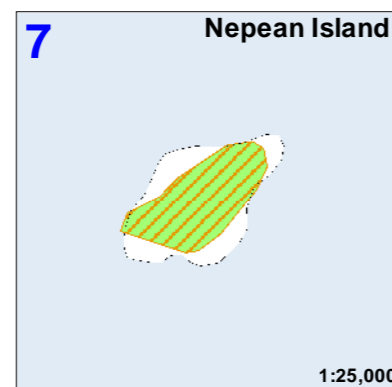
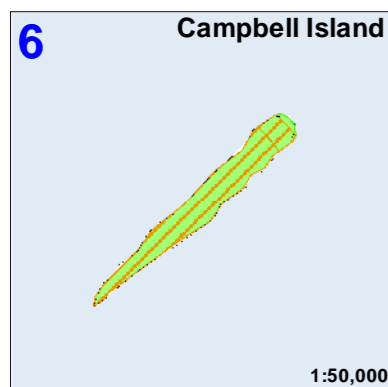
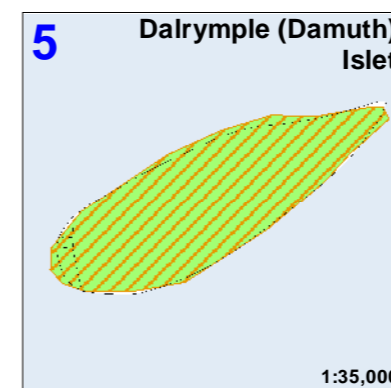
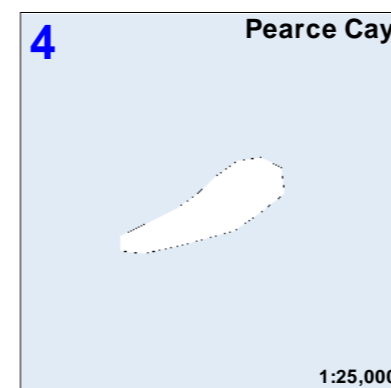
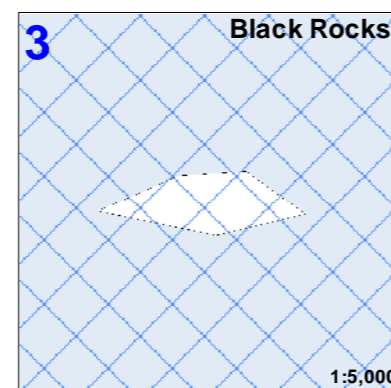
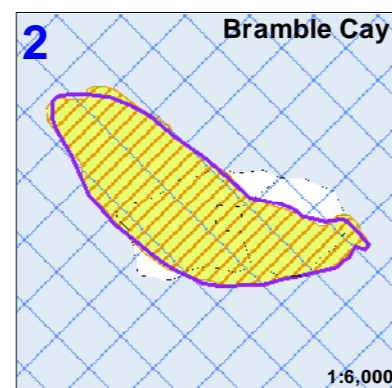
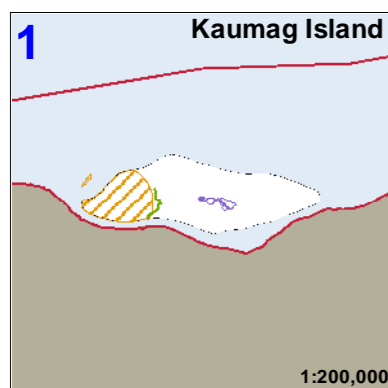
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Map Index

Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.



Overlay Map-
Environmental Significance Overlay
Northeastern Region



LEGEND

Matters of State Environmental Significance

- Declared Fish Habitat Area
- High Ecological Significance Wetlands
- Protected Areas (Estates)
- Regulated Vegetation (Category B)
- Regulated Vegetation (Category C)
- Regulated Vegetation (Category R)
- Regulated Vegetation (Essential Habitat)
- Regulated Vegetation (Wetland)
- Regulated Vegetation (Intersecting a Watercourse)
- Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)

Matters of Local Environmental Significance

- Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

Sea Turtle Nesting Area Significance

- Significant
- Very significant

- Turtle Sensitive Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The State Environmental Significance datasets depicted on this map has been sourced from: State of Queensland (Department of Environment and Science) 2020; Data used: Matters of State Environmental Significance (individual datasets for each category of MSES as supplied) and was the latest data available at the map compilation date (February - June 2020)

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Sea turtle nesting areas and suggested sea turtle sensitive areas depicted on this map has been sourced from: Department of Environment and Science, Queensland 2020.

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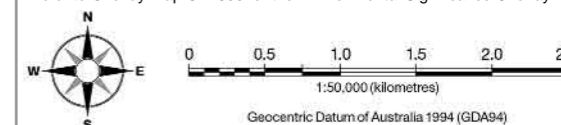
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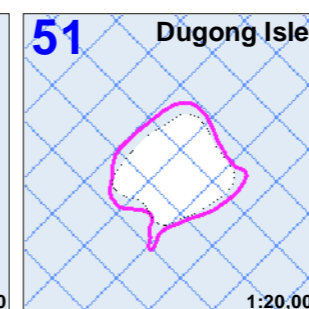
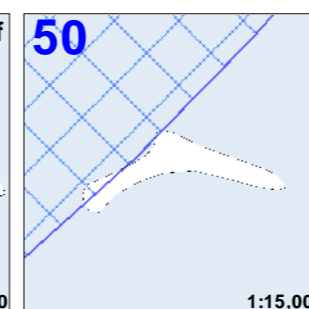
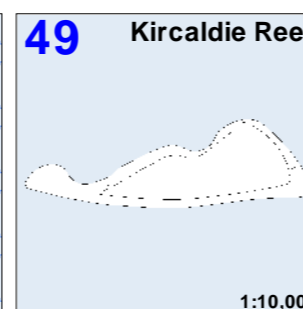
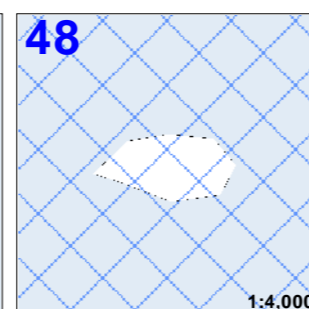
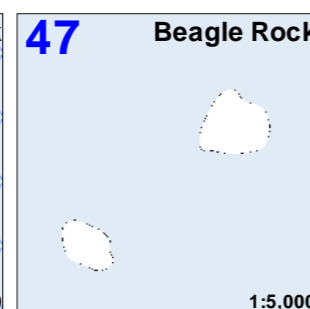
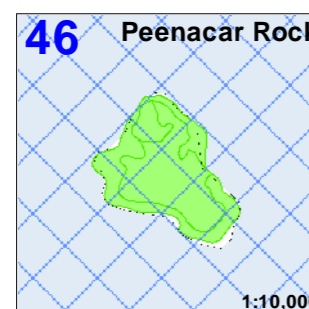
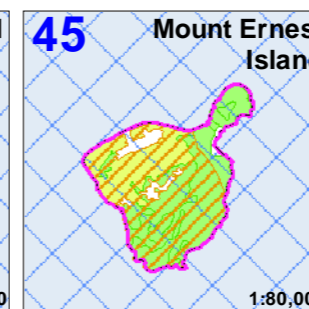
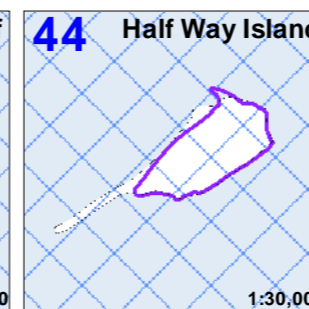
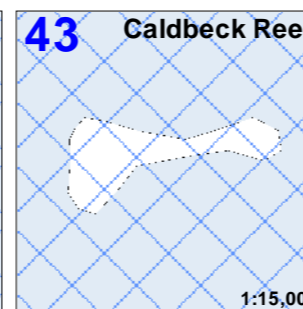
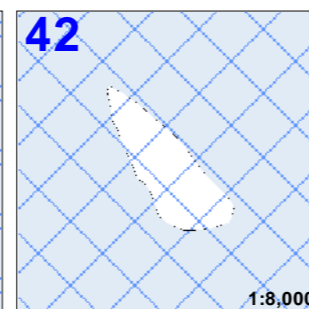
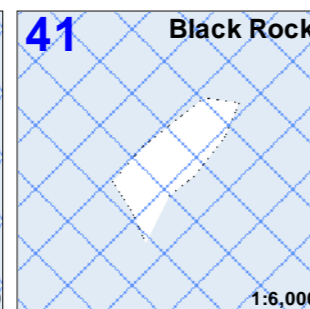
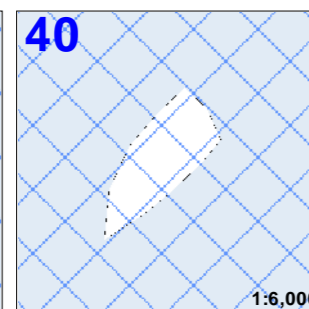
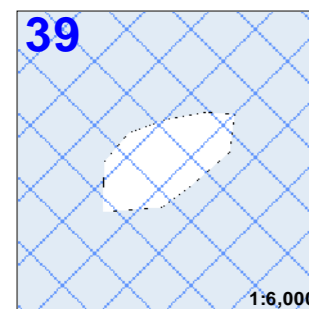
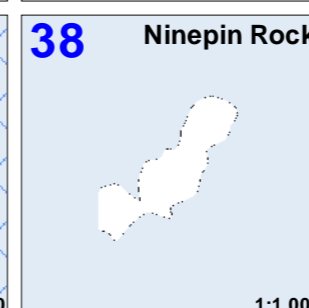
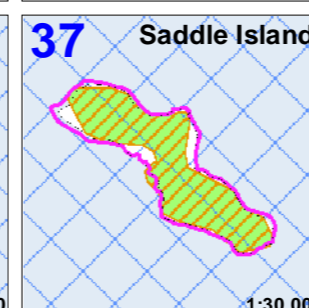
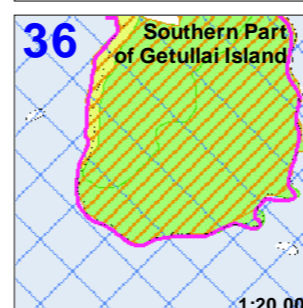
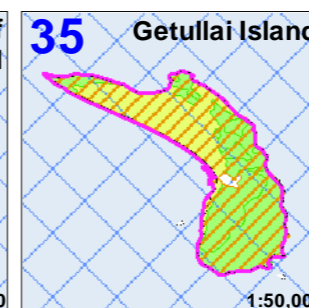
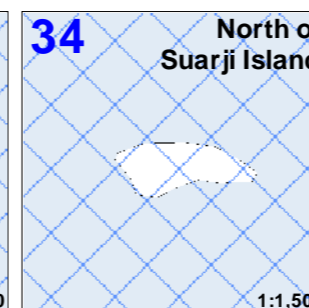
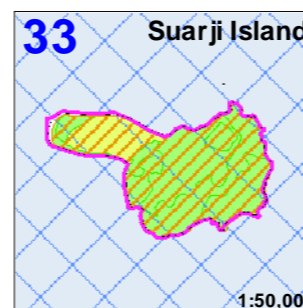
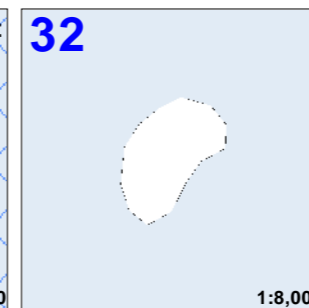
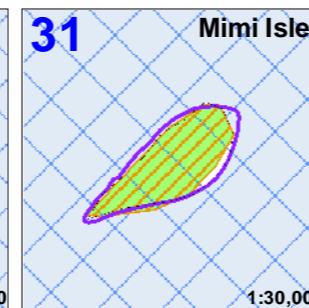
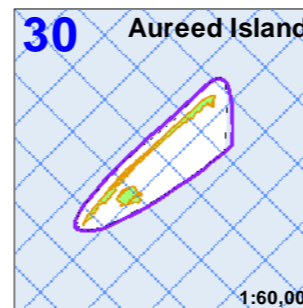
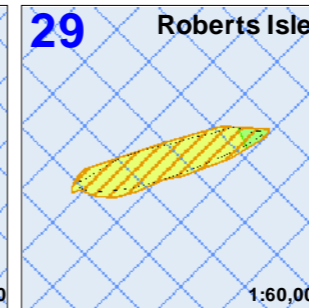
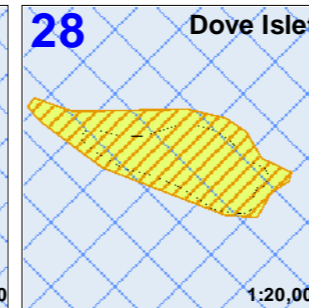
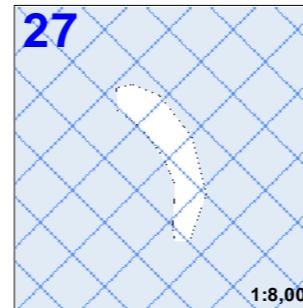
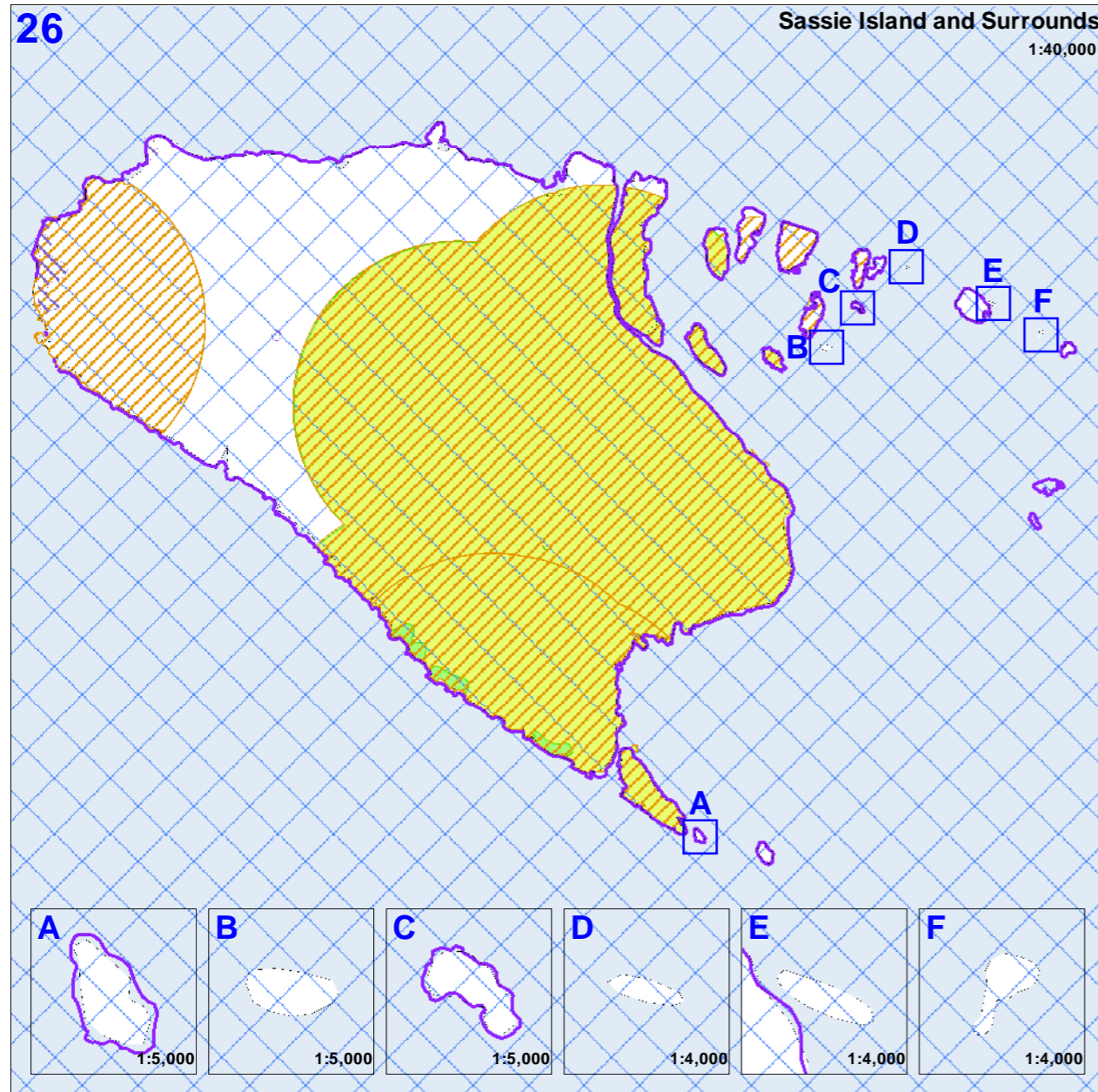
Note

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Map Index

Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.





LEGEND

Matters of State Environmental Significance

- Declared Fish Habitat Area
- High Ecological Significance Wetlands
- Protected Areas (Estates)
- Regulated Vegetation (Category B)
- Regulated Vegetation (Category C)
- Regulated Vegetation (Category R)
- Regulated Vegetation (Essential Habitat)
- Regulated Vegetation (Wetland)
- Regulated Vegetation (Intersecting a Watercourse)
- Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)

Matters of Local Environmental Significance

- Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

- Sea Turtle Nesting Area Significance**
- Significant
- Very significant
- Turtle Sensitive Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

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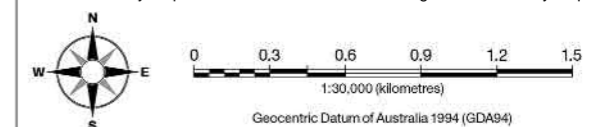
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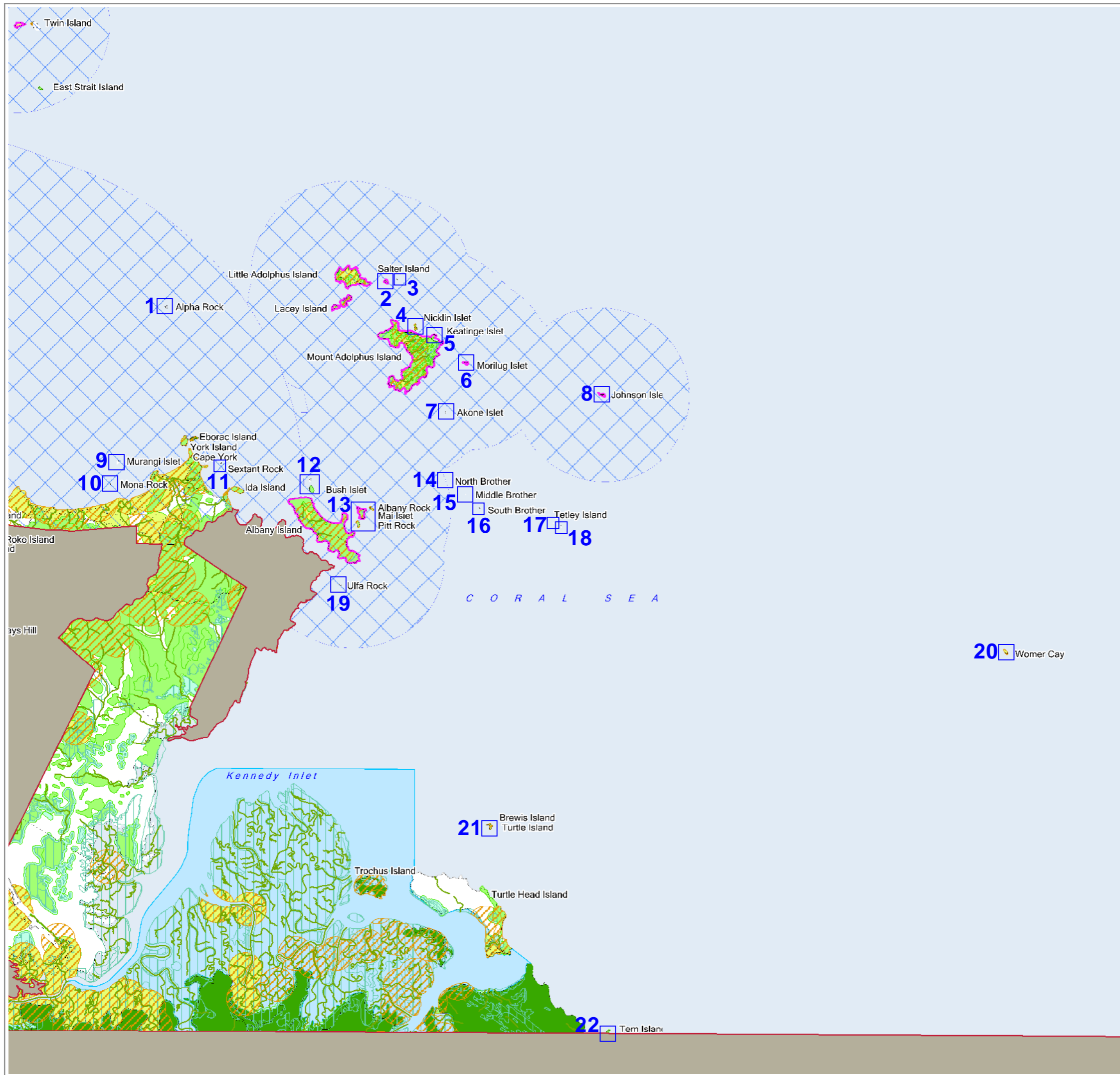
Note

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Map Index











Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.





LEGEND




Matters of State Environmental Significance

-  Declared Fish Habitat Area
-  High Ecological Significance Wetlands
-  Protected Areas (Estates)
-  Regulated Vegetation (Category B)
-  Regulated Vegetation (Category C)
-  Regulated Vegetation (Category R)
-  Regulated Vegetation (Essential Habitat)
-  Regulated Vegetation (Wetland)
-  Regulated Vegetation (Intersecting a Watercourse)
-  Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)






Matters of Local Environmental Significance

-  Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

- Sea Turtle Nesting Area Significance**
-  Significant
-  Very significant
-  Turtle Sensitive Area

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

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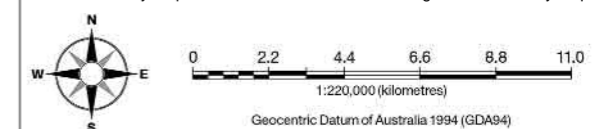
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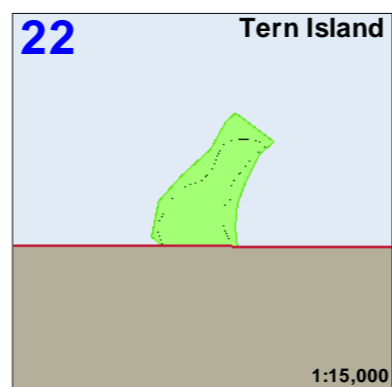
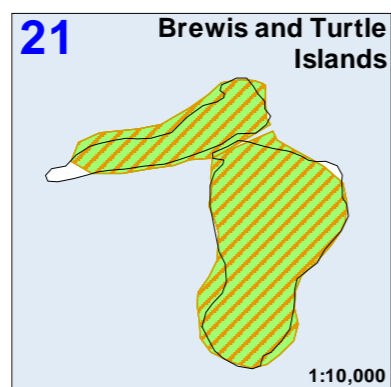
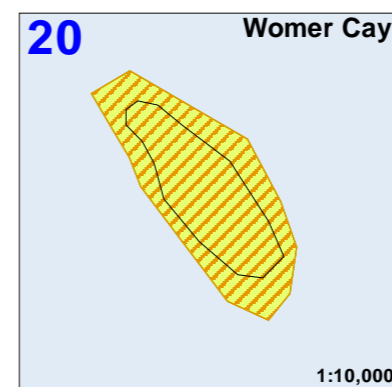
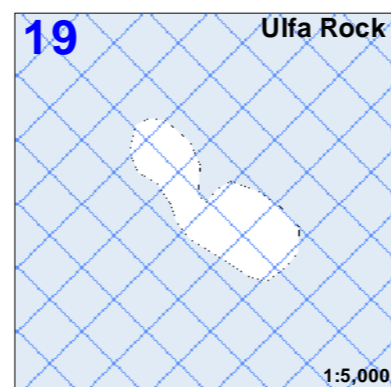
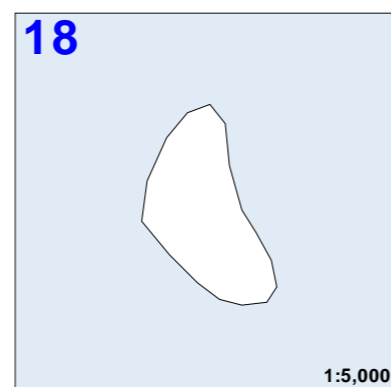
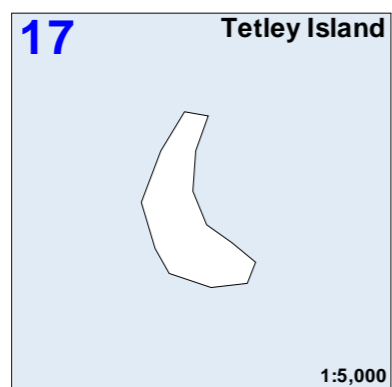
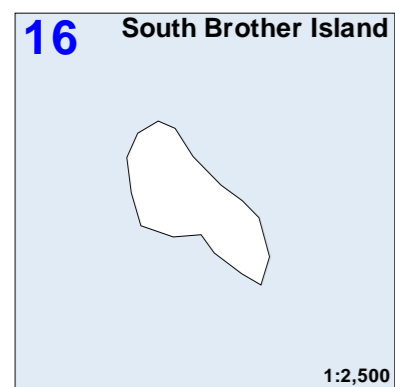
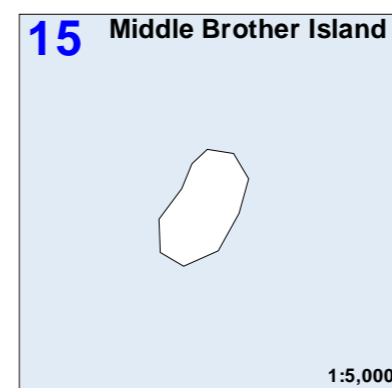
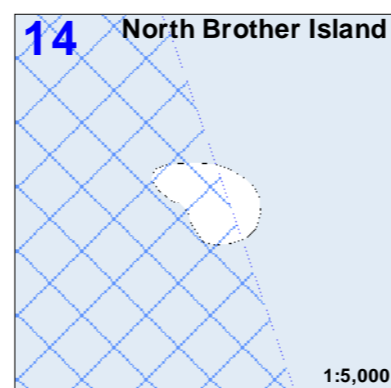
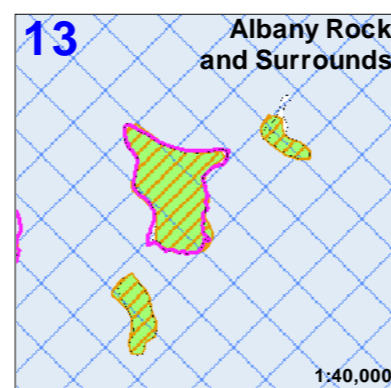
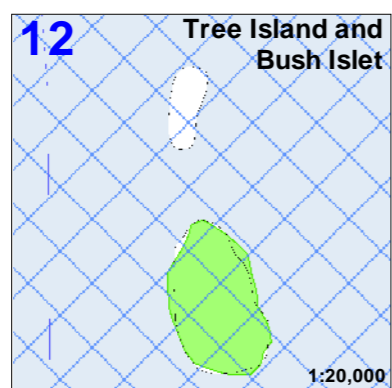
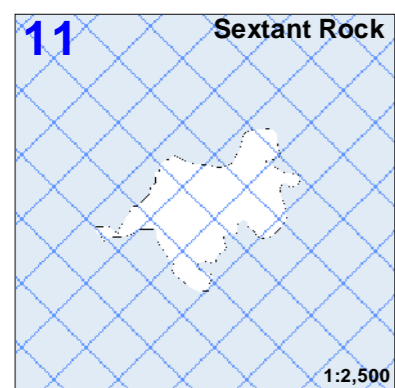
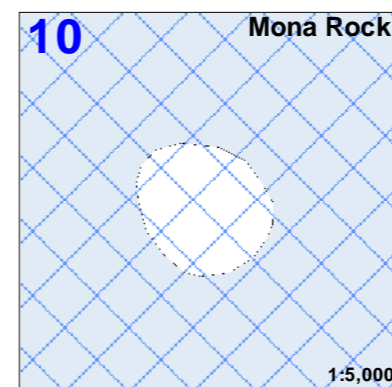
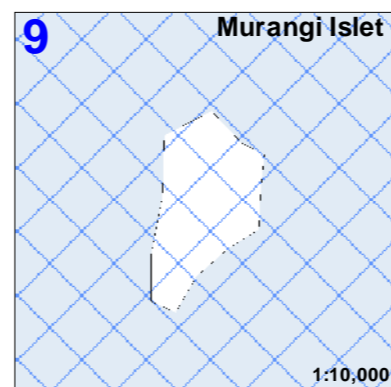
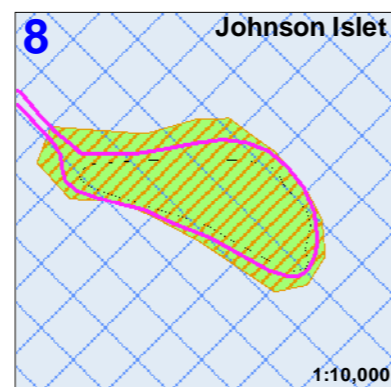
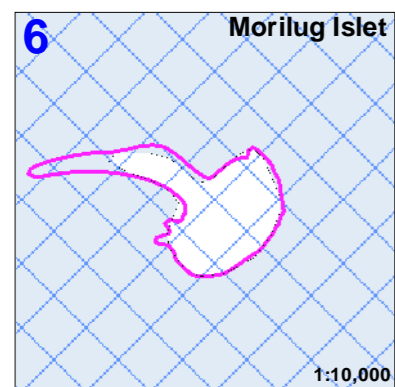
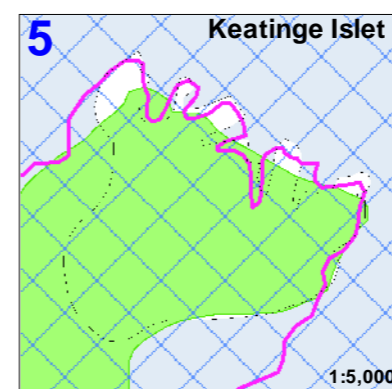
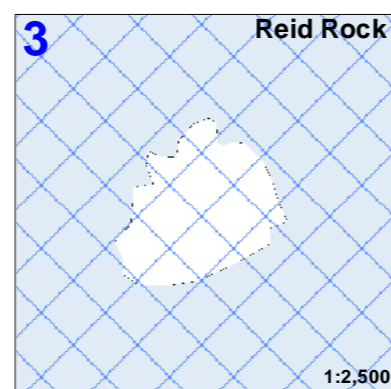
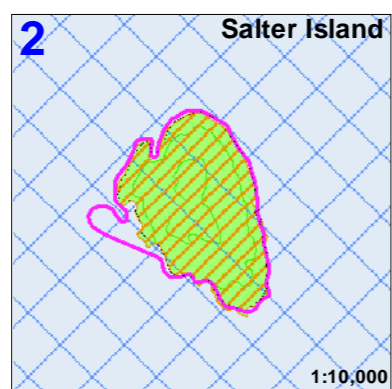
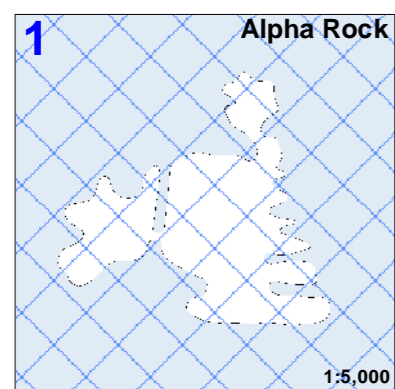
Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.



Overlay Map-
Environmental Significance Overlay
Southeastern Region



LEGEND

Matters of State Environmental Significance

- Declared Fish Habitat Area
- High Ecological Significance Wetlands
- Protected Areas (Estates)
- Regulated Vegetation (Category B)
- Regulated Vegetation (Category C)
- Regulated Vegetation (Category R)
- Regulated Vegetation (Essential Habitat)
- Regulated Vegetation (Wetland)
- Regulated Vegetation (Intersecting a Watercourse)
- Wildlife Habitat (Endangered/Vulnerable/Special Least Concern)

Matters of Local Environmental Significance

- Area of Significance

Sea Turtle Nesting and Turtle Sensitive Areas

Sea Turtle Nesting Area Significance

- Significant
- Very significant

- Turtle Sensitive Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

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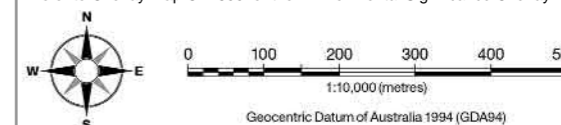
Map compilation date: July 2020.

Note

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Map Index





Refer to Overlay Map OM-500 for the Environmental Significance Overlay Map Index.

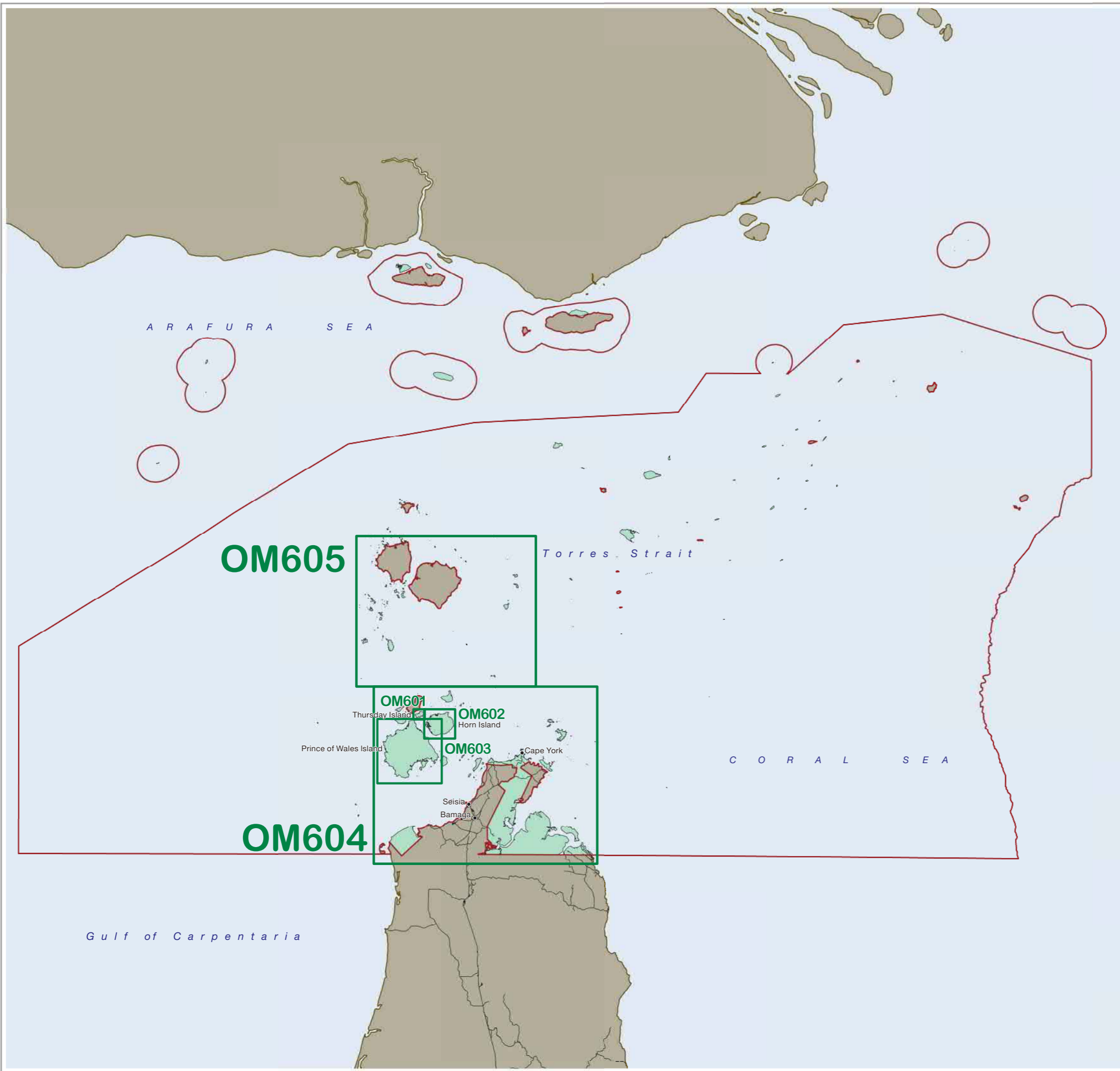


Overlay Map-
Environmental Significance Overlay
Southeastern Region
enlargements



LEGEND

-  Torres Shire Boundary
-  Area Within Torres Shire
-  Area Outside Torres Shire
-  Ocean/Waterbody/Watercourse



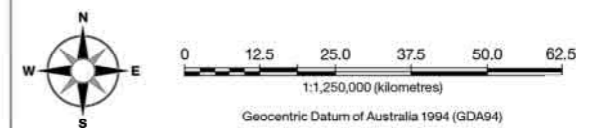
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Map compilation date: January 2020.

Note

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


Overlay Map- Flood Hazard Overlay Index Map

OVERLAY MAP - OM600








LEGEND

Flood Hazard

-  Streamlines 5m Buffer
-  Flood Hazard Area
-  Flood Hazard Area Buffer

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

The Flood Hazard datasets depicted on this map has been sourced from: State of Queensland (Queensland Reconstruction Authority) 2018.
Data used: Queensland Floodplain Assessment Overlay.
Publication date: 17/10/2013.

Information

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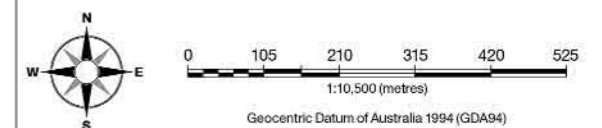
Map compilation date: January 2020.

Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-600 for the Flood Hazard Overlay Map Index.



Overlay Map- Flood Hazard Overlay Thursday Island



see enlargement below



LEGEND

Flood Hazard

- Streamlines 5m Buffer
- Flood Hazard Area
- Flood Hazard Area Buffer

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

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Data used: Queensland Floodplain Assessment Overlay.
Publication date: 17/10/2013.

Information

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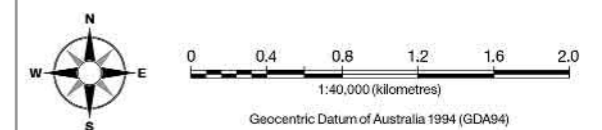
Map compilation date: January 2020.

Note

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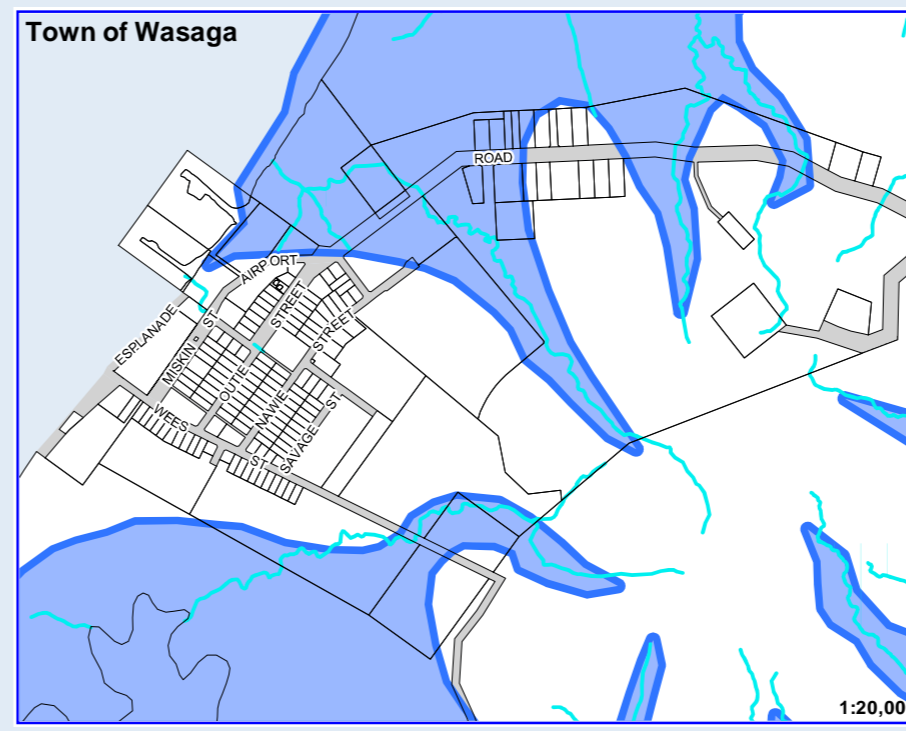
Map Index

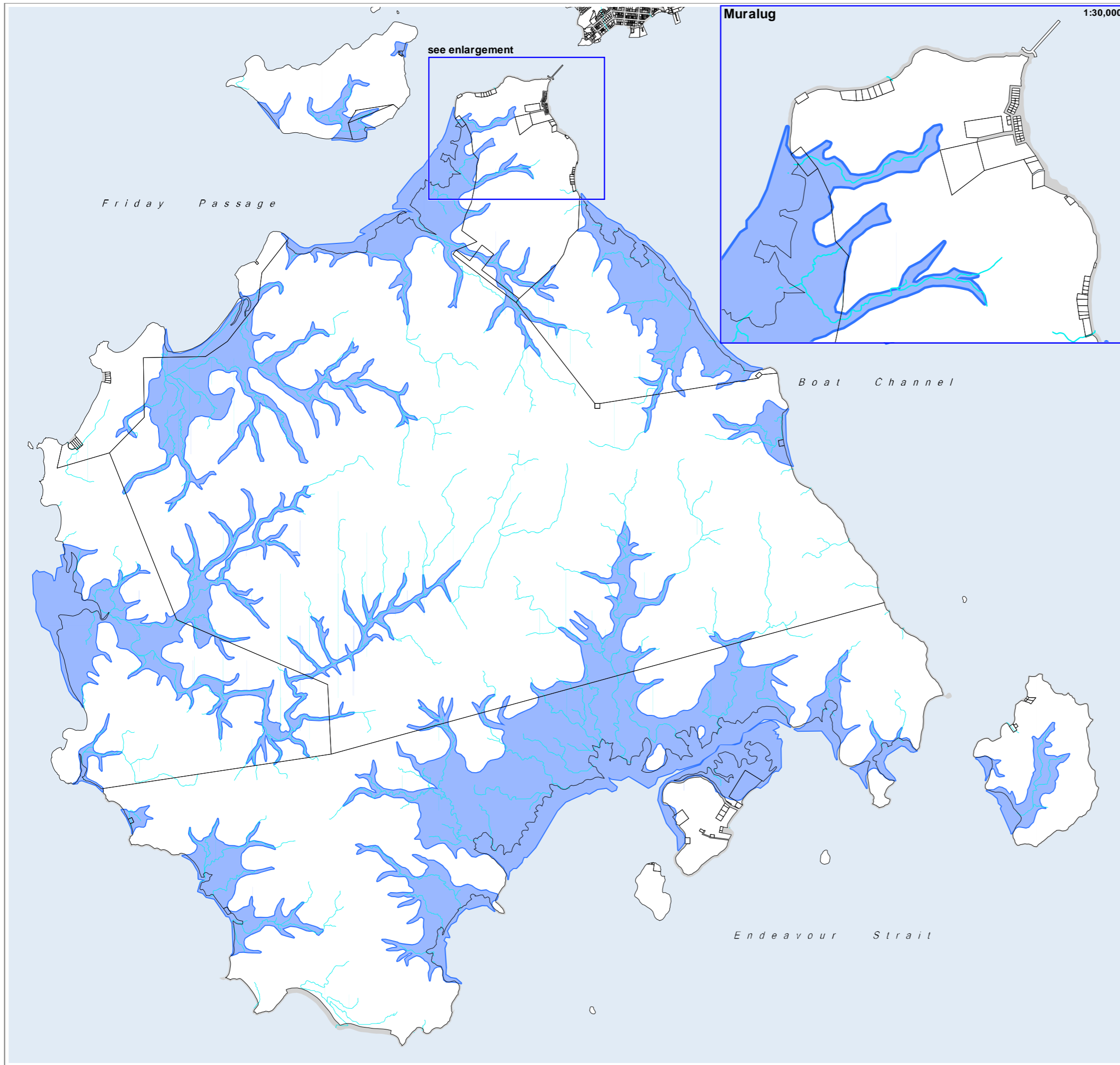
Refer to Overlay Map OM-600 for the Flood Hazard Overlay Map Index.



Overlay Map-
Flood Hazard Overlay
Horn Island

OVERLAY MAP - OM602





LEGEND

Flood Hazard

- Streamlines 5m Buffer
- Flood Hazard Area
- Flood Hazard Area Buffer

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Flood Hazard datasets depicted on this map has been sourced from: State of Queensland (Queensland Reconstruction Authority) 2018.
 Data used: Queensland Floodplain Assessment Overlay.
 Publication date: 17/10/2013.

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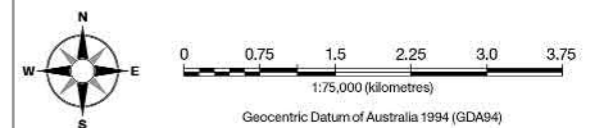
Map compilation date: January 2020.

Note

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Map Index

Refer to Overlay Map OM-600 for the Flood Hazard Overlay Map Index.





Overlay Map-
 Flood Hazard Overlay
 Prince of Wales Island








LEGEND

Flood Hazard

-  Flood Hazard Area
-  Flood Hazard Area Buffer

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

The Flood Hazard datasets depicted on this map has been sourced from: State of Queensland (Queensland Reconstruction Authority) 2018.
Data used: Queensland Floodplain Assessment Overlay.
Publication date: 17/10/2013.

Information

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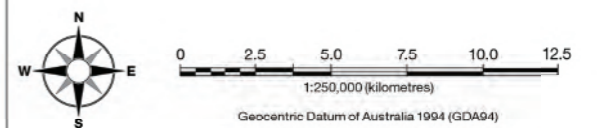
Map compilation date: January 2020.

Note

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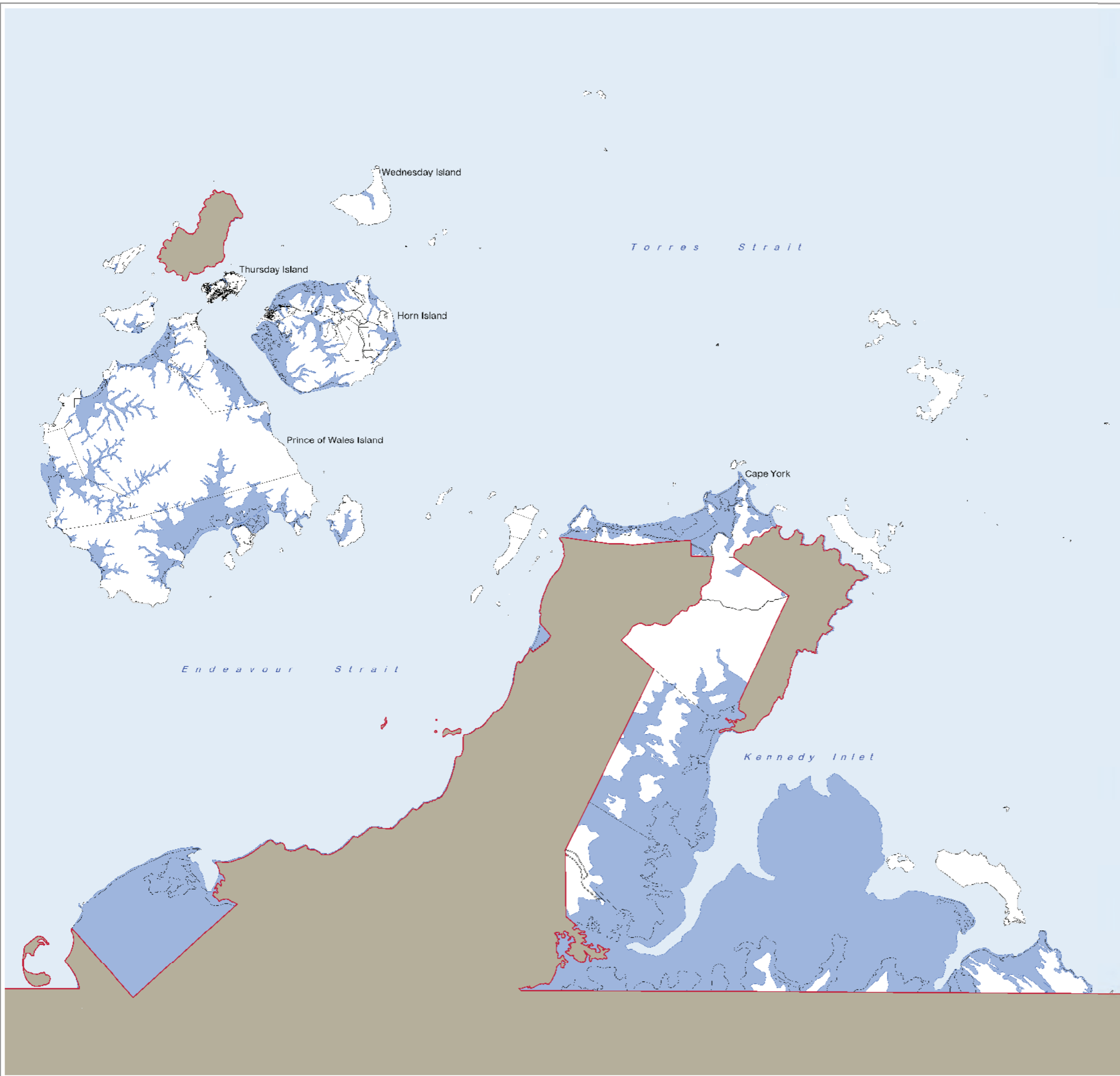
Map Index

Refer to Overlay Map OM-600 for the Flood Hazard Overlay Map Index.



Overlay Map- Flood Hazard Overlay Southern Region



OVERLAY MAP - OM604






LEGEND

Flood Hazard

-  Flood Hazard Area
-  Flood Hazard Area Buffer

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

The Flood Hazard datasets depicted on this map has been sourced from: State of Queensland (Queensland Reconstruction Authority) 2018.
Data used: Queensland Floodplain Assessment Overlay.
Publication date: 17/10/2013.

Information

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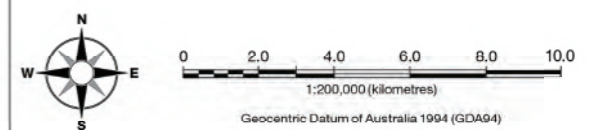
Map compilation date: January 2020.

Note

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Map Index

Refer to Overlay Map OM-600 for the Flood Hazard Overlay Map Index.



Overlay Map- Flood Hazard Overlay Northern Region

OVERLAY MAP - OM605





LEGEND

Heritage

- State Heritage Place
- Local Indigenous Heritage Place and ID Number
- Local Non-Indigenous Heritage Place and ID Number
- Indigenous Heritage High Risk Area
- Non-Indigenous Heritage High Risk Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Heritage datasets depicted on this map has been sourced from the: Torres Shire Planning Scheme Cultural Heritage Study; prepared by Extent Heritage Pty Ltd; Publication date: 2018.

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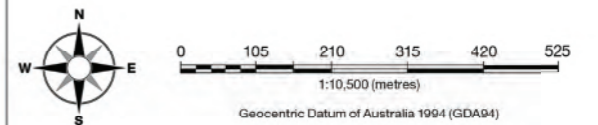
Map compilation date: January 2020.

Note

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Map Index

Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.



Overlay Map- Heritage Overlay Thursday Island



LEGEND

Heritage

- State Heritage Place
- Local Indigenous Heritage Place and ID Number
- Local Non-Indigenous Heritage Place and ID Number
- Indigenous Heritage High Risk Area
- Non-Indigenous Heritage High Risk Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Heritage datasets depicted on this map has been sourced from the: Torres Shire Planning Scheme Cultural Heritage Study; prepared by Extent Heritage Pty Ltd; Publication date: 2018.

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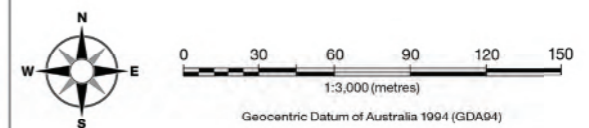
Map compilation date: January 2020.

Note

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Map Index

Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.



Overlay Map- Heritage Overlay Thursday Island - South



LEGEND

Heritage

- State Heritage Place
- Local Indigenous Heritage Place and ID Number
- Local Non-Indigenous Heritage Place and ID Number
- Indigenous Heritage High Risk Area
- Non-Indigenous Heritage High Risk Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Heritage datasets depicted on this map has been sourced from the: Torres Shire Planning Scheme Cultural Heritage Study; prepared by Extent Heritage Pty Ltd; Publication date: 2018.

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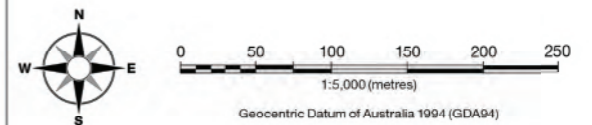
Map compilation date: January 2020.

Note

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Map Index

Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.



Overlay Map-
 Heritage Overlay
 Thursday Island - East

OVERLAY MAP - OM701b








LEGEND

Heritage

-  State Heritage Place
-  Local Indigenous Heritage Place
and ID Number
-  Local Non-Indigenous Heritage Place
and ID Number
-  Indigenous Heritage High Risk Area
-  Non-Indigenous Heritage High Risk Area

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

The Heritage datasets depicted on this map has been sourced from the: Torres Shire Planning Scheme Cultural Heritage Study; prepared by Extent Heritage Pty Ltd; Publication date: 2018.

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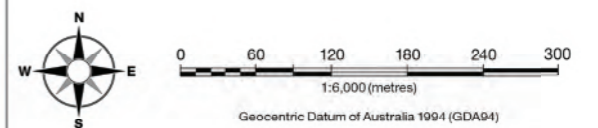
Map compilation date: January 2020.

Note

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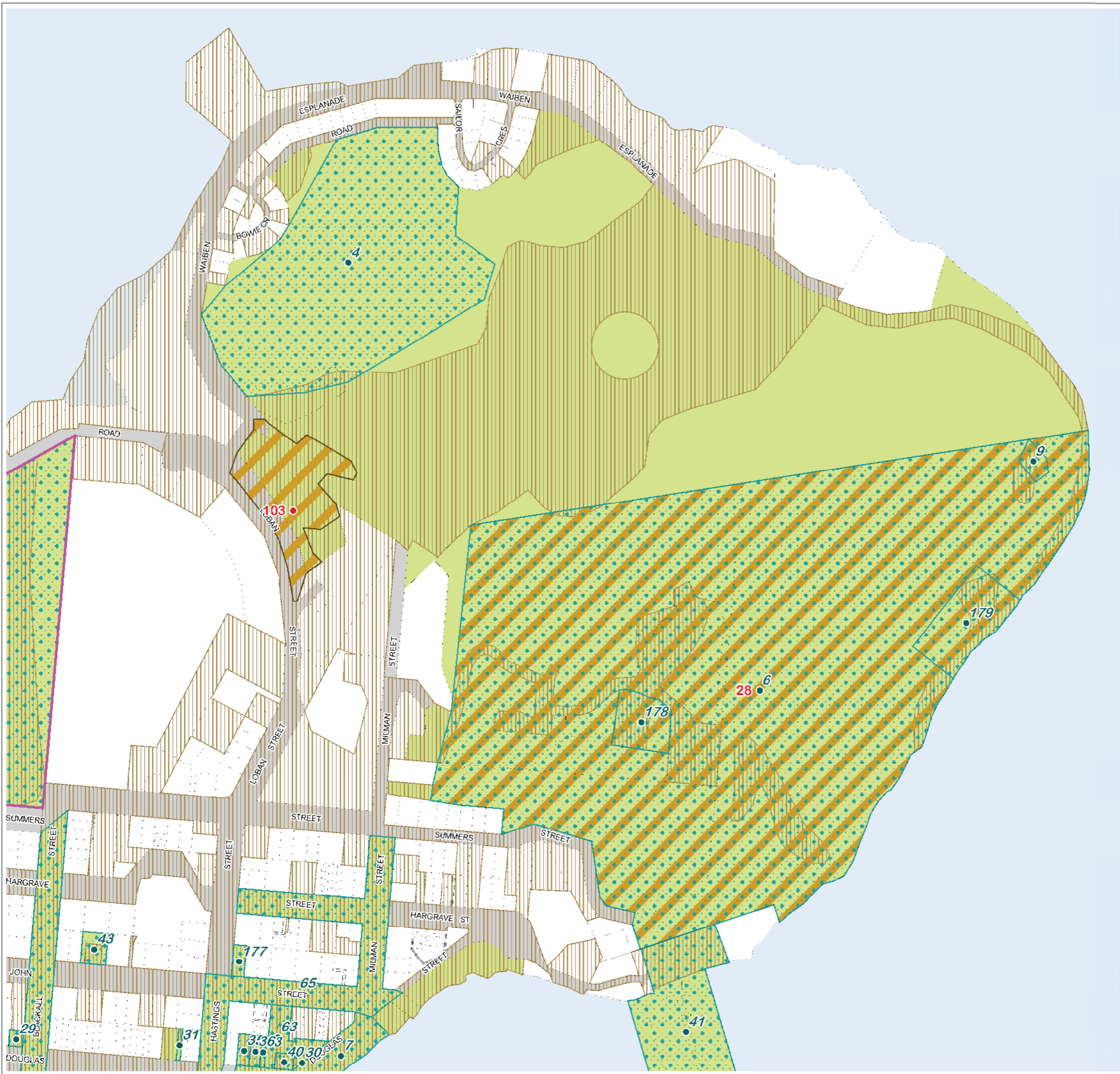
Map Index

Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.



Overlay Map- Heritage Overlay Thursday Island - North

OVERLAY MAP - OM701c










LEGEND

Heritage

-  State Heritage Place
-  Local Indigenous Heritage Place and ID Number
-  Local Non-Indigenous Heritage Place and ID Number
-  Indigenous Heritage High Risk Area
-  Non-Indigenous Heritage High Risk Area

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

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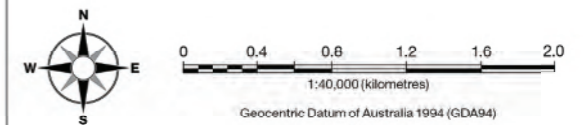
Map compilation date: January 2020.

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Map Index

Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.



Overlay Map- Heritage Overlay Horn Island

OVERLAY MAP - OM702








LEGEND

Heritage

-  State Heritage Place
-  Local Indigenous Heritage Place
and ID Number
-  Local Non-Indigenous Heritage Place
and ID Number
-  Indigenous Heritage High Risk Area
-  Non-Indigenous Heritage High Risk Area

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

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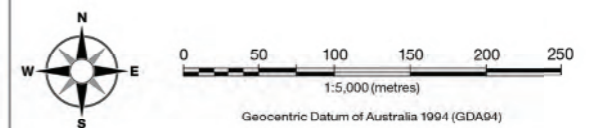
Map compilation date: January 2020.

Note

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Map Index

Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.



Overlay Map- Heritage Overlay Horn Island - Wasaga

OVERLAY MAP - OM702a










LEGEND

Heritage

-  State Heritage Place
-  Local Indigenous Heritage Place
and ID Number
-  Local Non-Indigenous Heritage Place
and ID Number
-  Indigenous Heritage High Risk Area
-  Non-Indigenous Heritage High Risk Area

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

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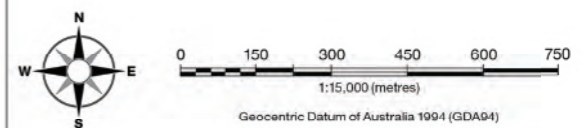
Map compilation date: January 2020.

Note

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Map Index

Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.



Overlay Map- Heritage Overlay Horn Island - Airport

OVERLAY MAP - OM702b





LEGEND

Heritage

-  State Heritage Place
-  Local Indigenous Heritage Place
and ID Number
-  Local Non-Indigenous Heritage Place
and ID Number
-  Indigenous Heritage High Risk Area
-  Non-Indigenous Heritage High Risk Area

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

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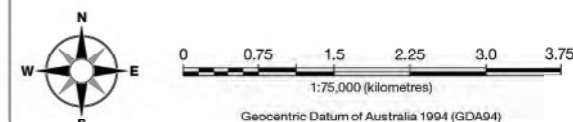
Map compilation date: January 2020.

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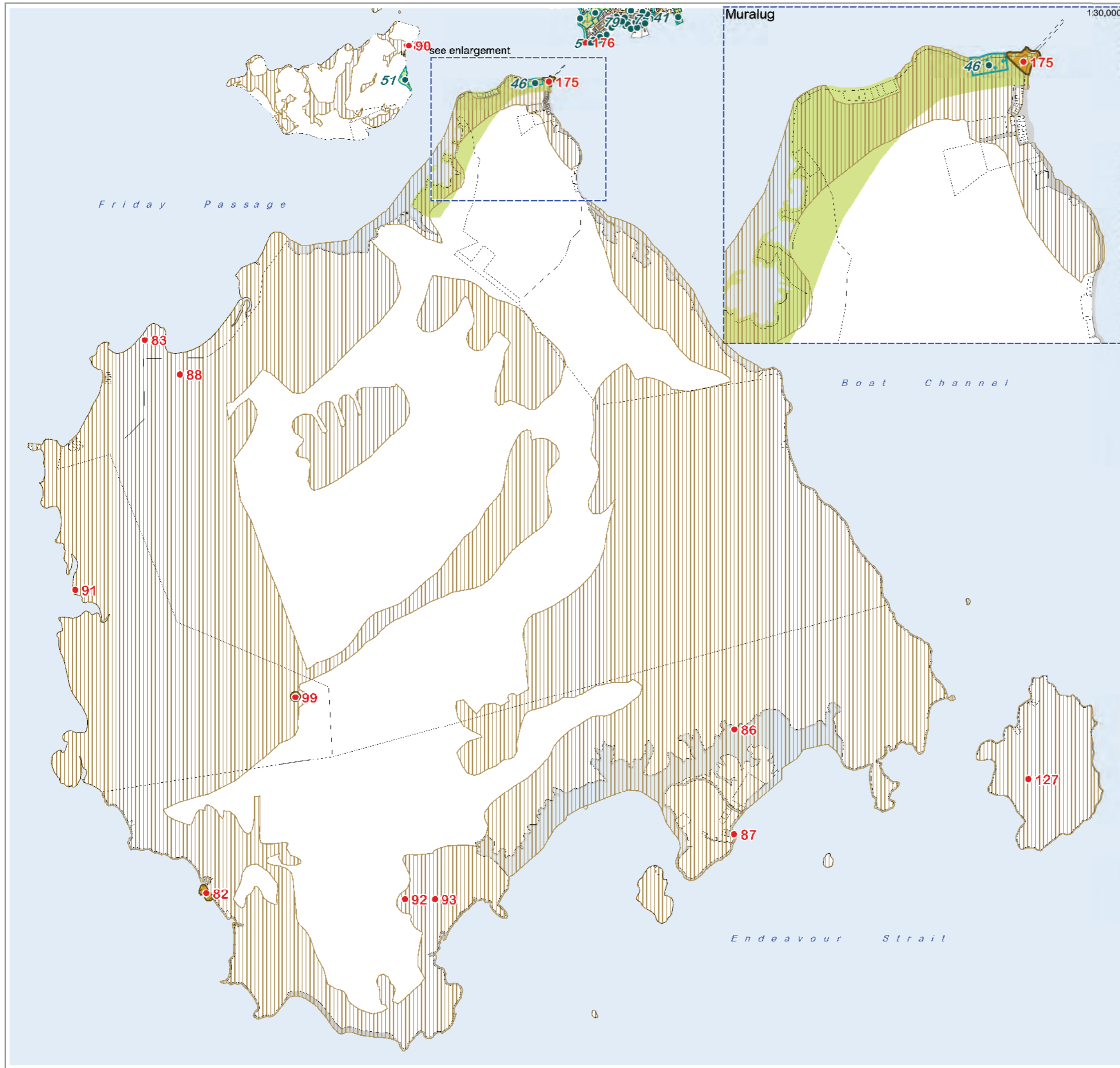
Map Index

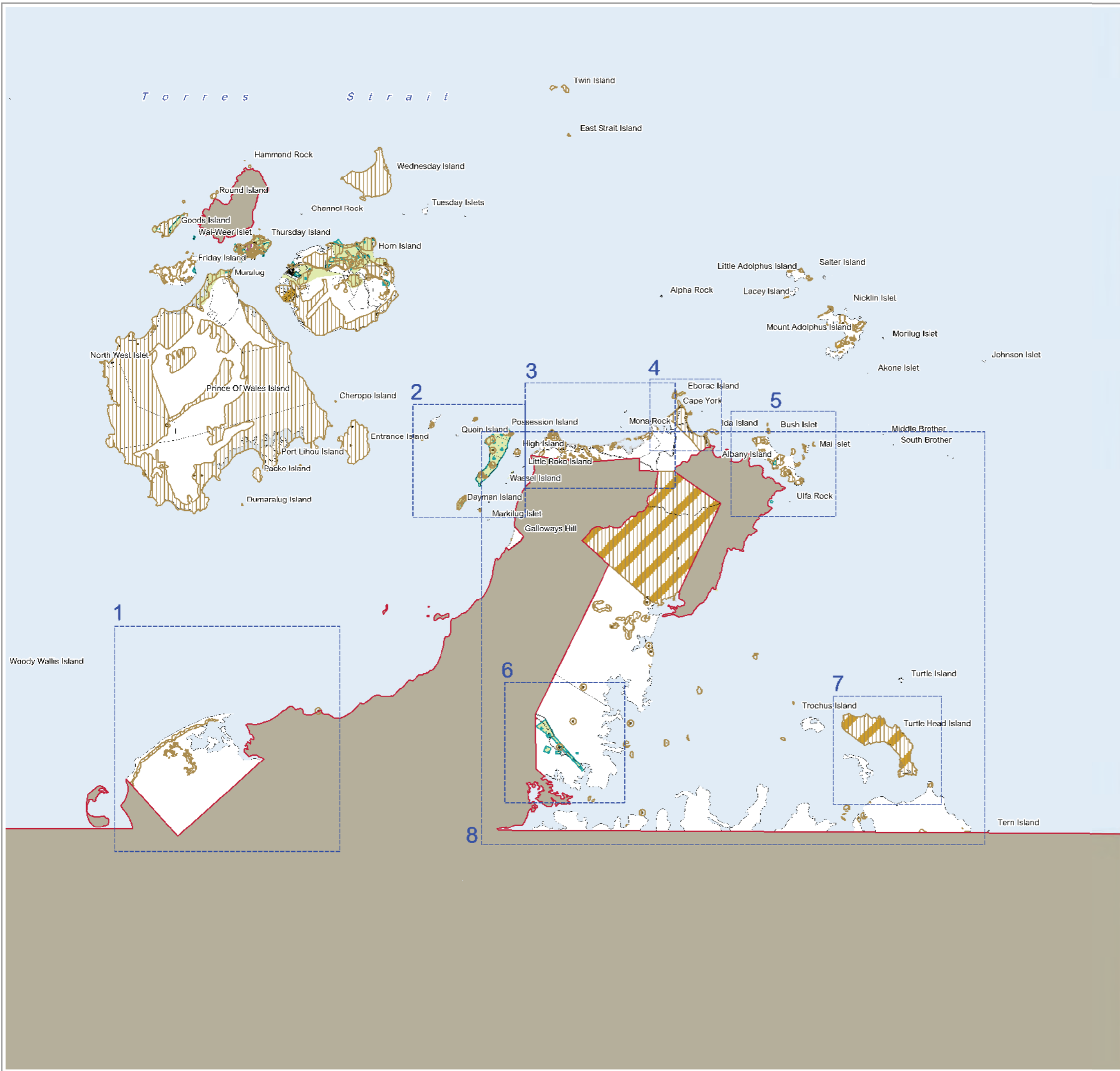
Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.



Overlay Map- Heritage Overlay Prince of Wales Island

OVERLAY MAP - OM703





LEGEND

Heritage

- State Heritage Place
- Local Indigenous Heritage Place and ID Number
- Local Non-Indigenous Heritage Place and ID Number
- Indigenous Heritage High Risk Area
- Non-Indigenous Heritage High Risk Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Heritage datasets depicted on this map has been sourced from the: Torres Shire Planning Scheme Cultural Heritage Study; prepared by Extent Heritage Pty Ltd; Publication date: 2018.

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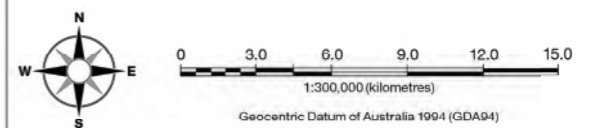
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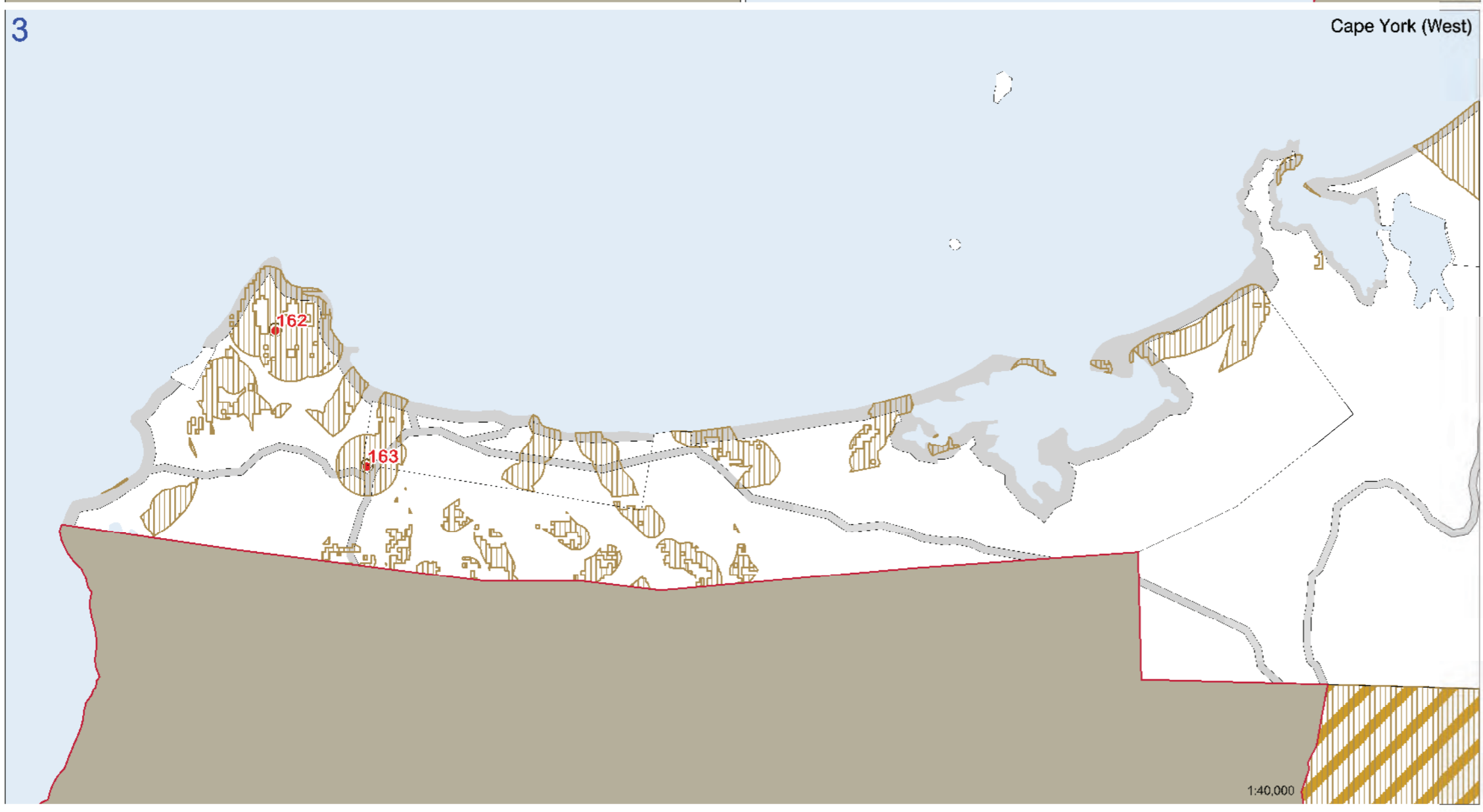
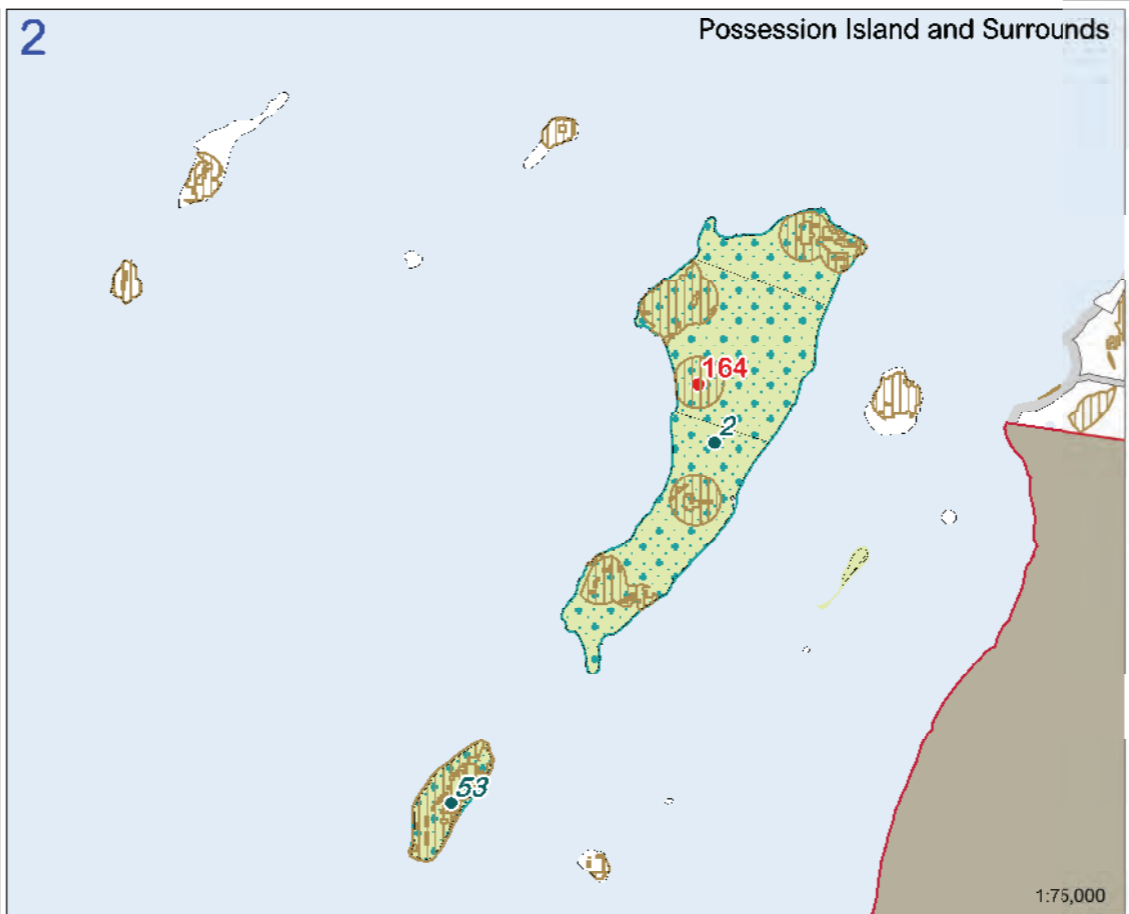
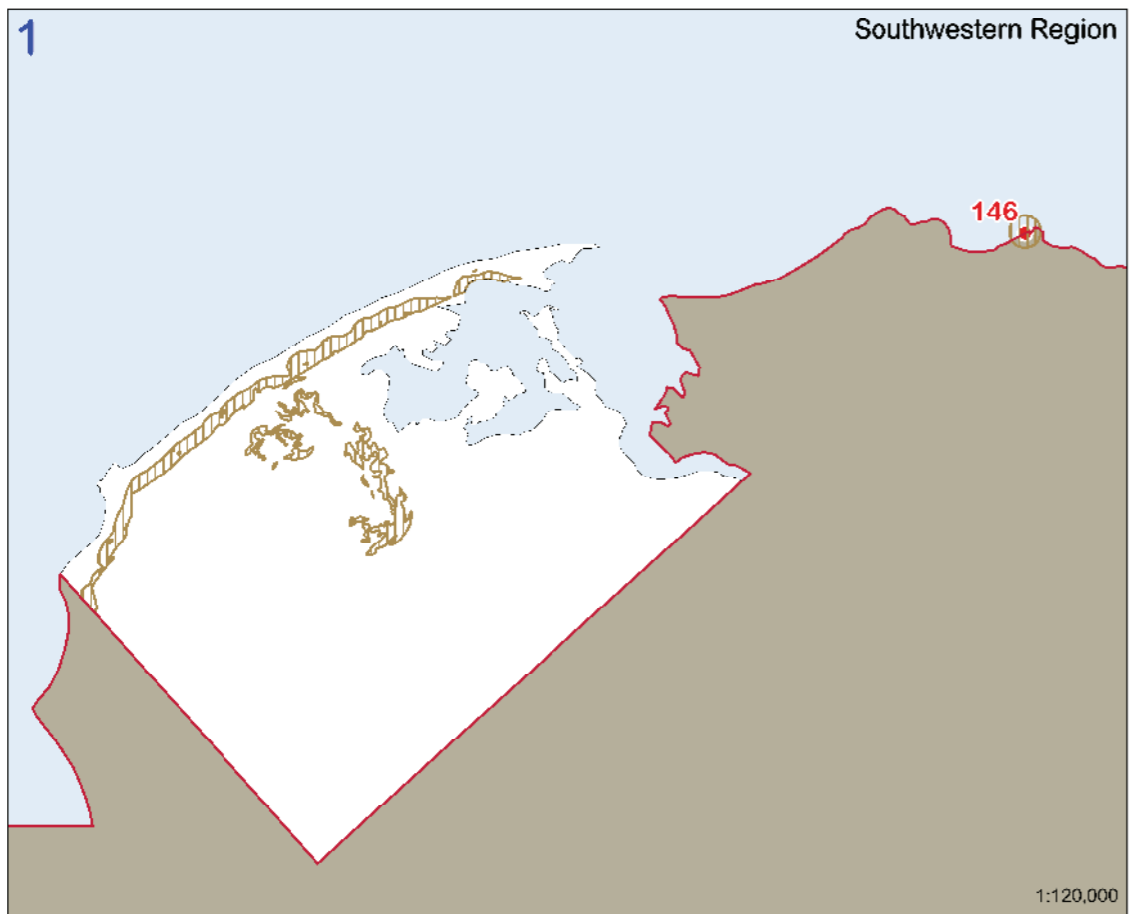
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Map Index

Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.



Overlay Map- Heritage Overlay Southern Region



LEGEND

Heritage

- State Heritage Place
- Local Indigenous Heritage Place and ID Number
- Local Non-Indigenous Heritage Place and ID Number
- Indigenous Heritage High Risk Area
- Non-Indigenous Heritage High Risk Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Heritage datasets depicted on this map has been sourced from the: Torres Shire Planning Scheme Cultural Heritage Study; prepared by Extent Heritage Pty Ltd; Publication date: 2018.

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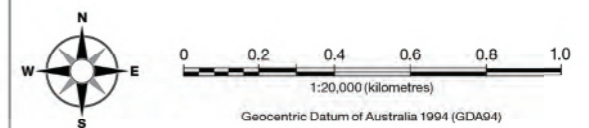
Map compilation date: January 2020.

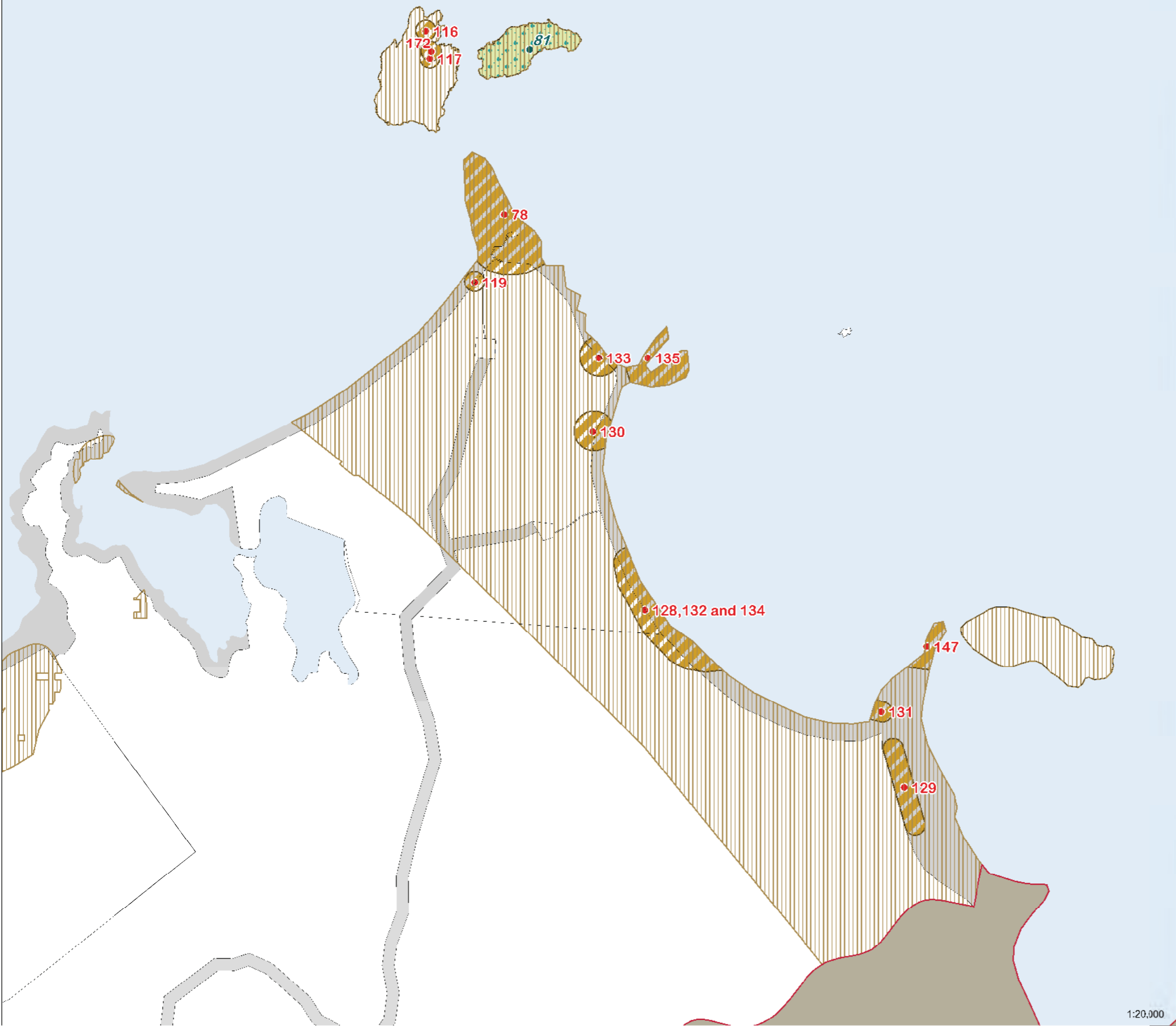
Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.





LEGEND

Heritage

- State Heritage Place
- Local Indigenous Heritage Place and ID Number
- Local Non-Indigenous Heritage Place and ID Number
- Indigenous Heritage High Risk Area
- Non-Indigenous Heritage High Risk Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Heritage datasets depicted on this map has been sourced from the: Torres Shire Planning Scheme Cultural Heritage Study; prepared by Extent Heritage Pty Ltd; Publication date: 2018.

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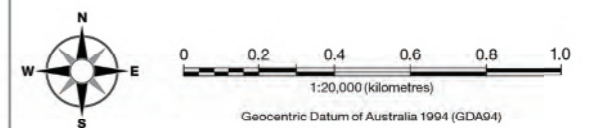
Map compilation date: January 2020.

Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

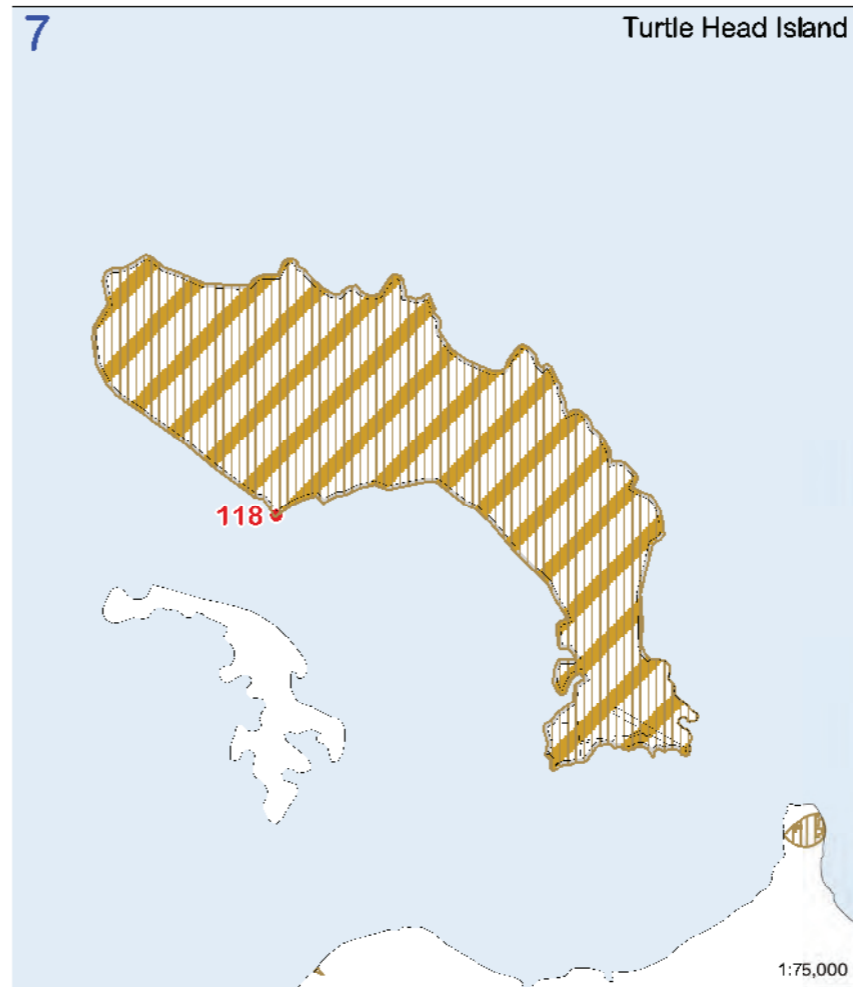
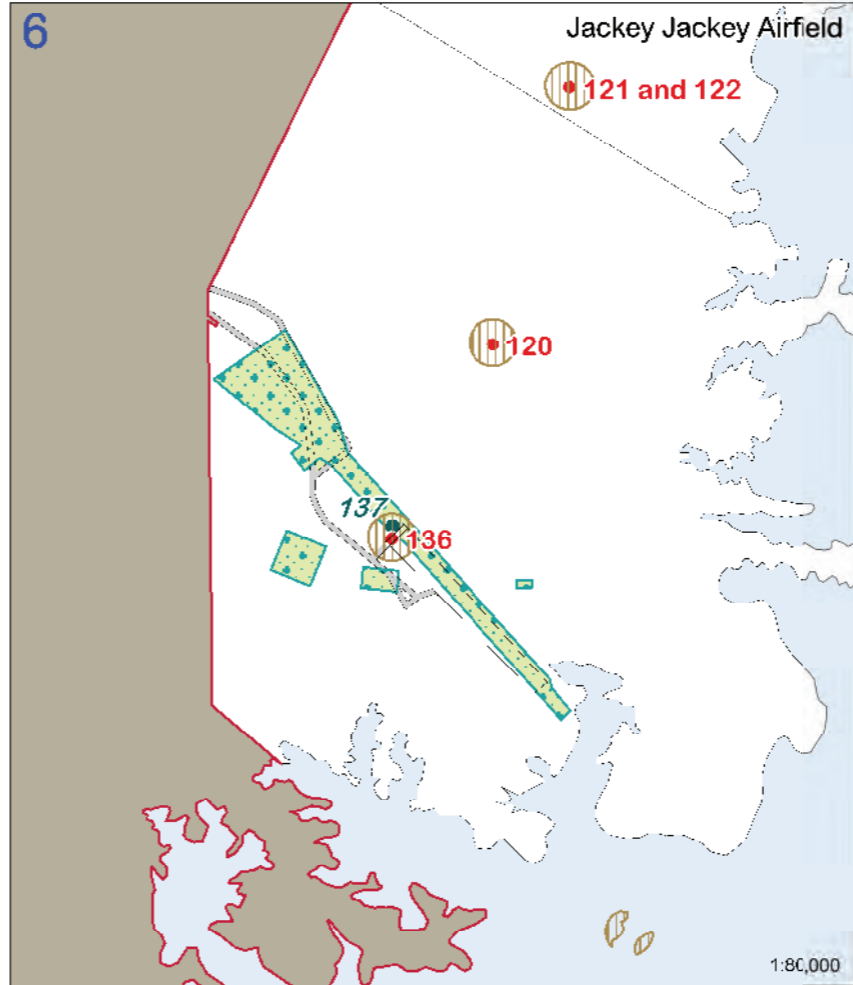
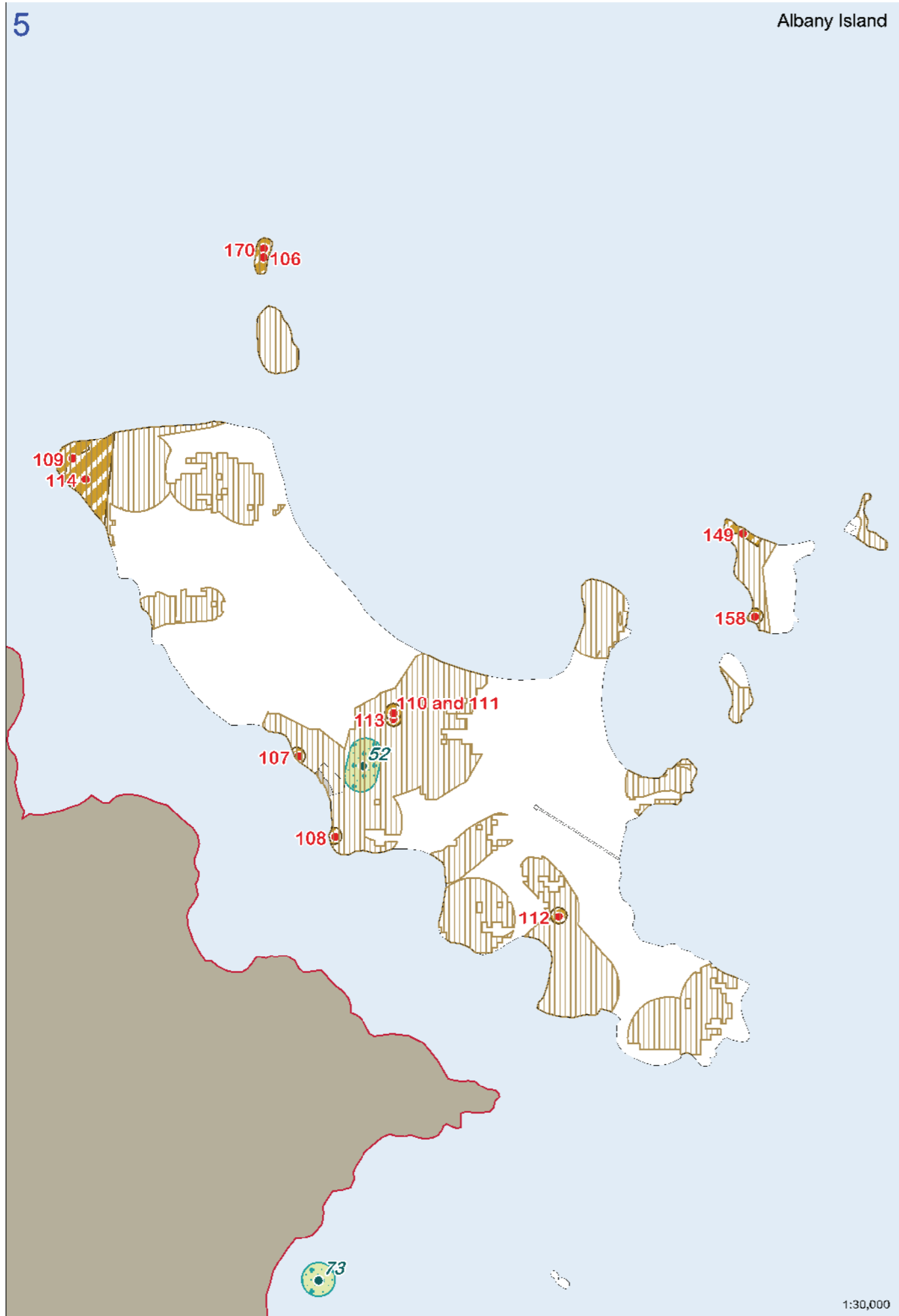
Map Index

Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.



Overlay Map-Heritage Overlay
Southern Region
enlargements 2

OVERLAY MAP - OM704b



LEGEND

Heritage

- State Heritage Place
- Local Indigenous Heritage Place and ID Number
- Local Non-Indigenous Heritage Place and ID Number
- Indigenous Heritage High Risk Area
- Non-Indigenous Heritage High Risk Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Heritage datasets depicted on this map has been sourced from the: Torres Shire Planning Scheme Cultural Heritage Study; prepared by Extent Heritage Pty Ltd; Publication date: 2018.

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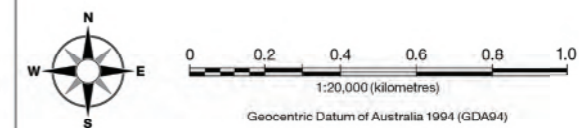
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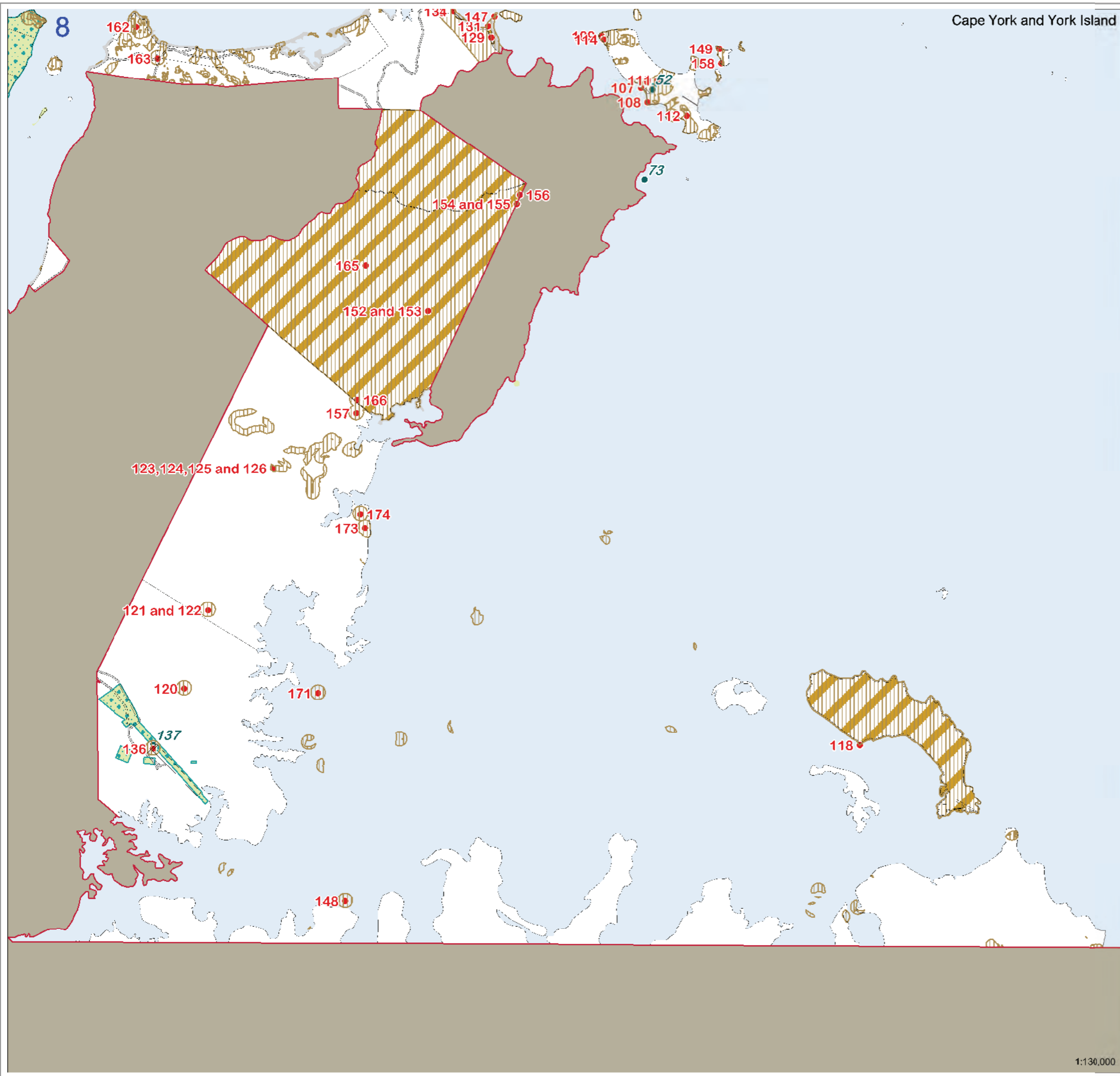
Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.





LEGEND

Heritage

- State Heritage Place
- Local Indigenous Heritage Place and ID Number
- Local Non-Indigenous Heritage Place and ID Number
- Indigenous Heritage High Risk Area
- Non-Indigenous Heritage High Risk Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Heritage datasets depicted on this map has been sourced from the: Torres Shire Planning Scheme Cultural Heritage Study; prepared by Extent Heritage Pty Ltd; Publication date: 2018.

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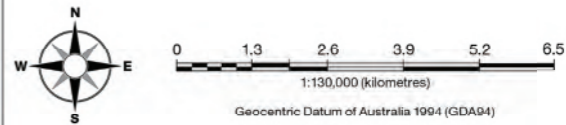
Map compilation date: January 2020.

Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.





LEGEND

Heritage

- State Heritage Place
- Local Indigenous Heritage Place and ID Number
- Local Non-Indigenous Heritage Place and ID Number
- Indigenous Heritage High Risk Area
- Non-Indigenous Heritage High Risk Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Heritage datasets depicted on this map has been sourced from the: Torres Shire Planning Scheme Cultural Heritage Study; prepared by Extent Heritage Pty Ltd; Publication date: 2018.

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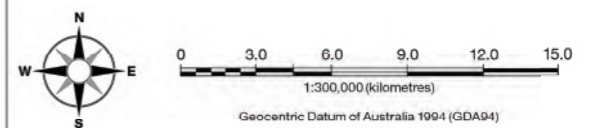
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Note

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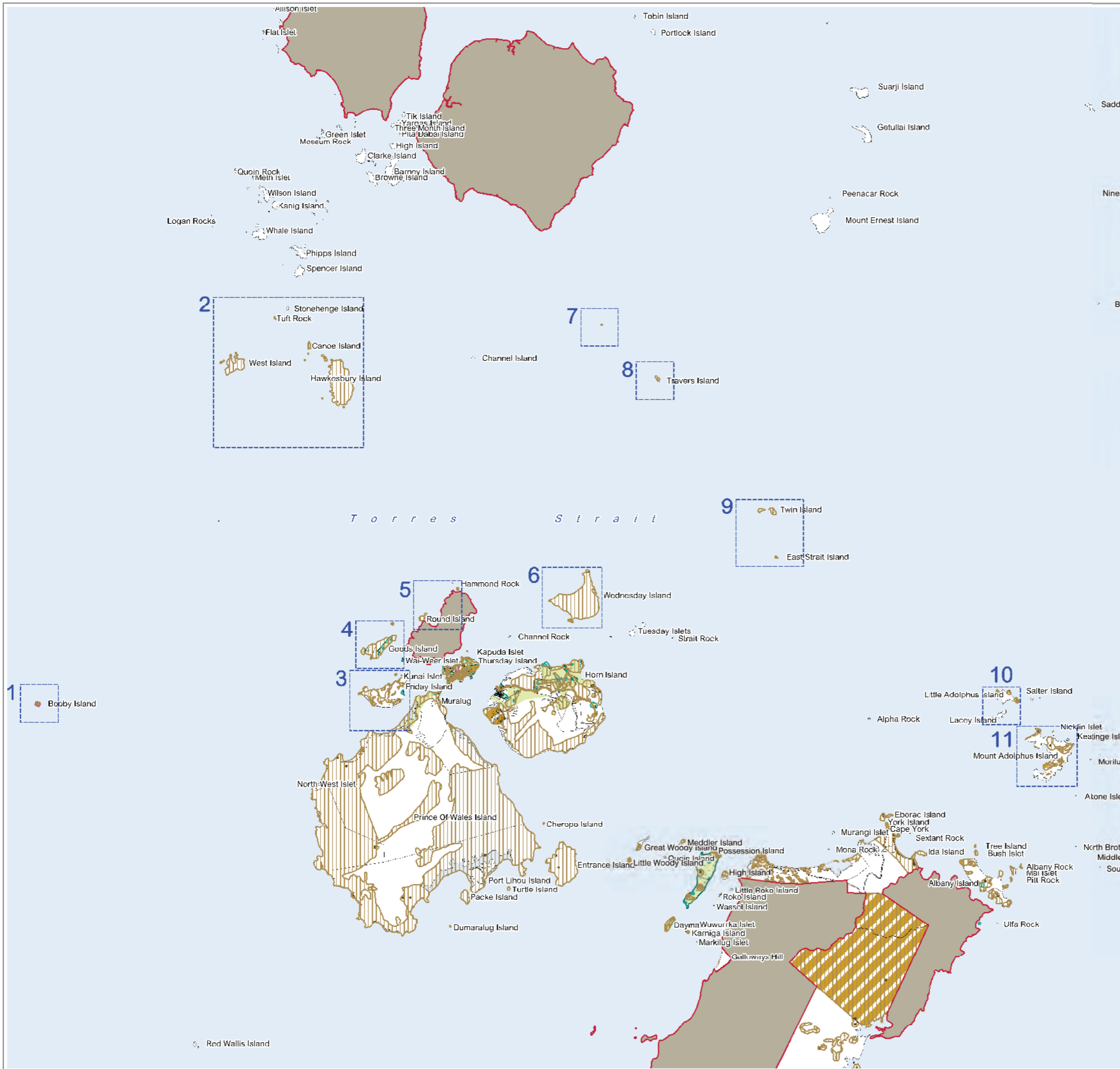
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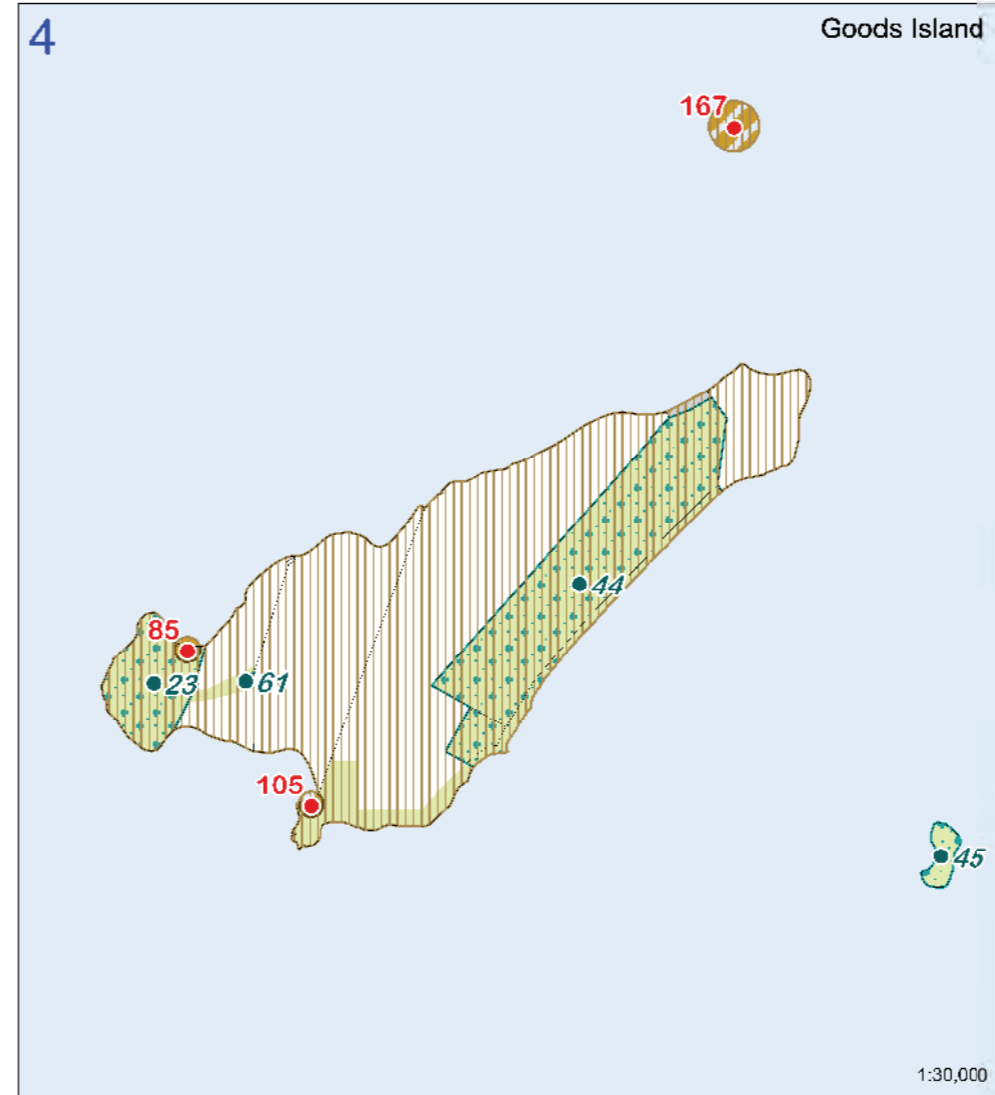
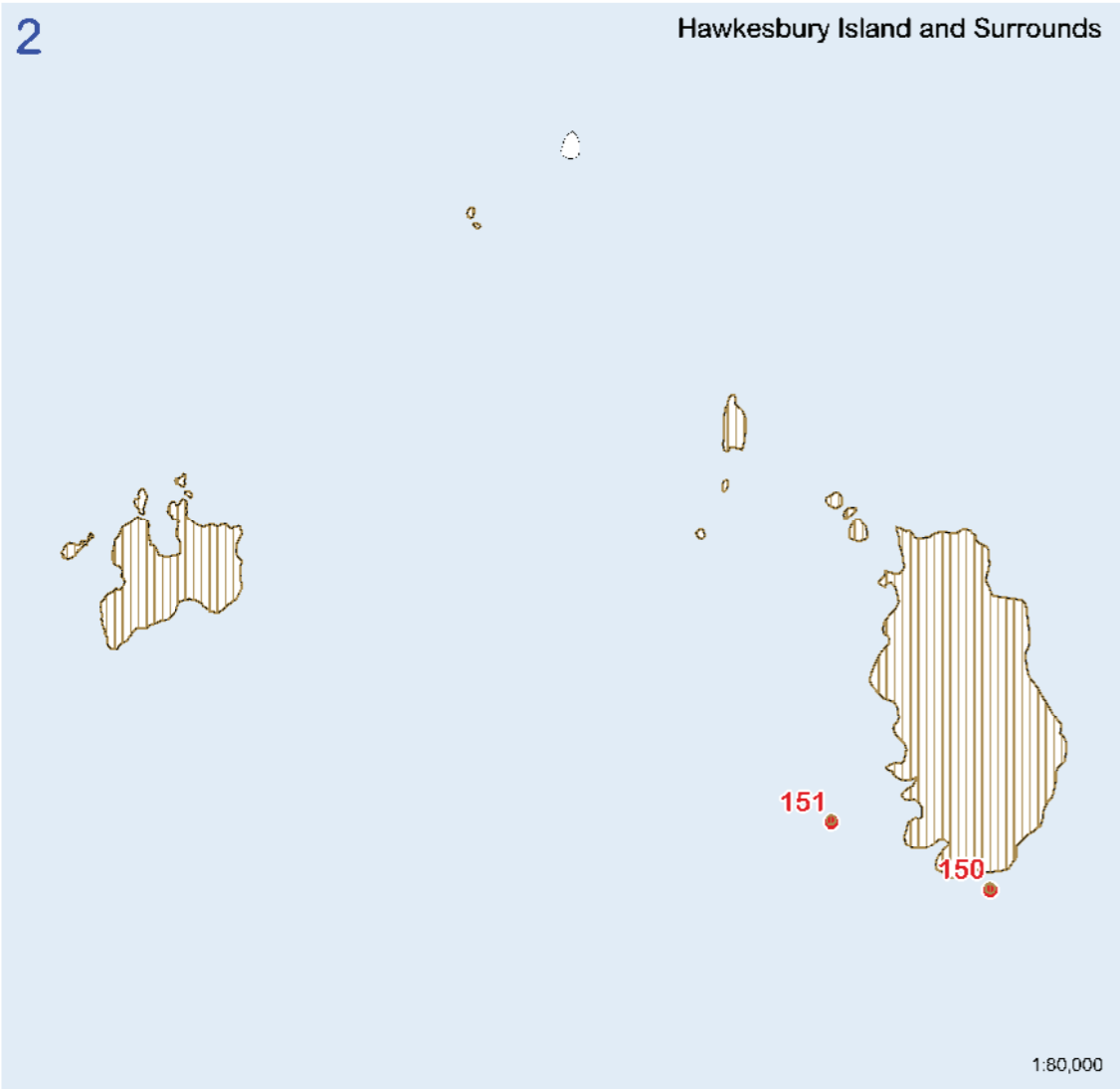
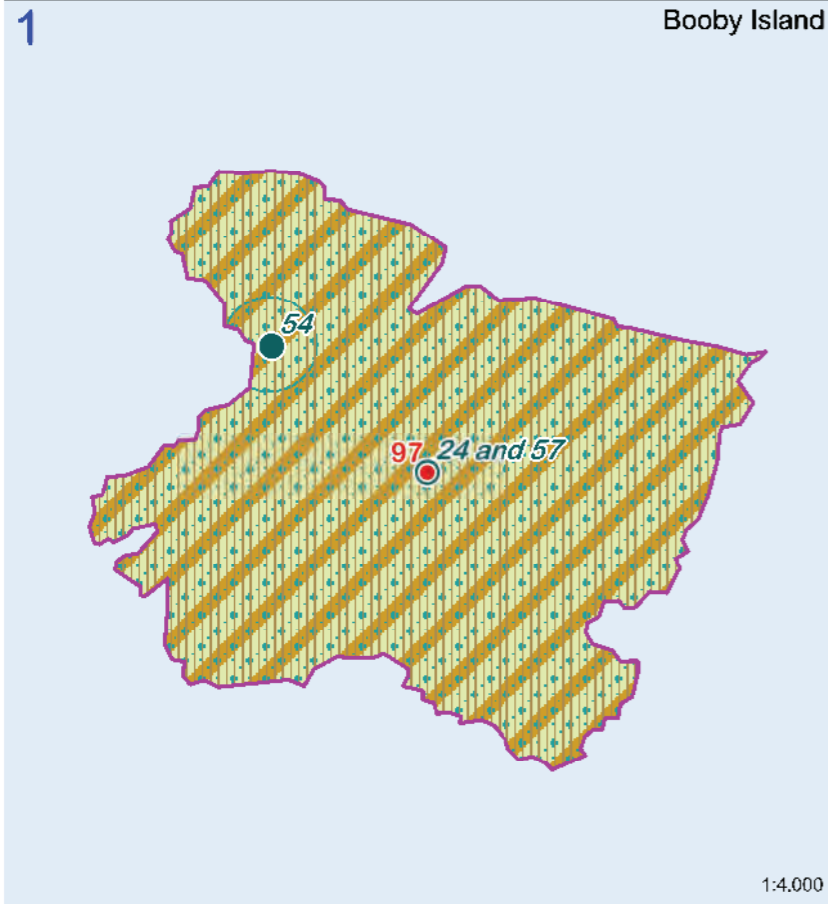
Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.



Overlay Map- Heritage Overlay Northern Region

OVERLAY MAP - OM705





LEGEND

Heritage

- State Heritage Place
- Local Indigenous Heritage Place and ID Number
- Local Non-Indigenous Heritage Place and ID Number
- Indigenous Heritage High Risk Area
- Non-Indigenous Heritage High Risk Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Heritage datasets depicted on this map has been sourced from the: Torres Shire Planning Scheme Cultural Heritage Study; prepared by Extent Heritage Pty Ltd; Publication date: 2018.

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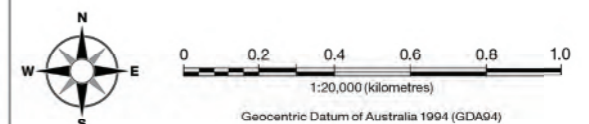
Map compilation date: January 2020.

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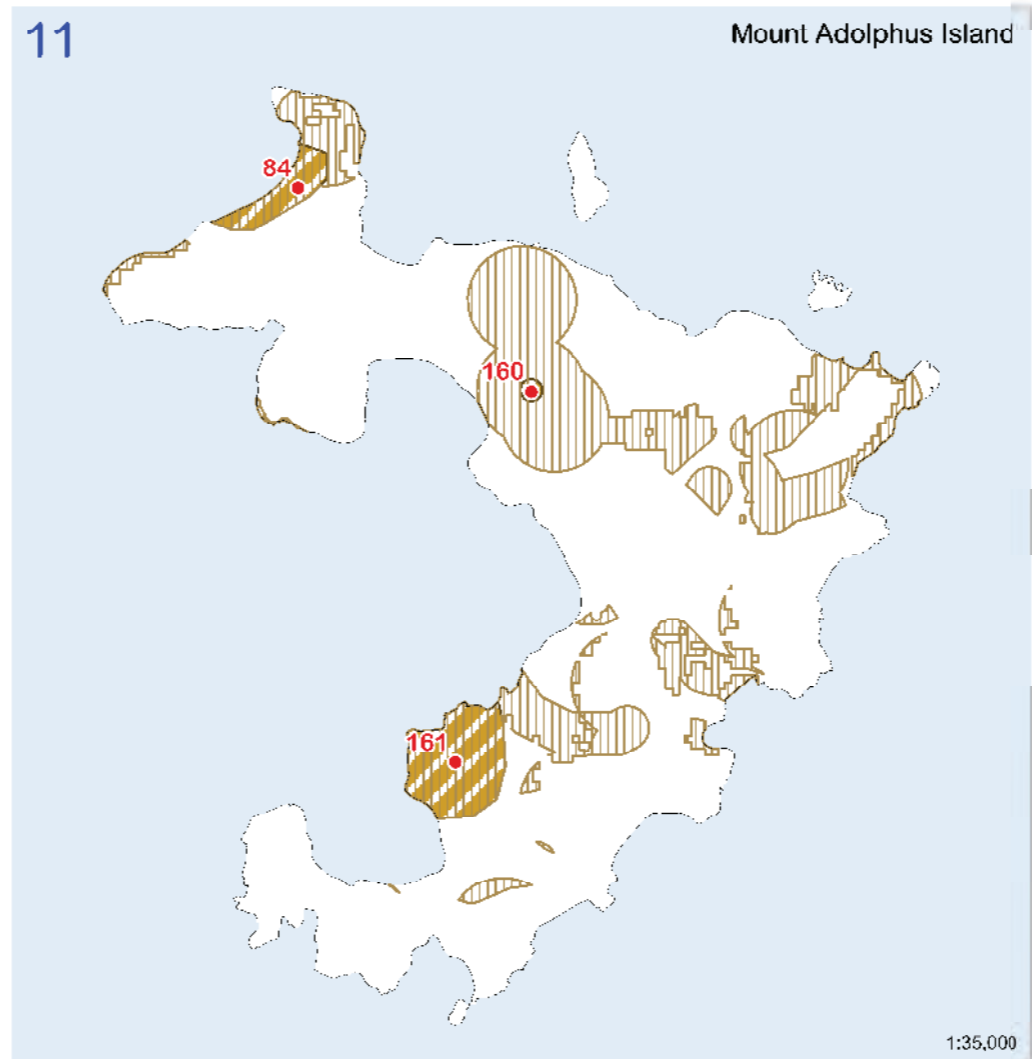
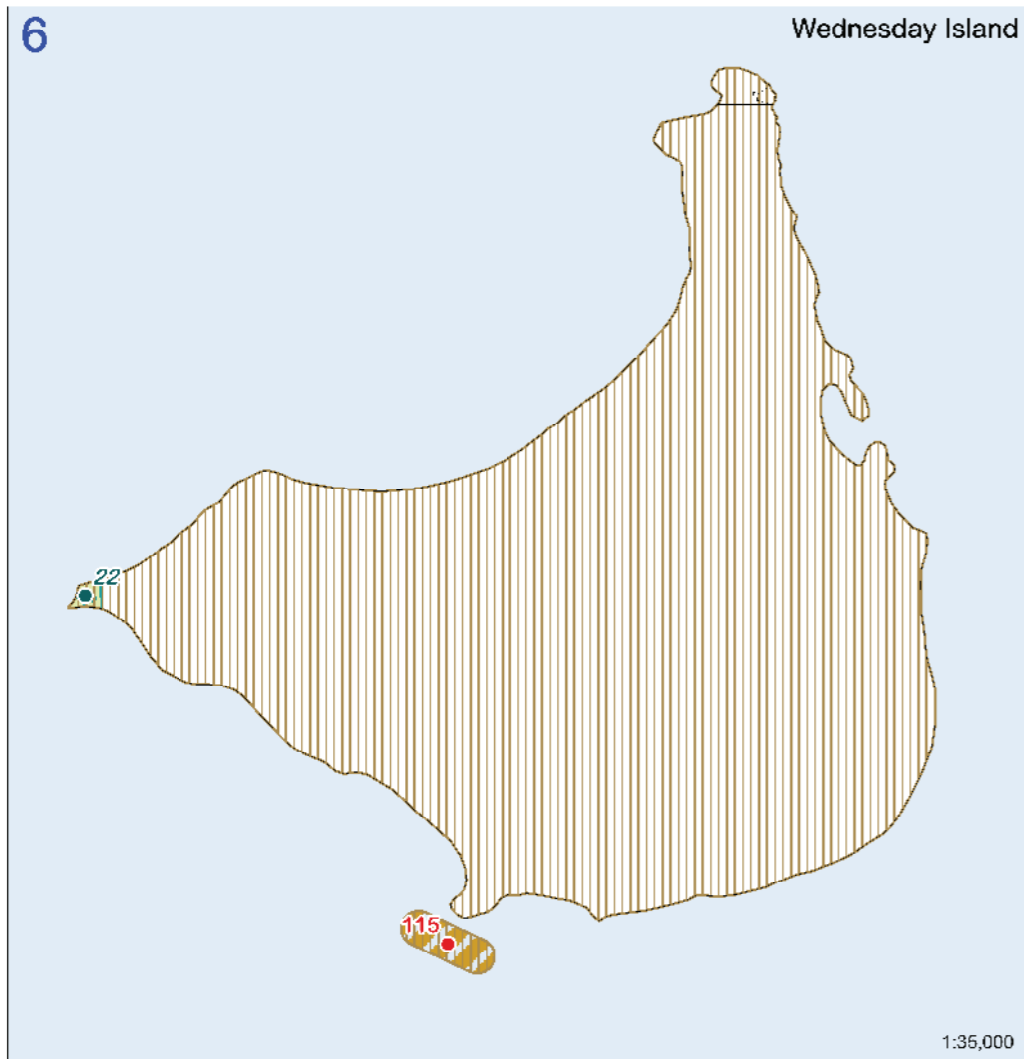
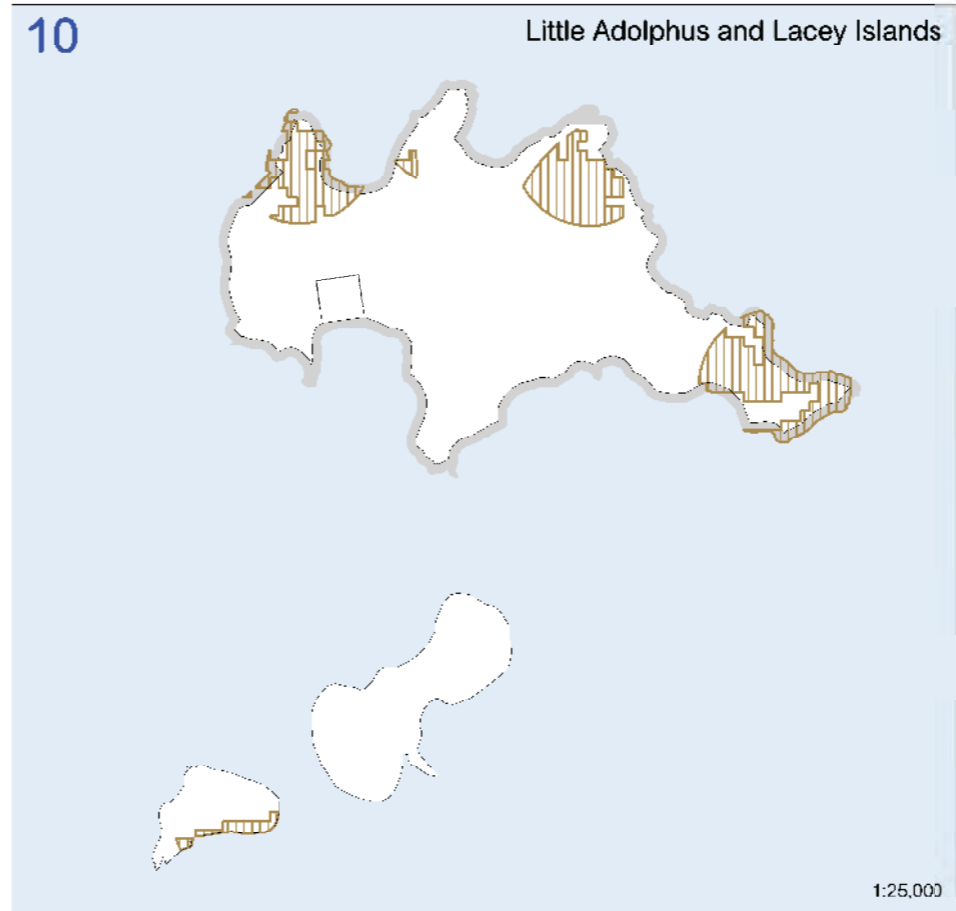
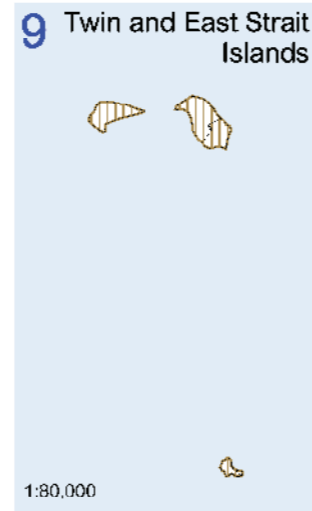
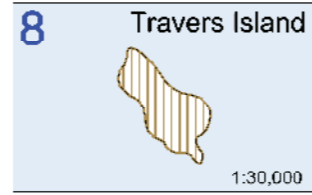
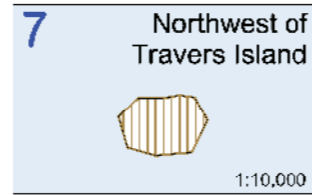
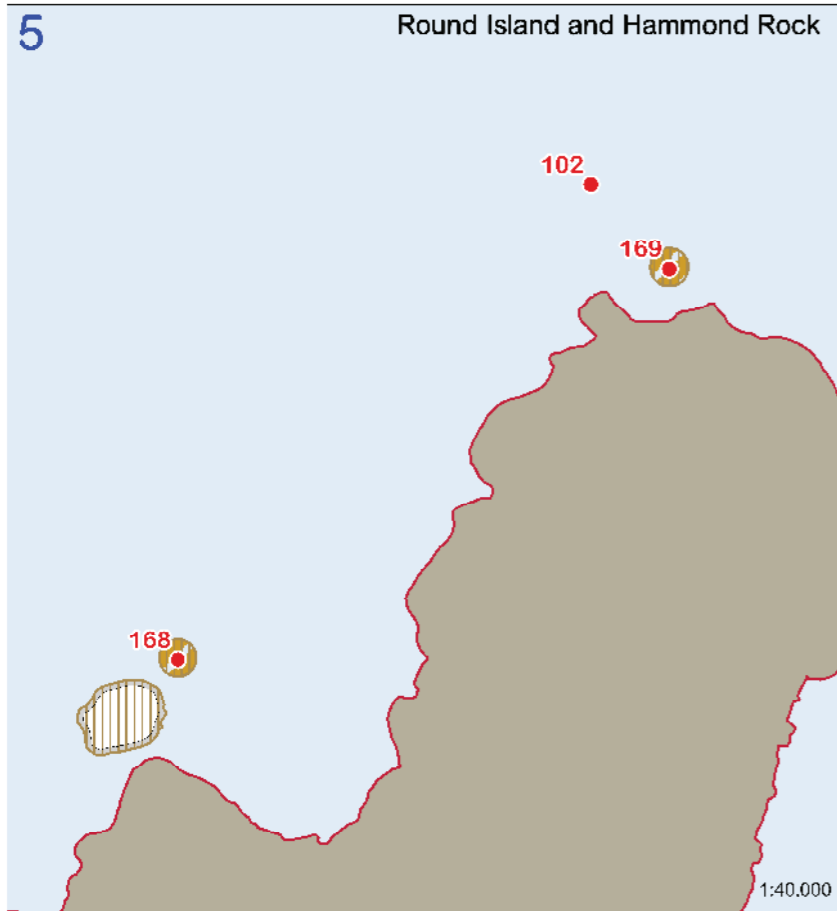
Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.



Overlay Map-Heritage Overlay
Northern Region
enlargements 1



LEGEND

Heritage

- State Heritage Place
- Local Indigenous Heritage Place and ID Number
- Local Non-Indigenous Heritage Place and ID Number
- Indigenous Heritage High Risk Area
- Non-Indigenous Heritage High Risk Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Heritage datasets depicted on this map has been sourced from the: Torres Shire Planning Scheme Cultural Heritage Study; prepared by Extent Heritage Pty Ltd; Publication date: 2018.

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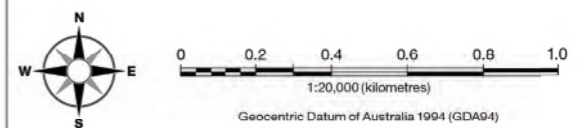
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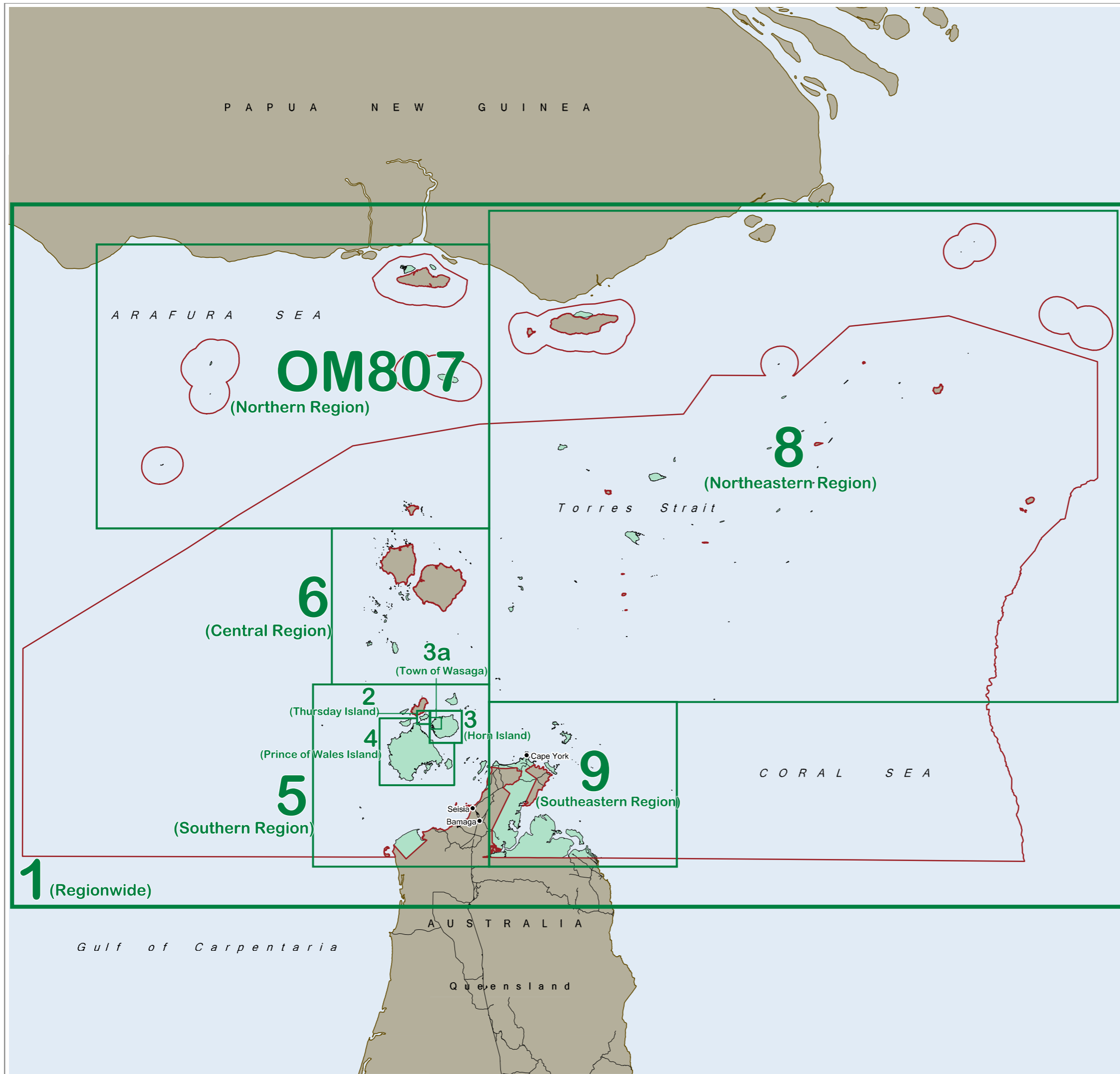
Note

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Map Index

Refer to Overlay Map OM-700 for the Heritage Overlay Map Index.





LEGEND

- Torres Shire Boundary
- Area Within Torres Shire
- Area Outside Torres Shire
- Ocean/Waterbody/Watercourse

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019. Data used: Contours - 5 and 10 metre. Publication date : 26-08-2019.

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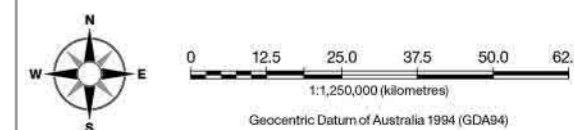
Map compilation date: January 2020.

Note

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Map Index

Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.



Overlay Map- Potential and Actual Sulfate Soils Overlay Index Map

OVERLAY MAP - OM800



LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
Data used: Contours - 5 metre.
Publication date: 16/08/2016.

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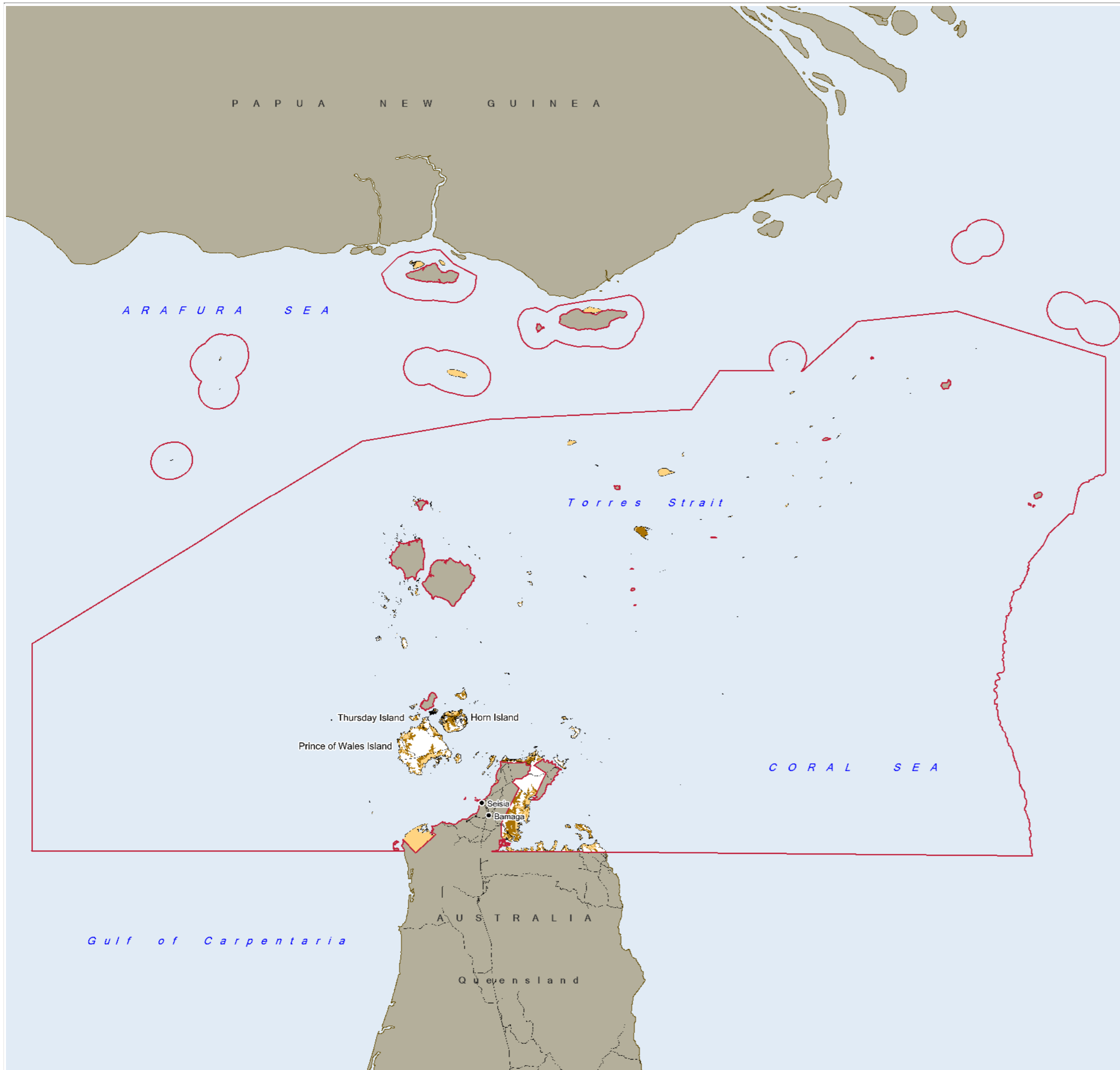
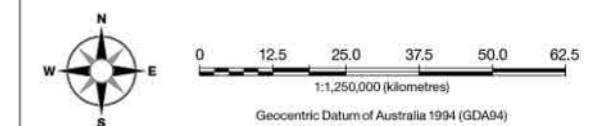
Map compilation date: January 2020.

Note

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Map Index

Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.





Overlay Map- Potential and Actual Sulfate Soils Overlay Regionwide

OVERLAY MAP - OM801








LEGEND

Potential and Actual Acid Sulfate Soils

-  Land at or below 5 metres AHD
-  Land above 5 metres AHD and below 20 metres AHD

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
Data used: Contours - 5 metre.
Publication date: 16/08/2016.

Information

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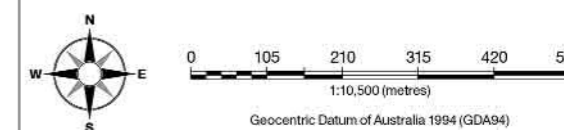
Map compilation date: January 2020.

Note

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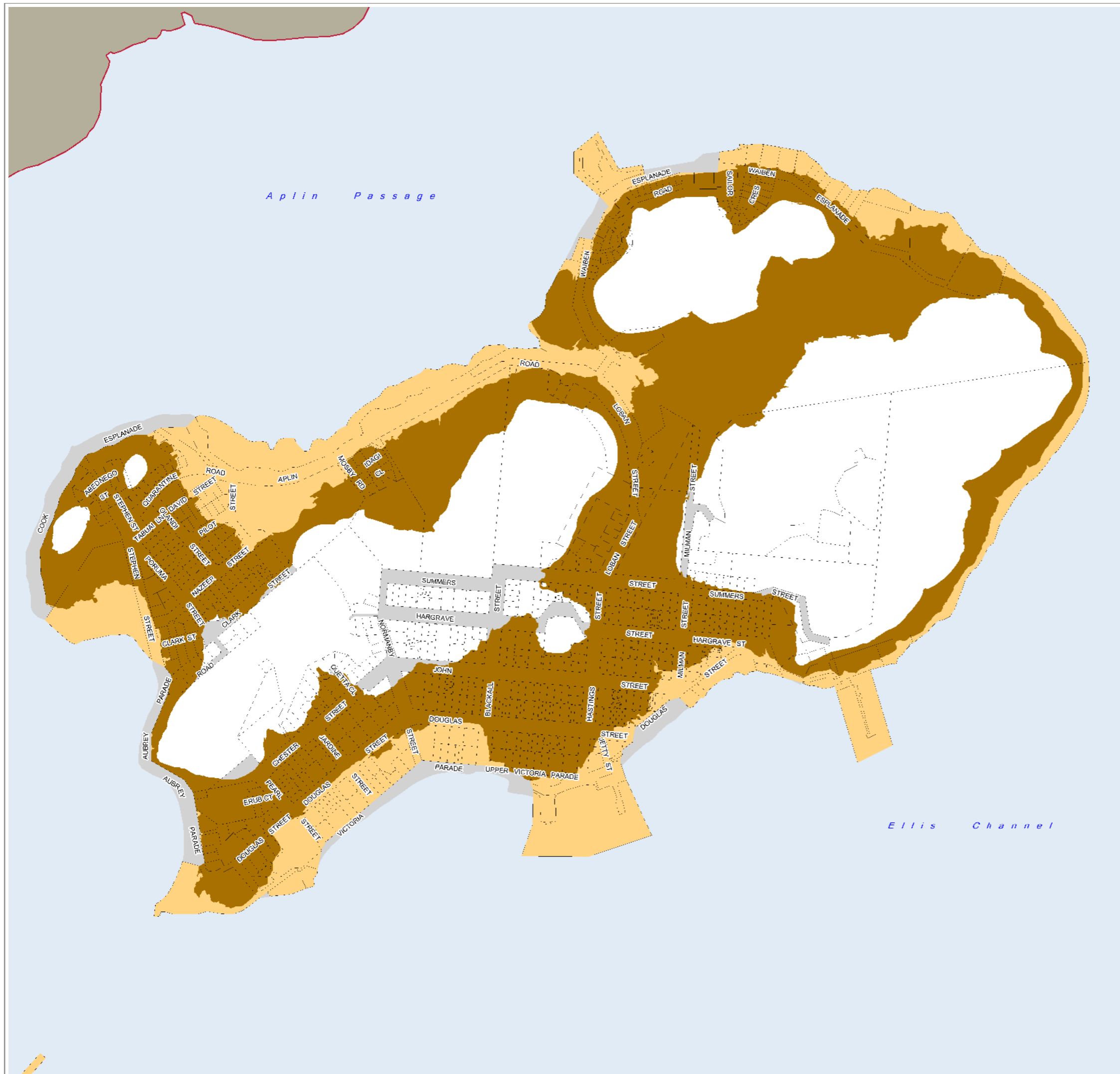
Map Index

Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.



Overlay Map-
Potential and Actual Sulfate Soils Overlay
Thursday Island

OVERLAY MAP - OM802





LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
Data used: Contours - 5 metre.
Publication date: 16/08/2016.

Information

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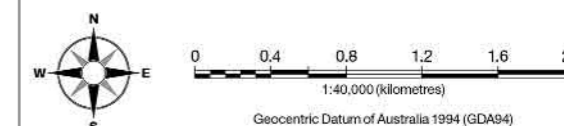
Map compilation date: January 2020.

Note

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Map Index

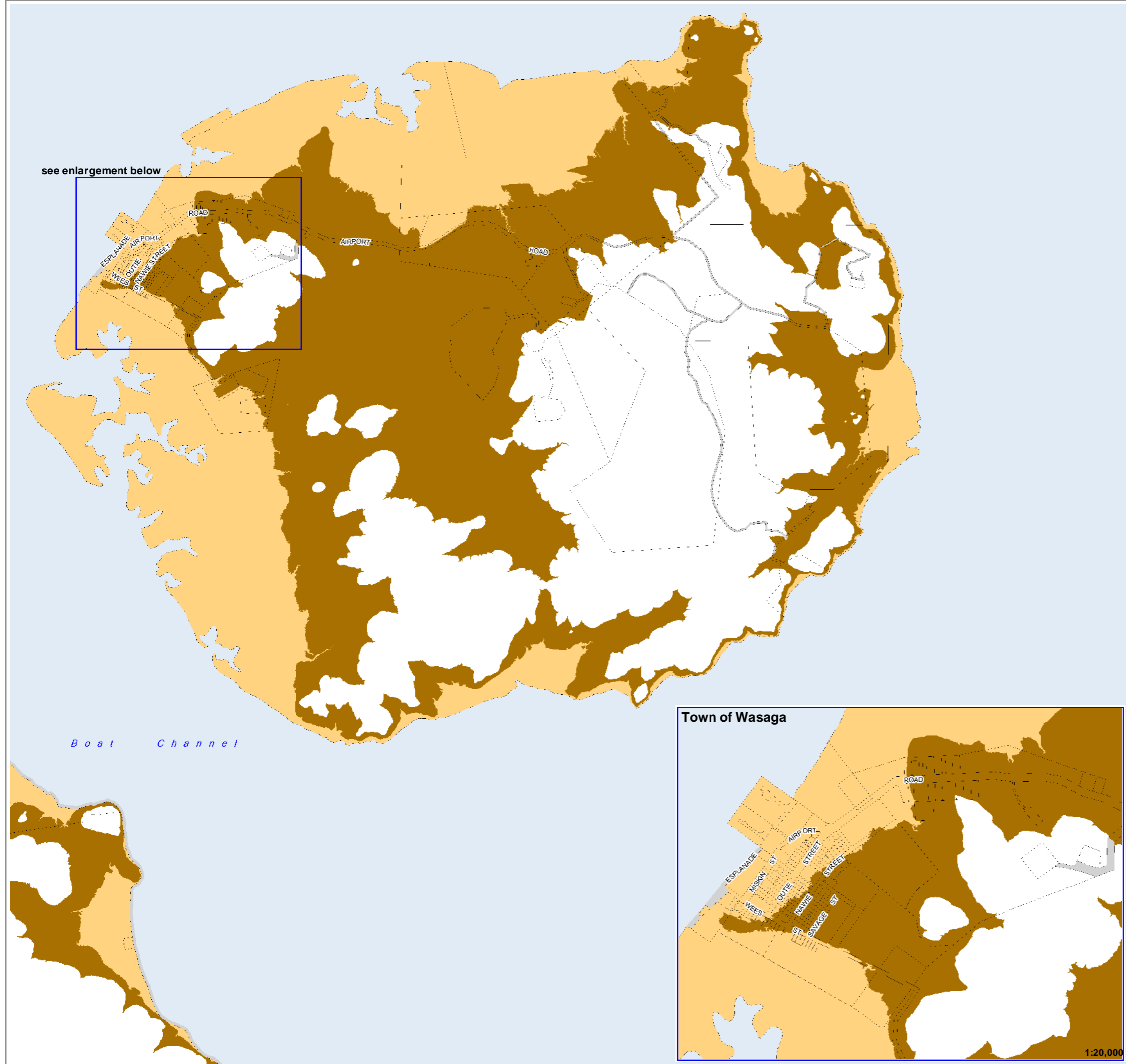
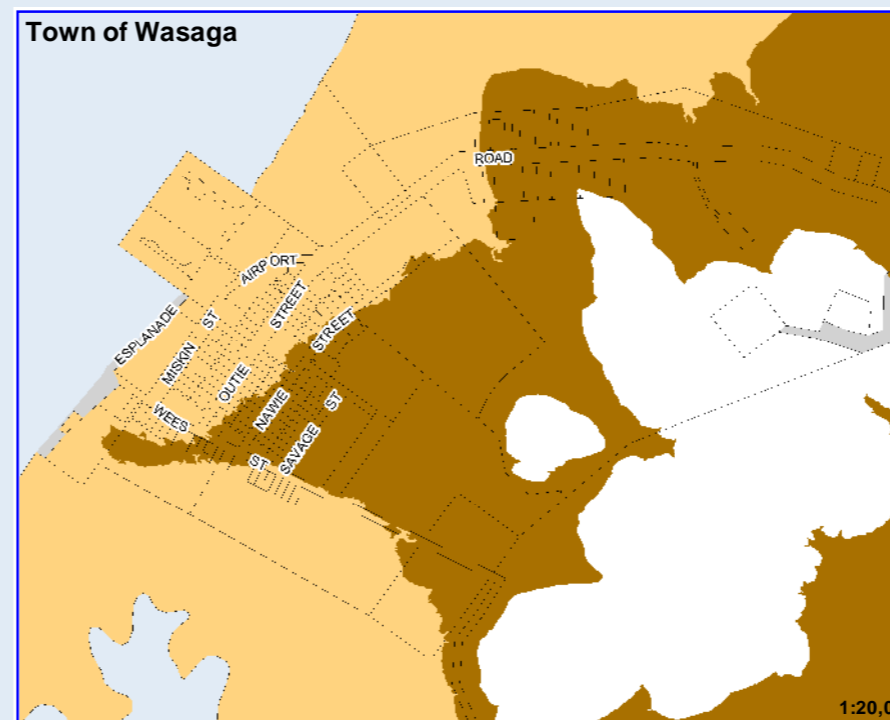
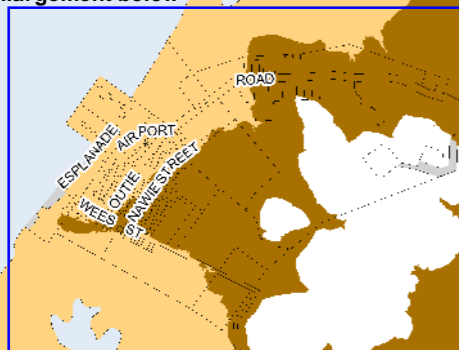
Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.

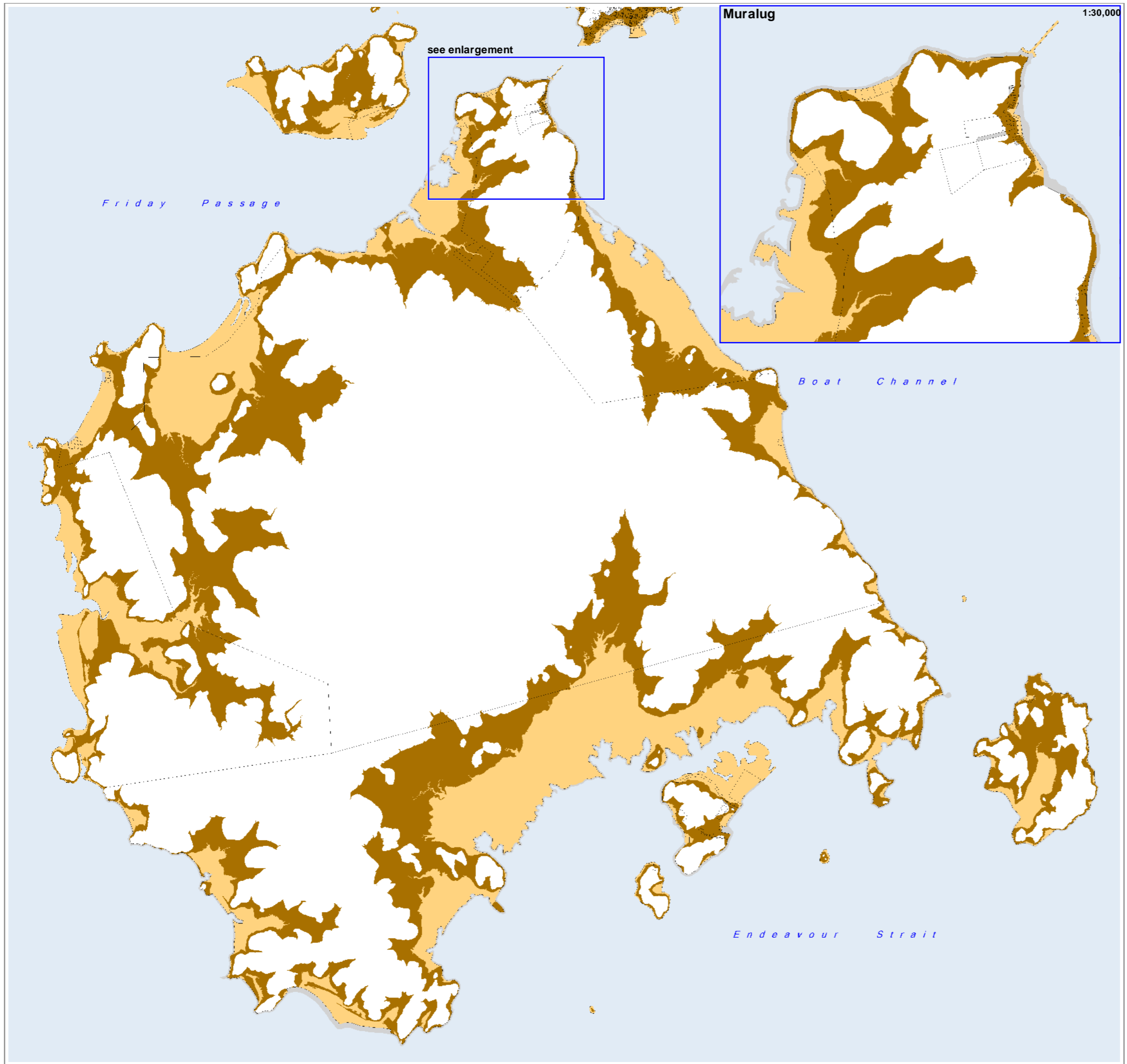


Overlay Map-
Potential and Actual Sulfate Soils Overlay
Horn Island

OVERLAY MAP - OM803

see enlargement below





LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
 Data used: Contours - 5 metre.
 Publication date: 16/08/2016.

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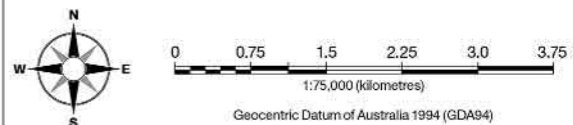
Map compilation date: January 2020.

Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.





LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastral
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
Data used: Contours - 5 metre.
Publication date: 16/08/2016.

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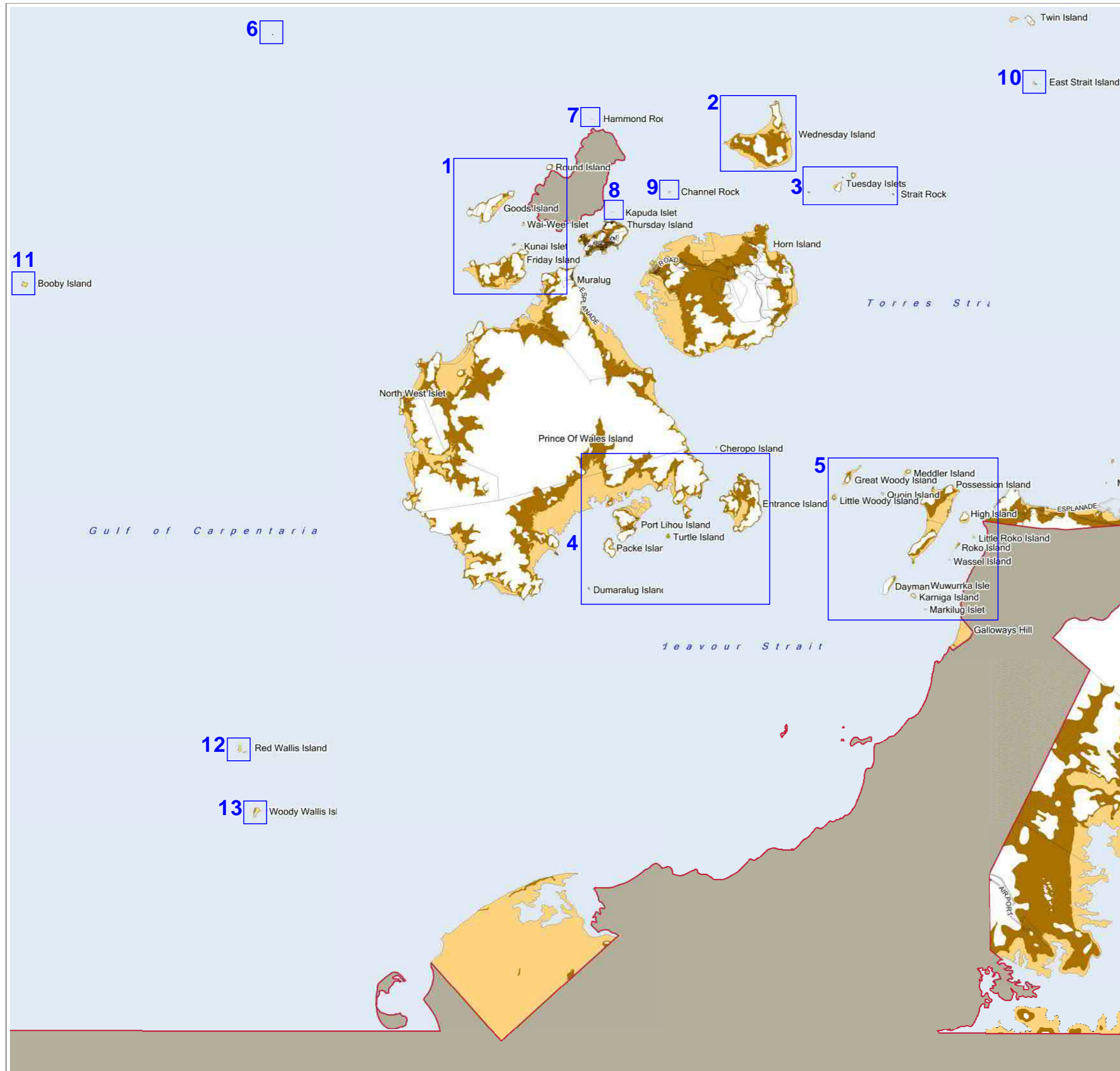
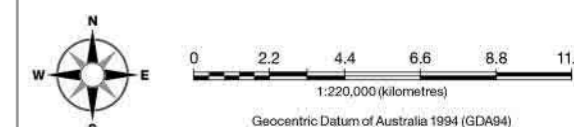
Map compilation date: January 2020.

Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.



Overlay Map-
Potential and Actual Sulfate Soils Overlay
Southern Region



LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
Data used: Contours - 5 metre.
Publication date: 16/08/2016.

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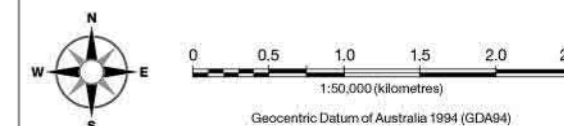
Map compilation date: January 2020.

Note

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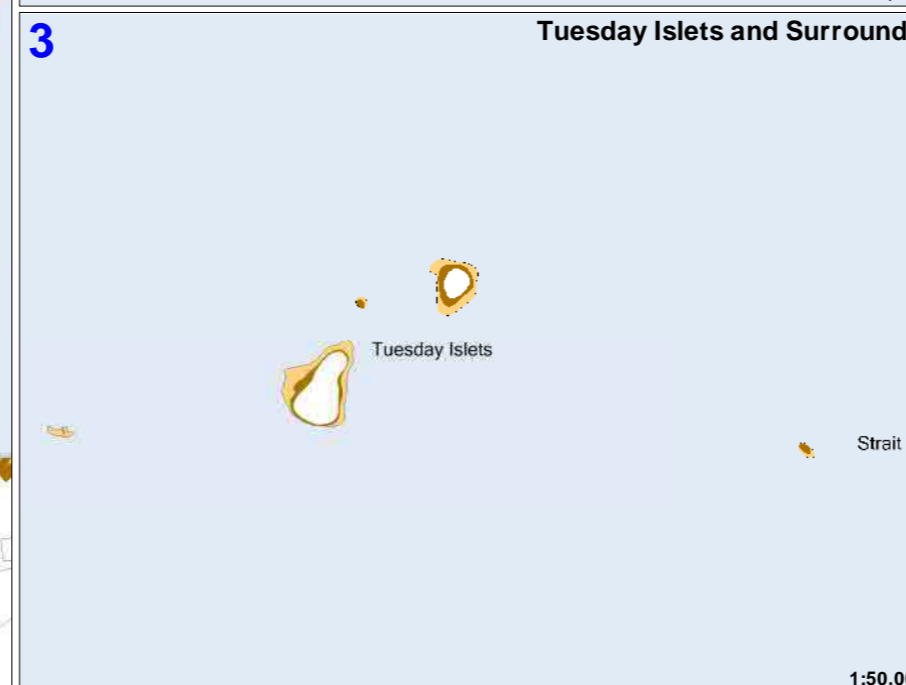
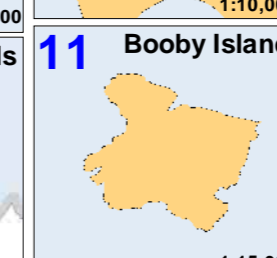
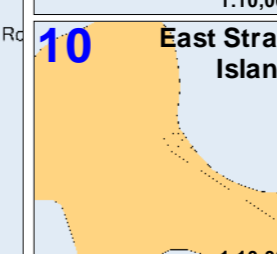
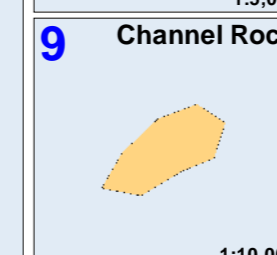
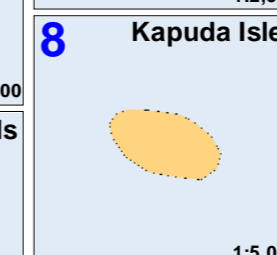
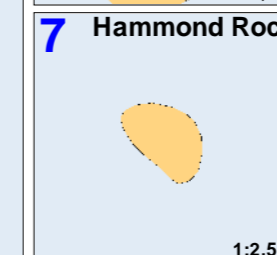
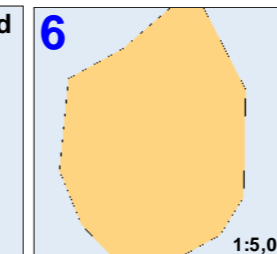
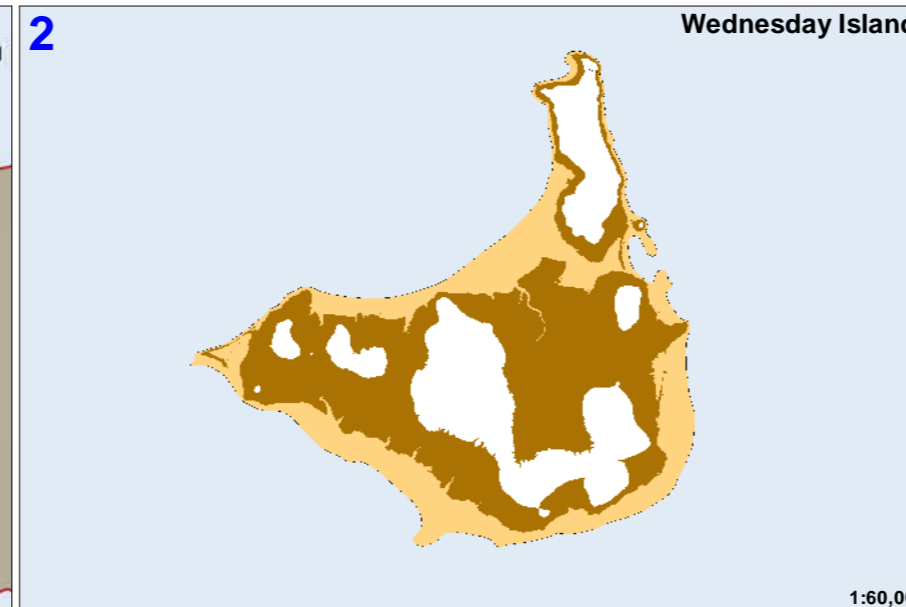
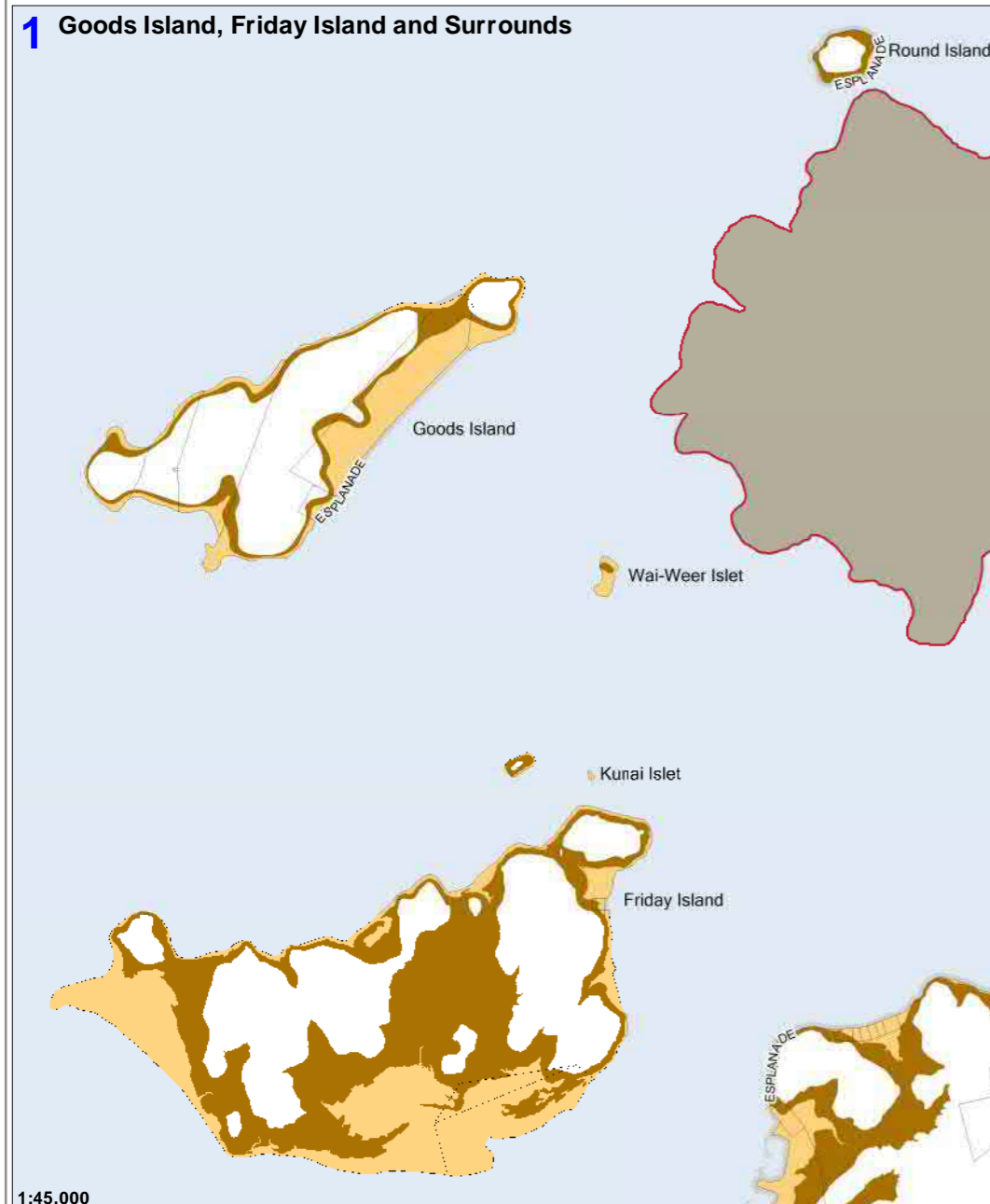
Map Index

Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.



Overlay Map-
Potential and Actual Sulfate Soils Overlay
**Southern Region
enlargements**

OVERLAY MAP - OM805b





LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastral
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
Data used: Contours - 5 metre.
Publication date: 16/08/2016.

Information

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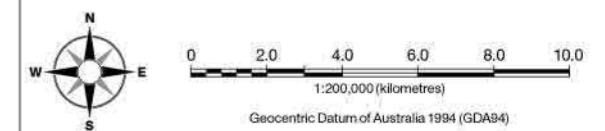
Map compilation date: January 2020.

Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

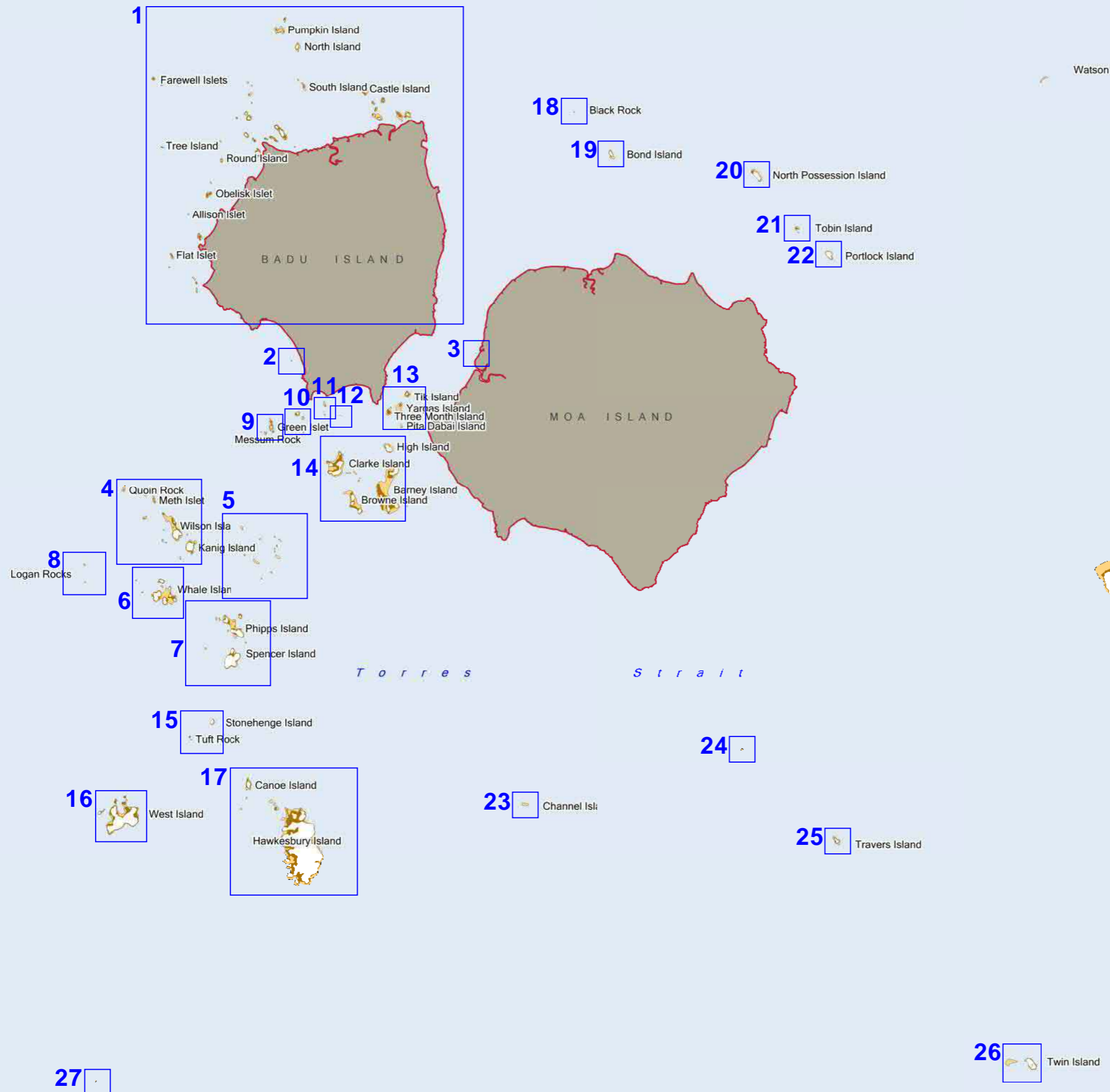
Map Index

Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.



Overlay Map-
Potential and Actual Sulfate Soils Overlay
Central Region



OVERLAY MAP - OM806a










LEGEND

Potential and Actual Acid Sulfate Soils

-  Land at or below 5 metres AHD
-  Land above 5 metres AHD and below 20 metres AHD

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
 Data used: Contours - 5 metre.
 Publication date: 16/08/2016.

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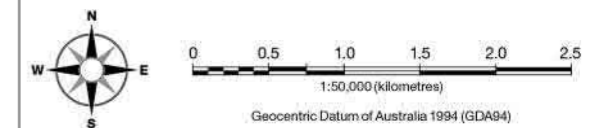
Map compilation date: January 2020.

Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

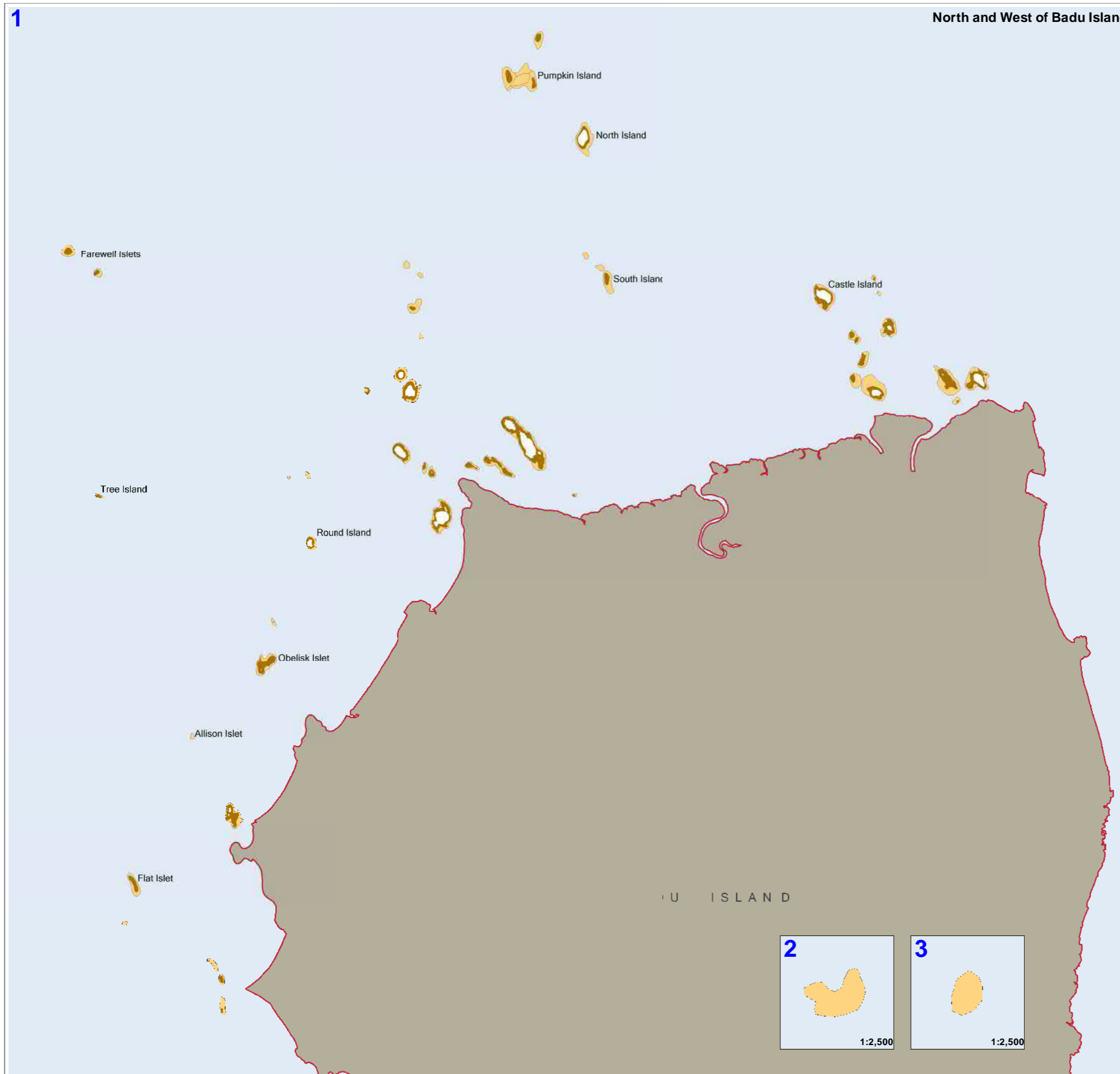
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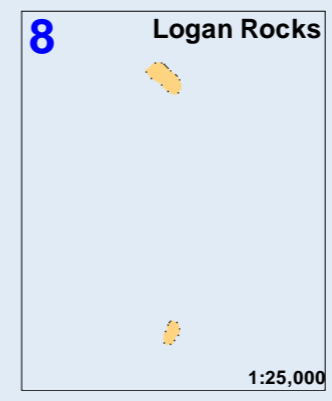
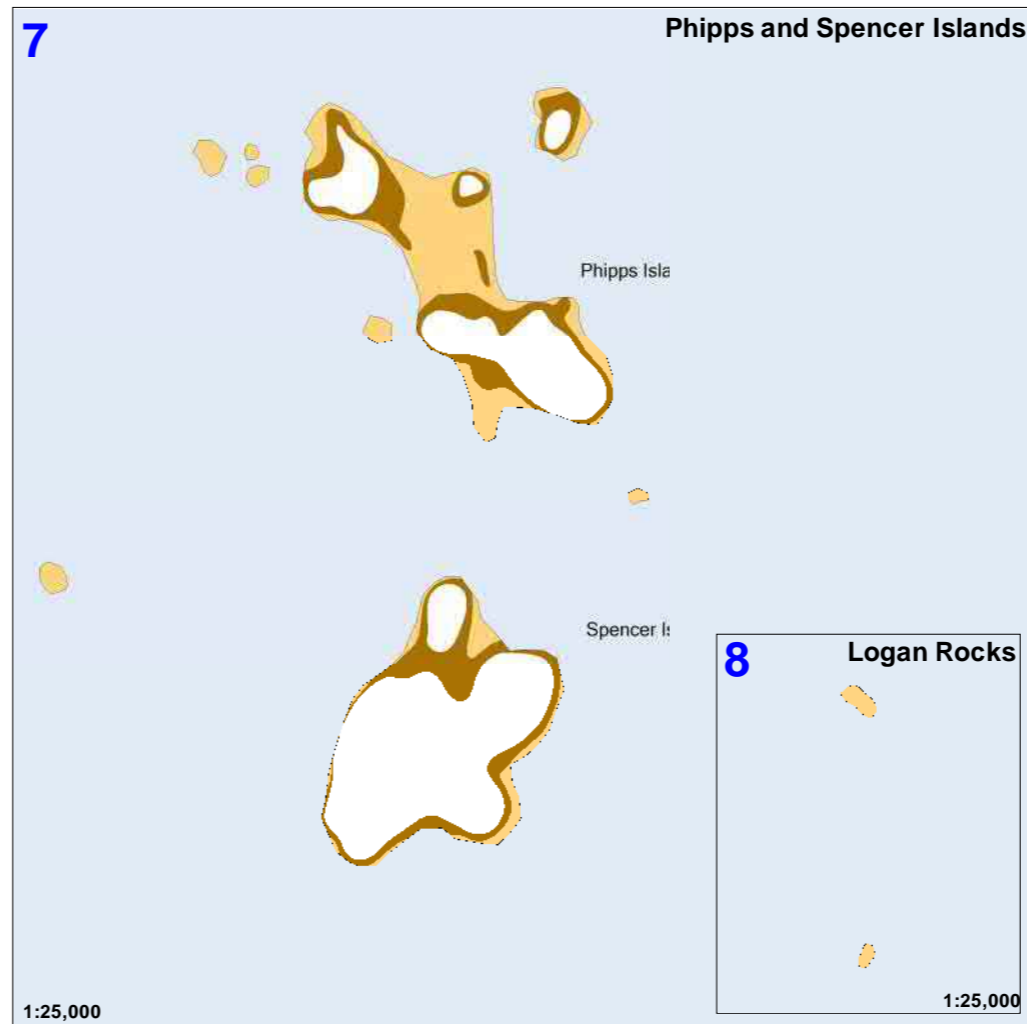
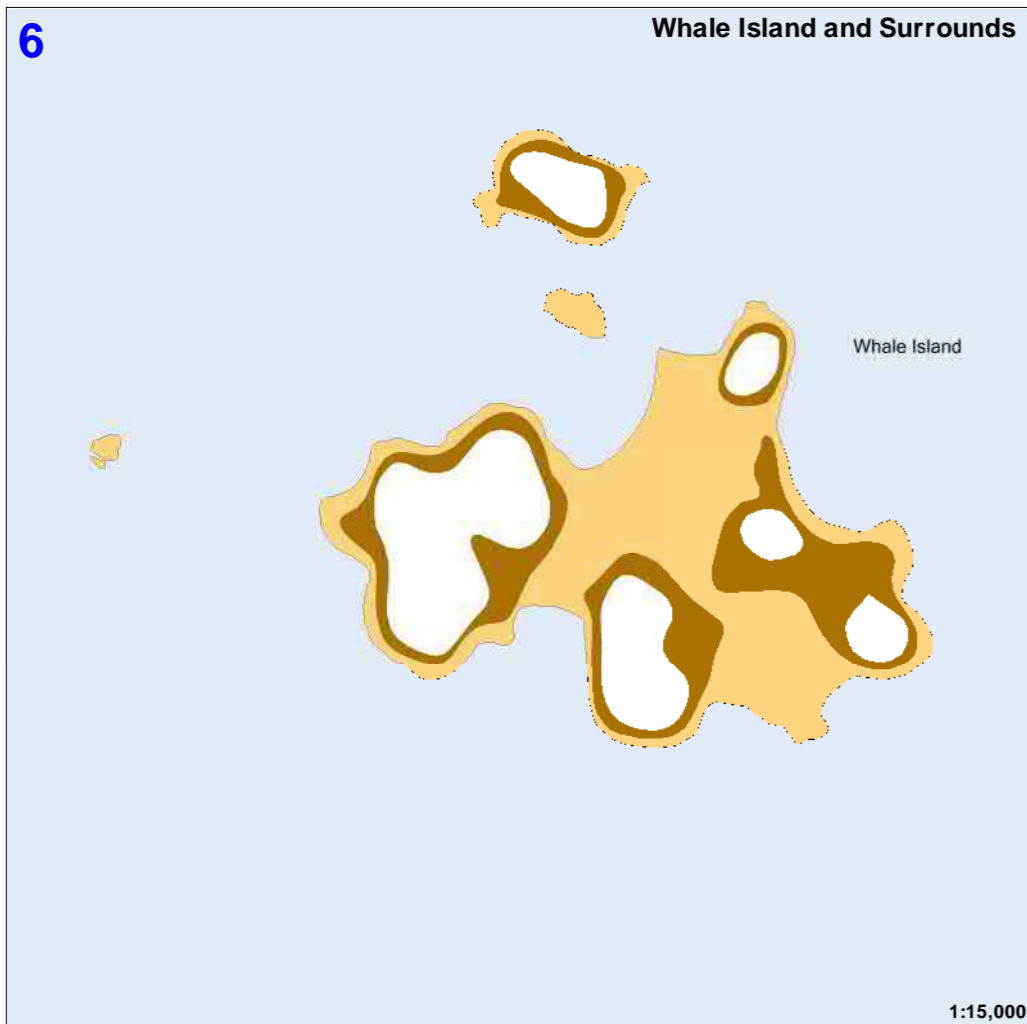
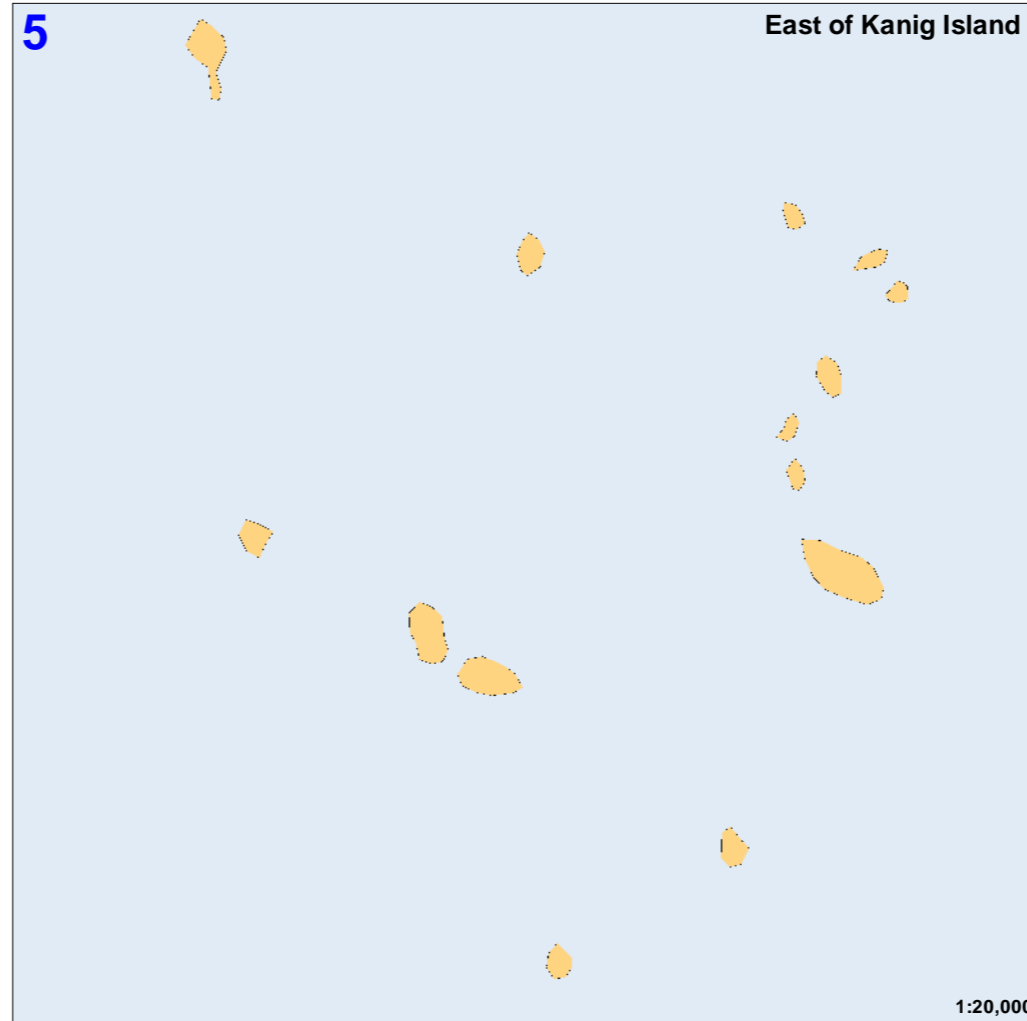
Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.



Overlay Map-
 Potential and Actual Sulfate Soils Overlay
**Central Region
 enlargements 1**

OVERLAY MAP - OM806b





LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
Data used: Contours - 5 metre.
Publication date: 16/08/2016.

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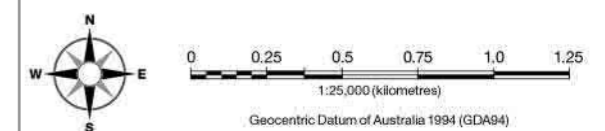
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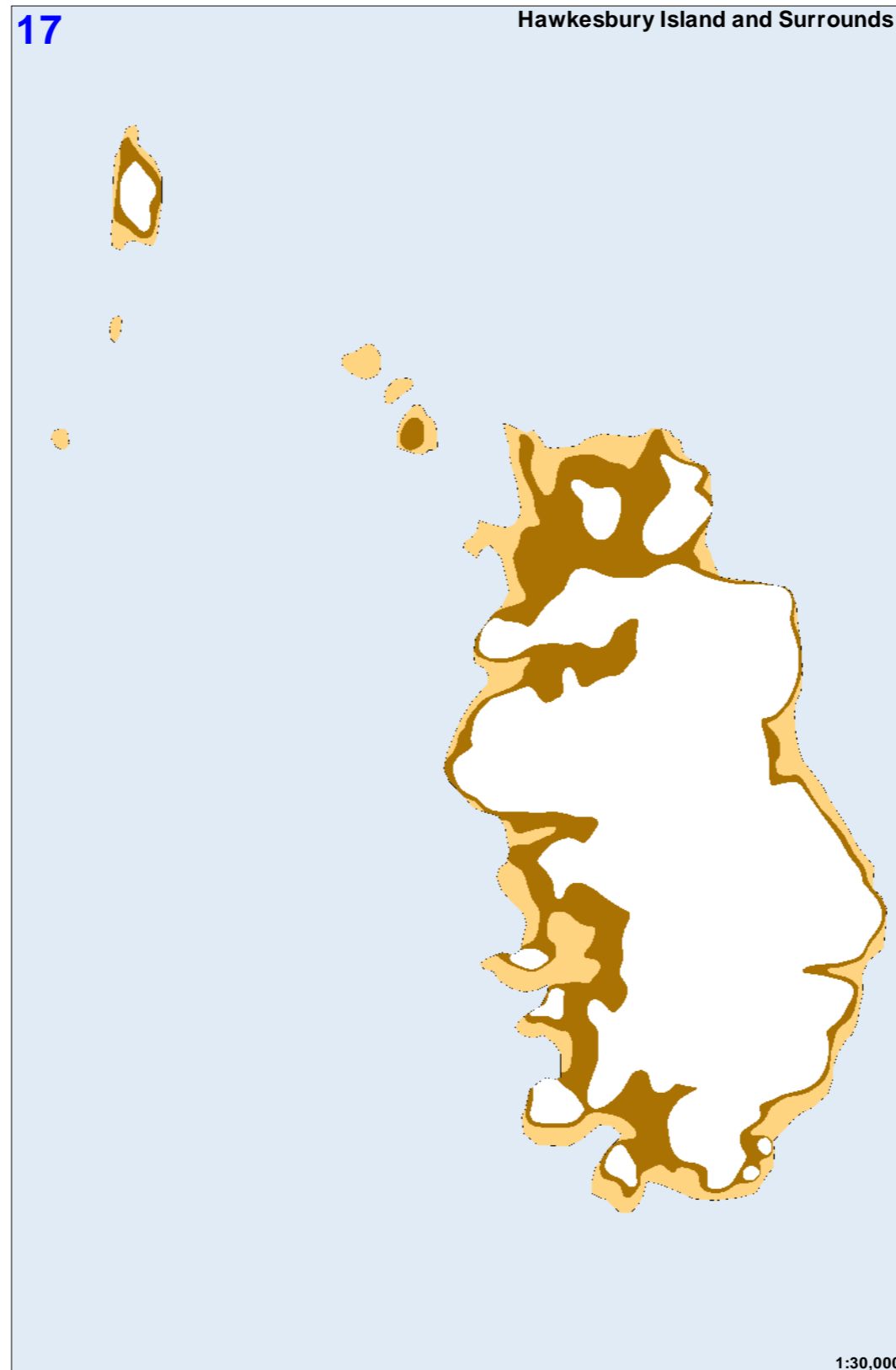
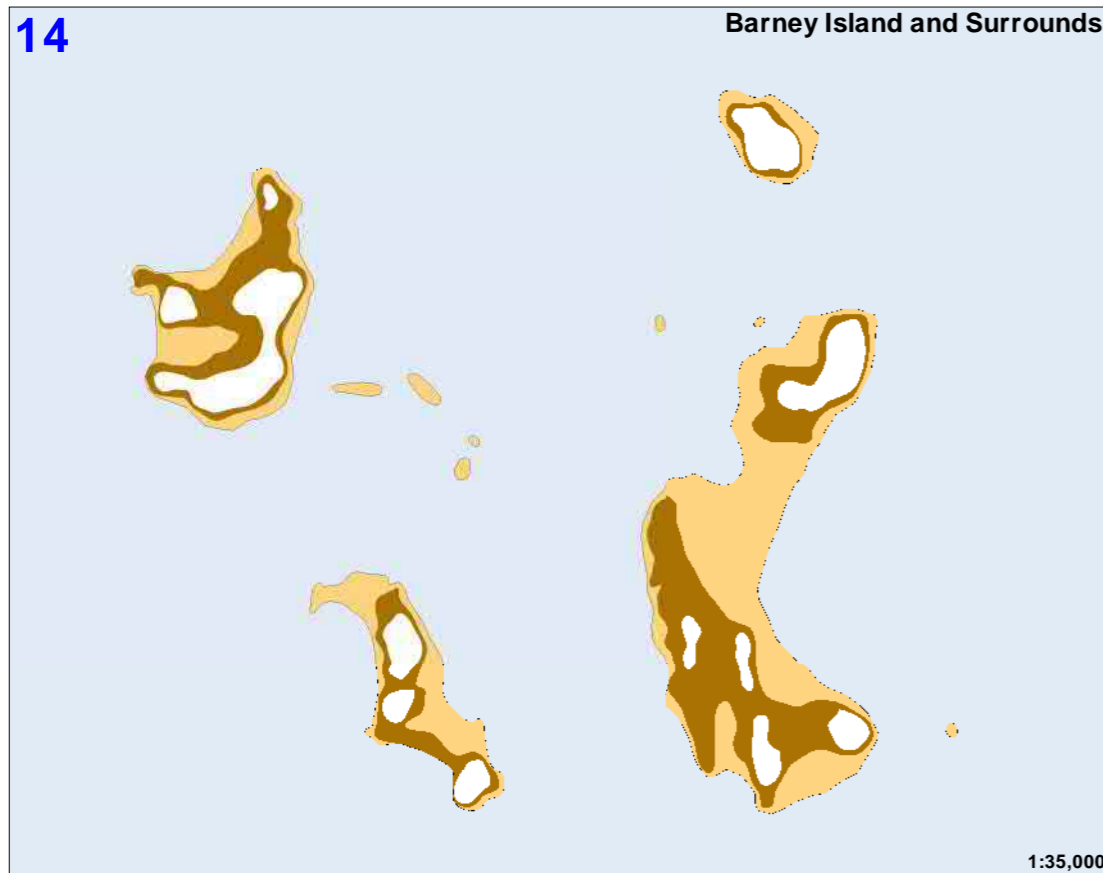
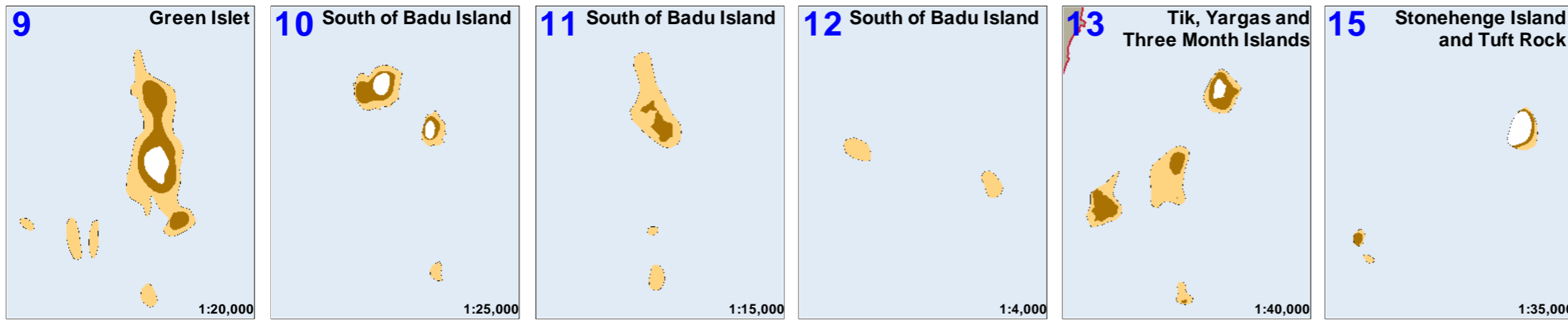
Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.





LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
Data used: Contours - 5 metre.
Publication date: 16/08/2016.

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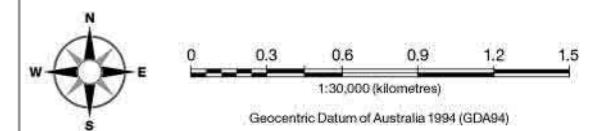
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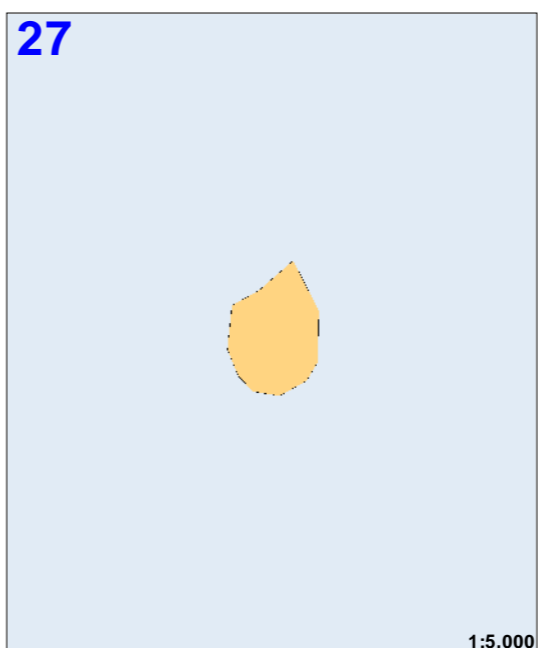
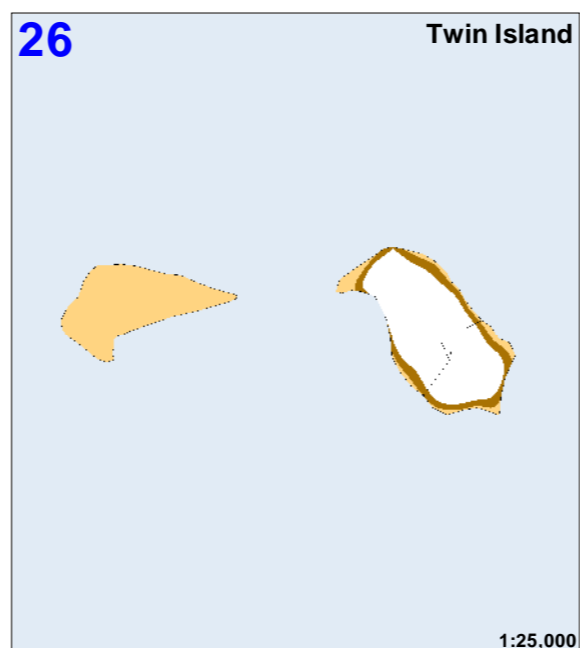
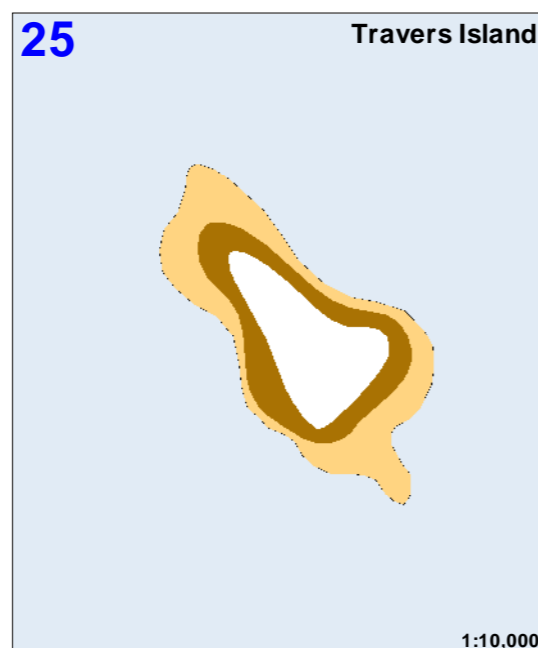
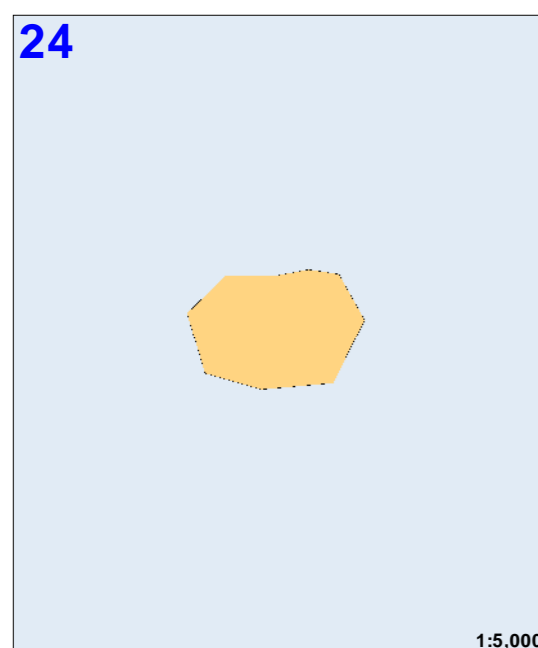
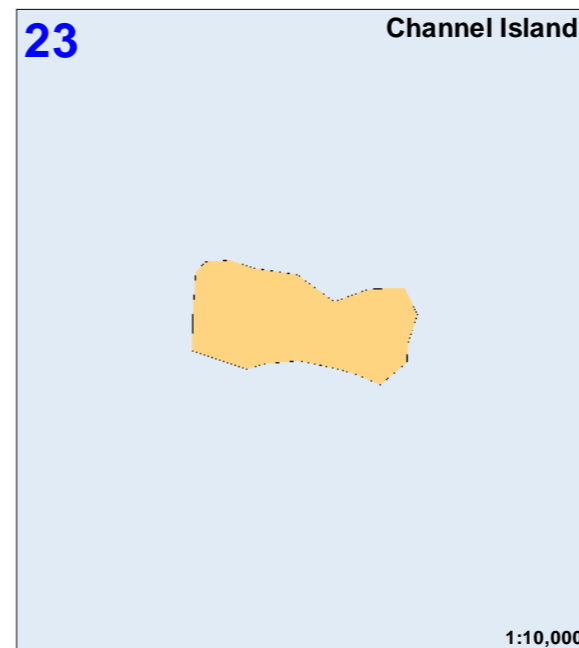
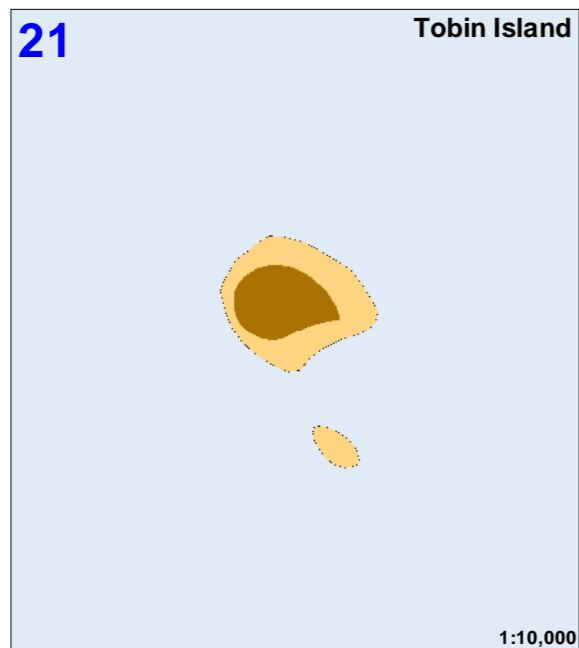
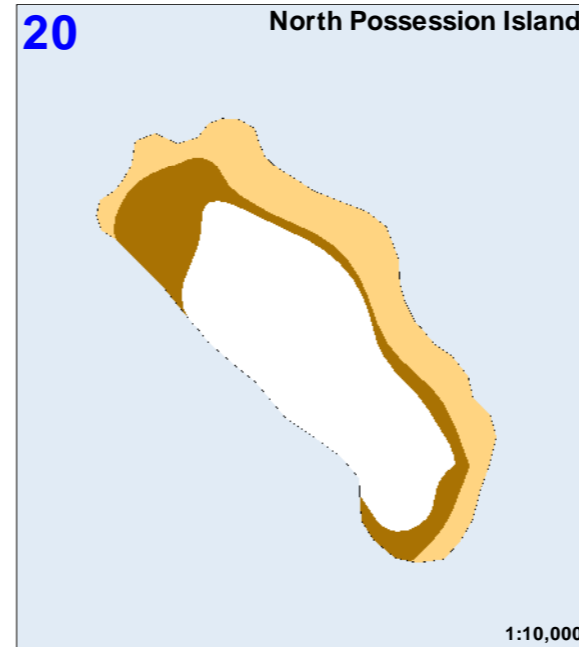
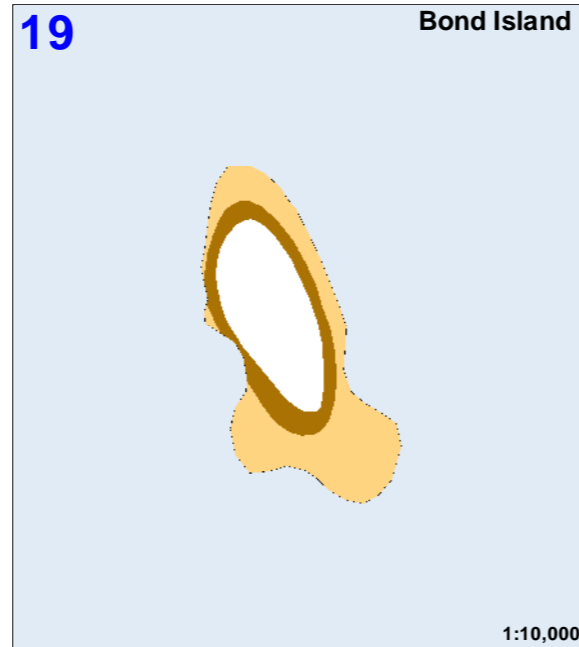
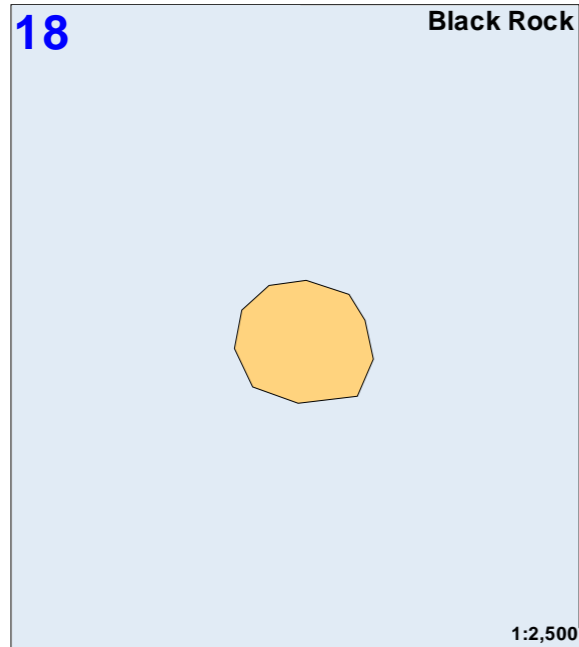
Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.





LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
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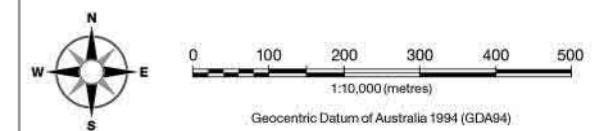
Map compilation date: January 2020.

Note

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Map Index

Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.





LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastral
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
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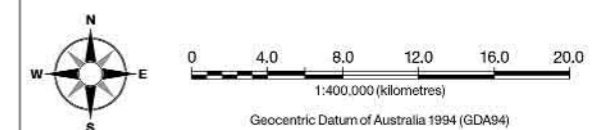
Map compilation date: January 2020.

Note

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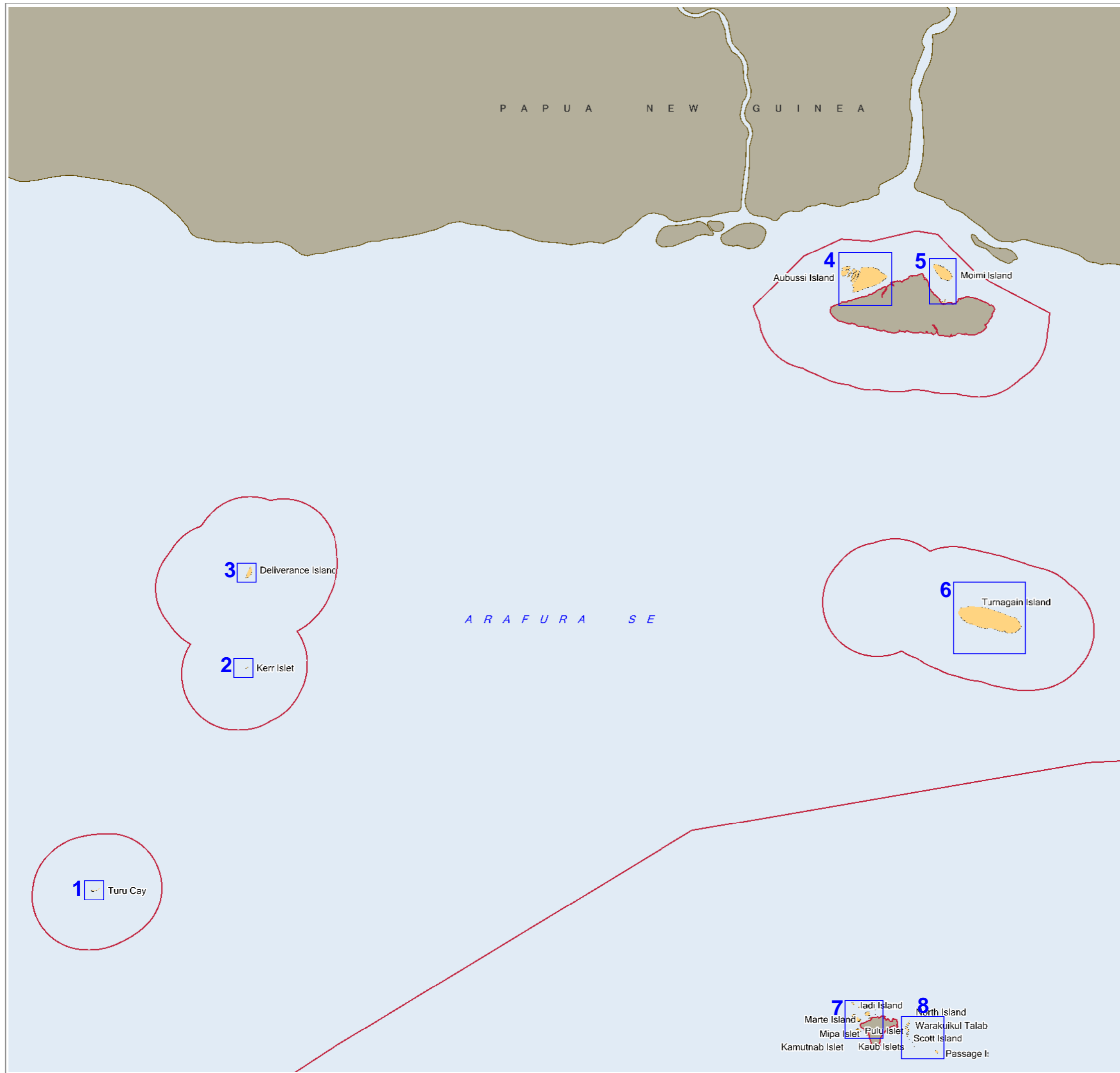
Map Index

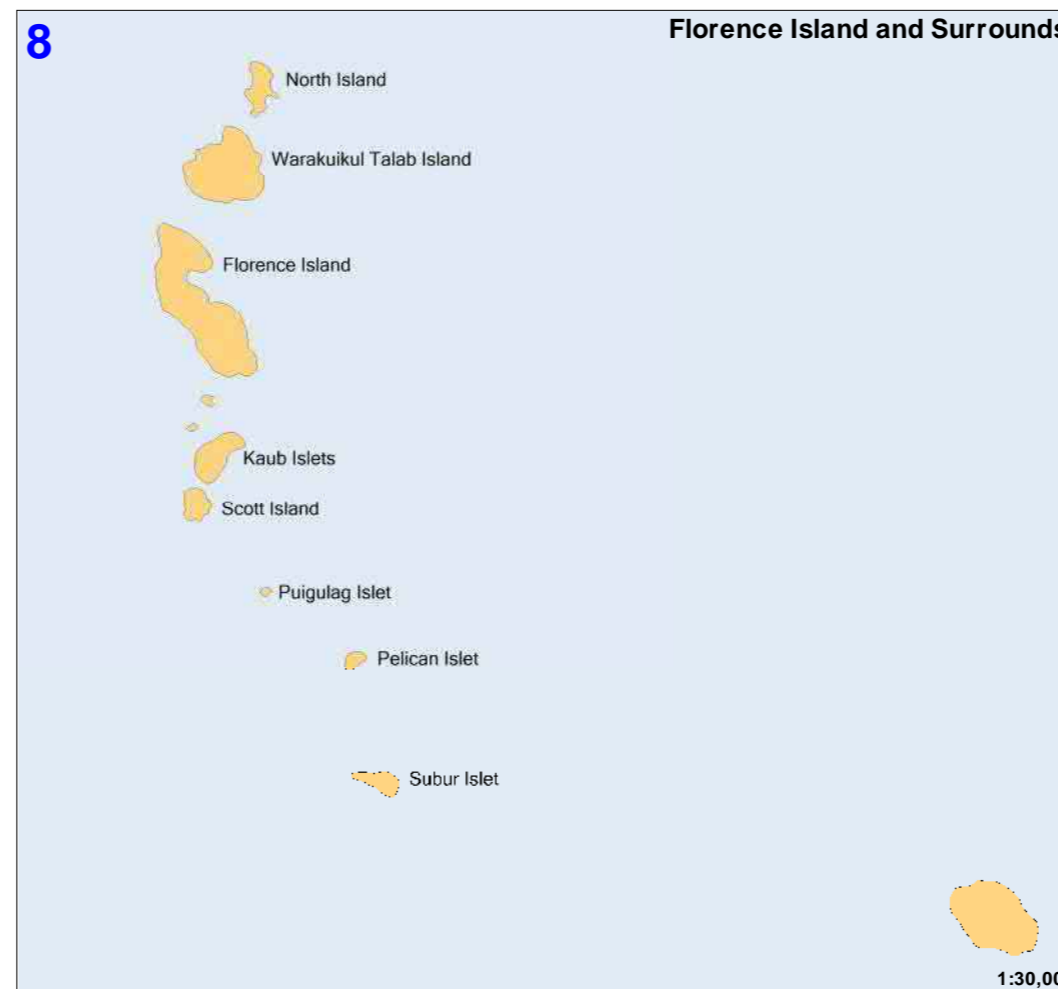
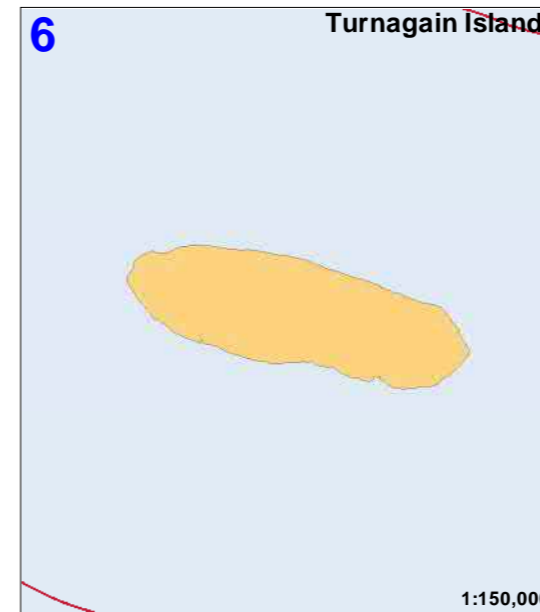
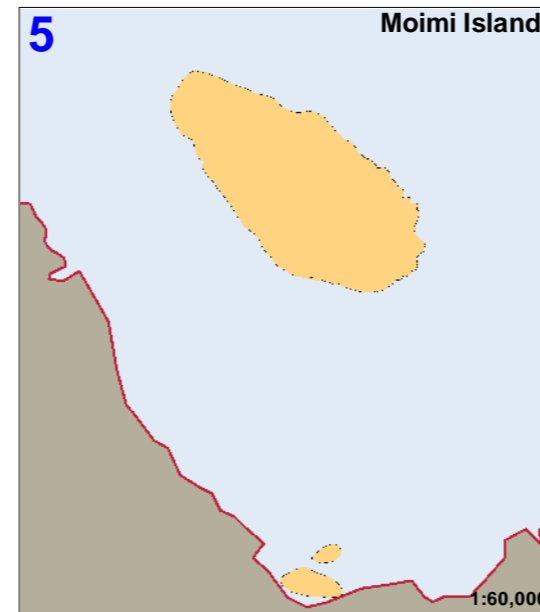
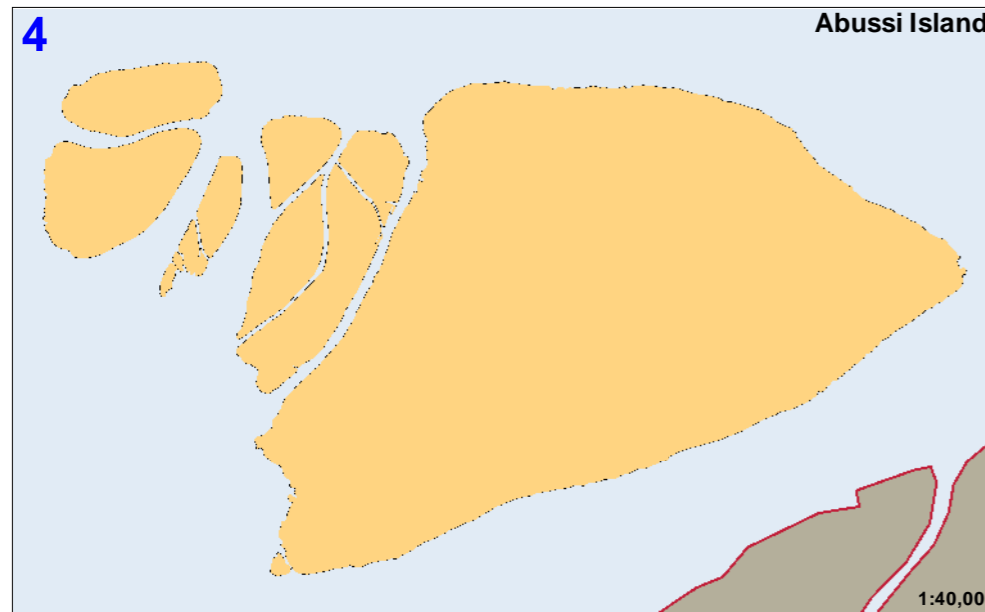
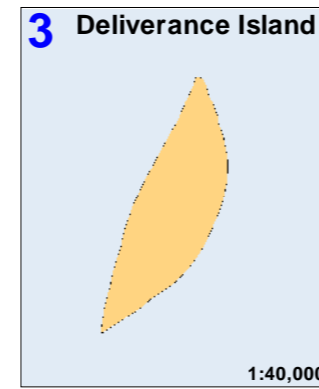
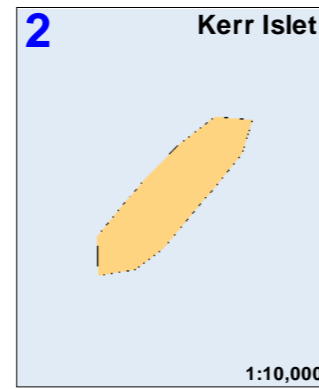
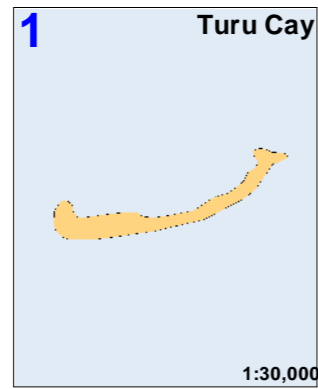
Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.



Overlay Map-
Potential and Actual Sulfate Soils Overlay
Northern Region

OVERLAY MAP - OM807a





LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastral
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
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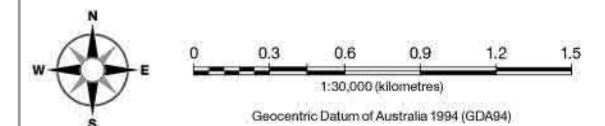
Map compilation date: January 2020.

Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.





LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
Data used: Contours - 5 metre.
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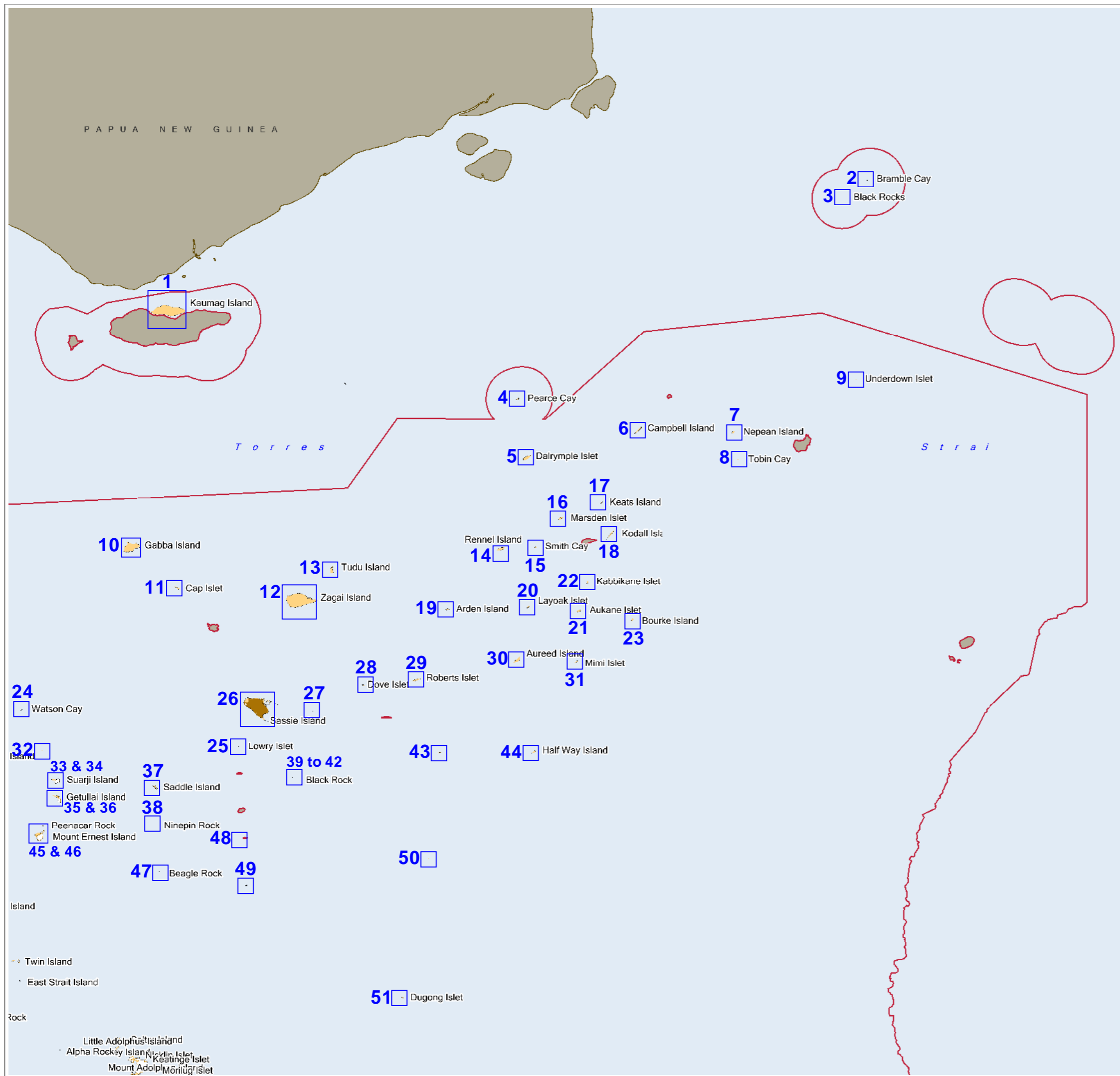
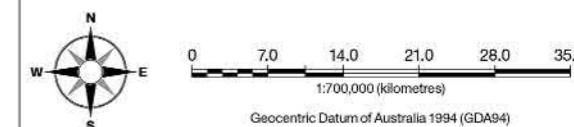
Map compilation date: January 2020.

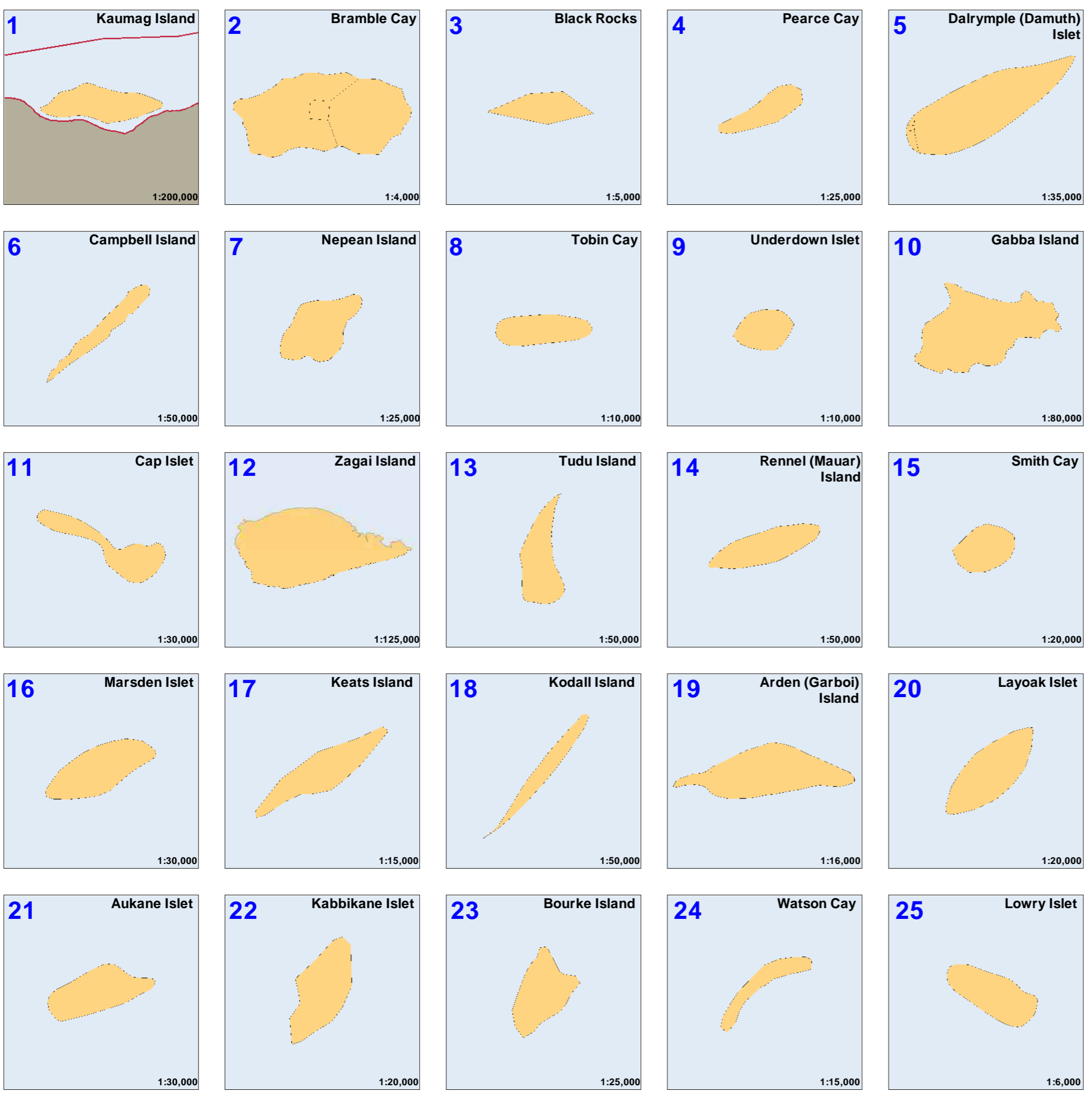
Note

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Map Index

Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.





LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
Data used: Contours - 5 metre.
Publication date: 16/08/2016.

Information

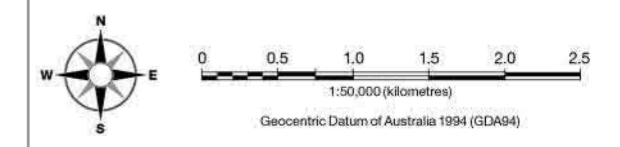
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Map compilation date: January 2020.

Note

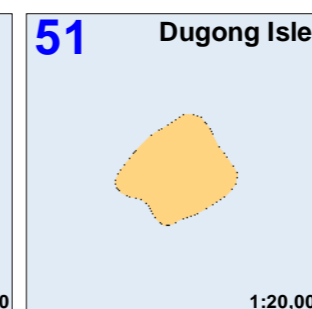
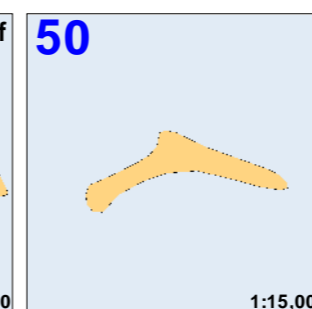
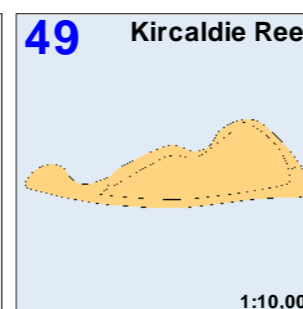
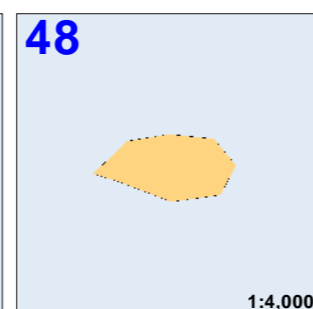
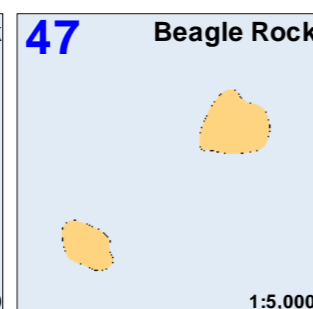
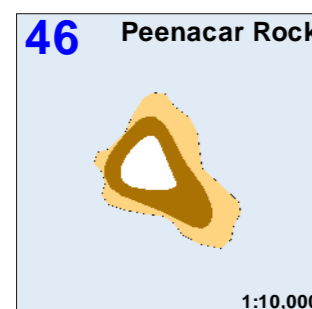
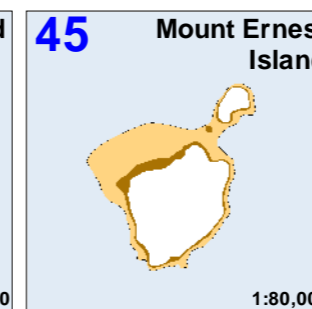
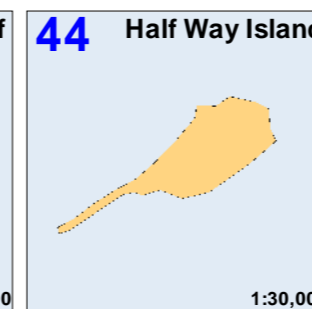
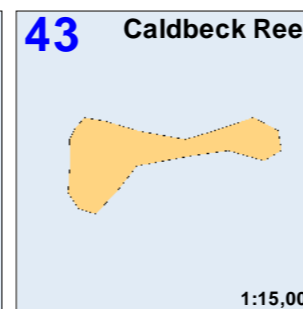
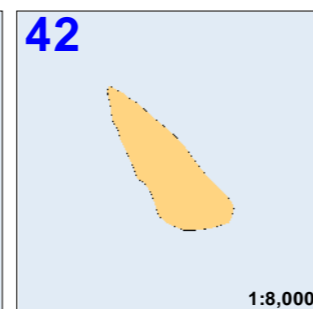
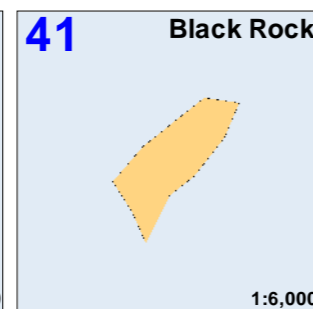
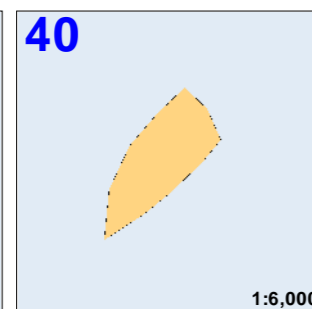
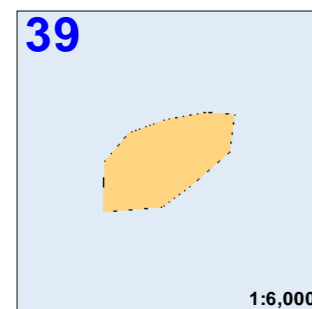
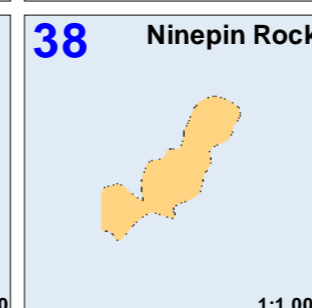
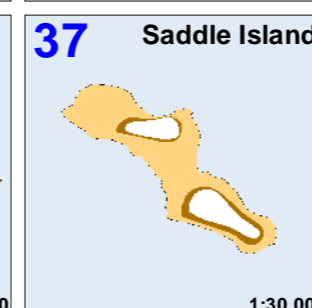
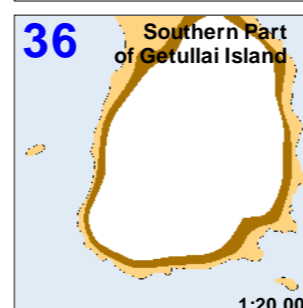
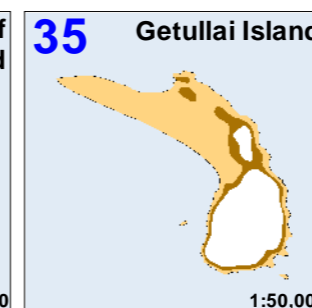
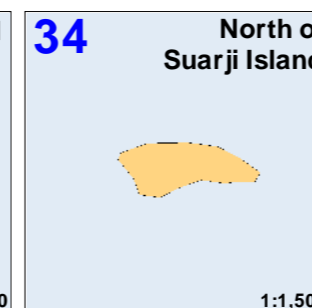
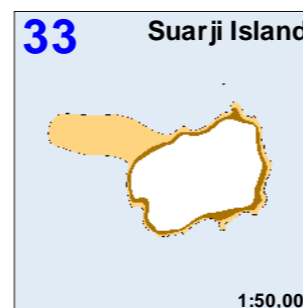
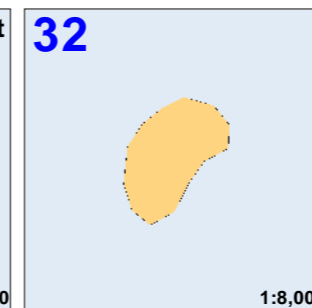
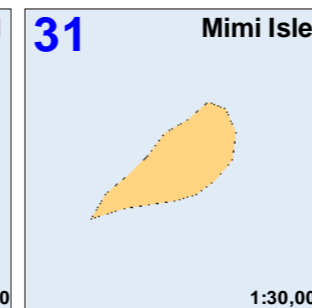
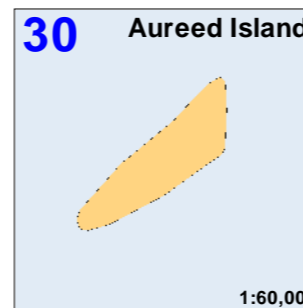
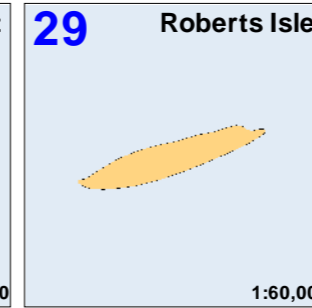
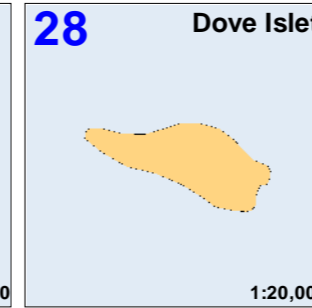
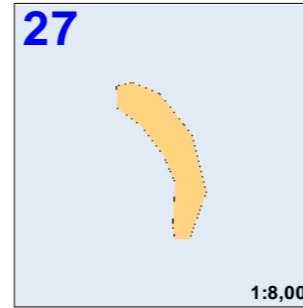
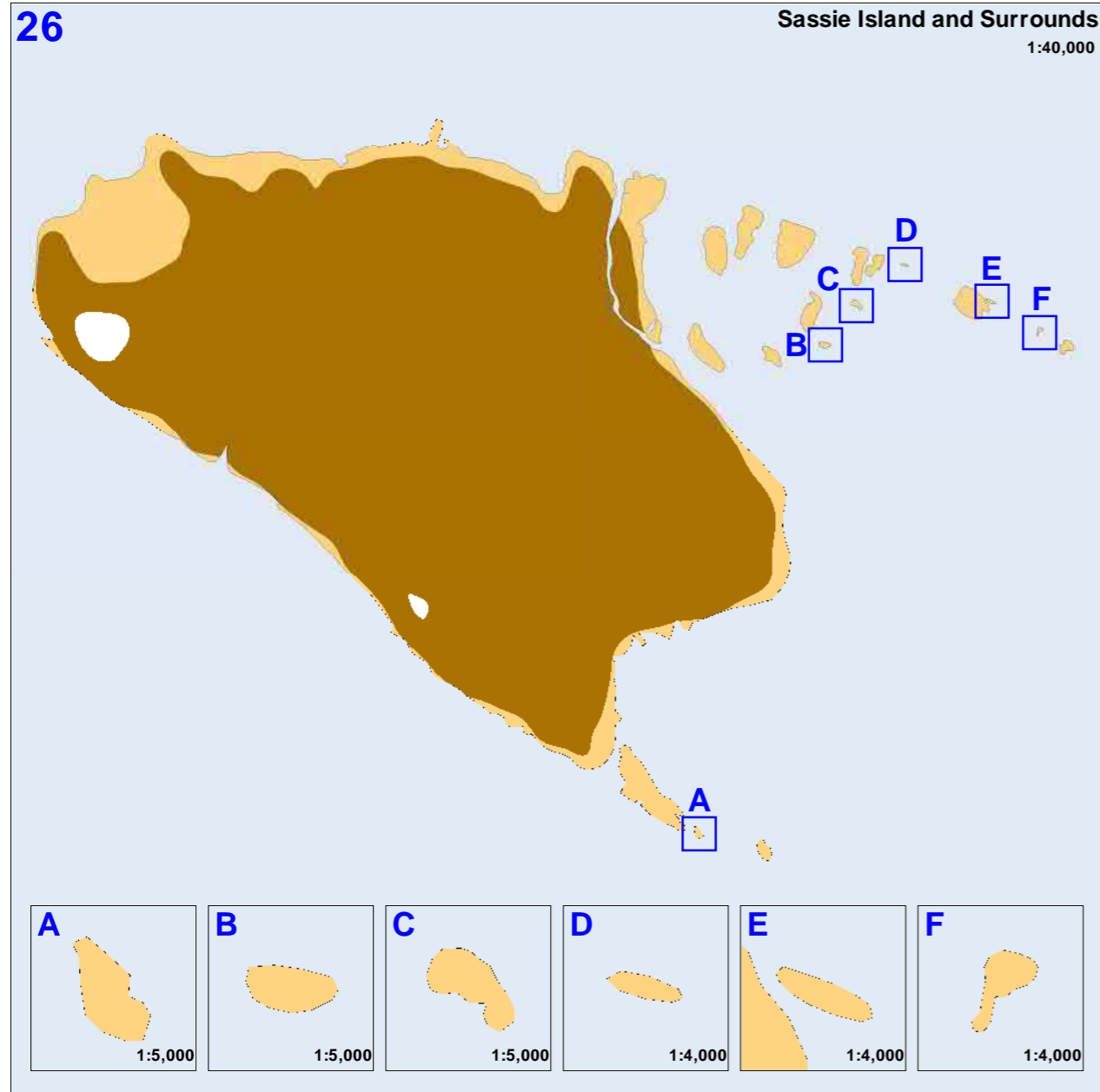
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Map Index

Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.



Overlay Map-
Potential and Actual Sulfate Soils Overlay
**Northeastern Region
enlargements 1**



LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastral
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
Data used: Contours - 5 metre.
Publication date: 16/08/2016.

Information

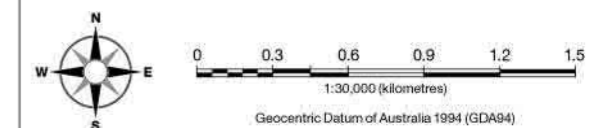
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Map compilation date: January 2020.

Note

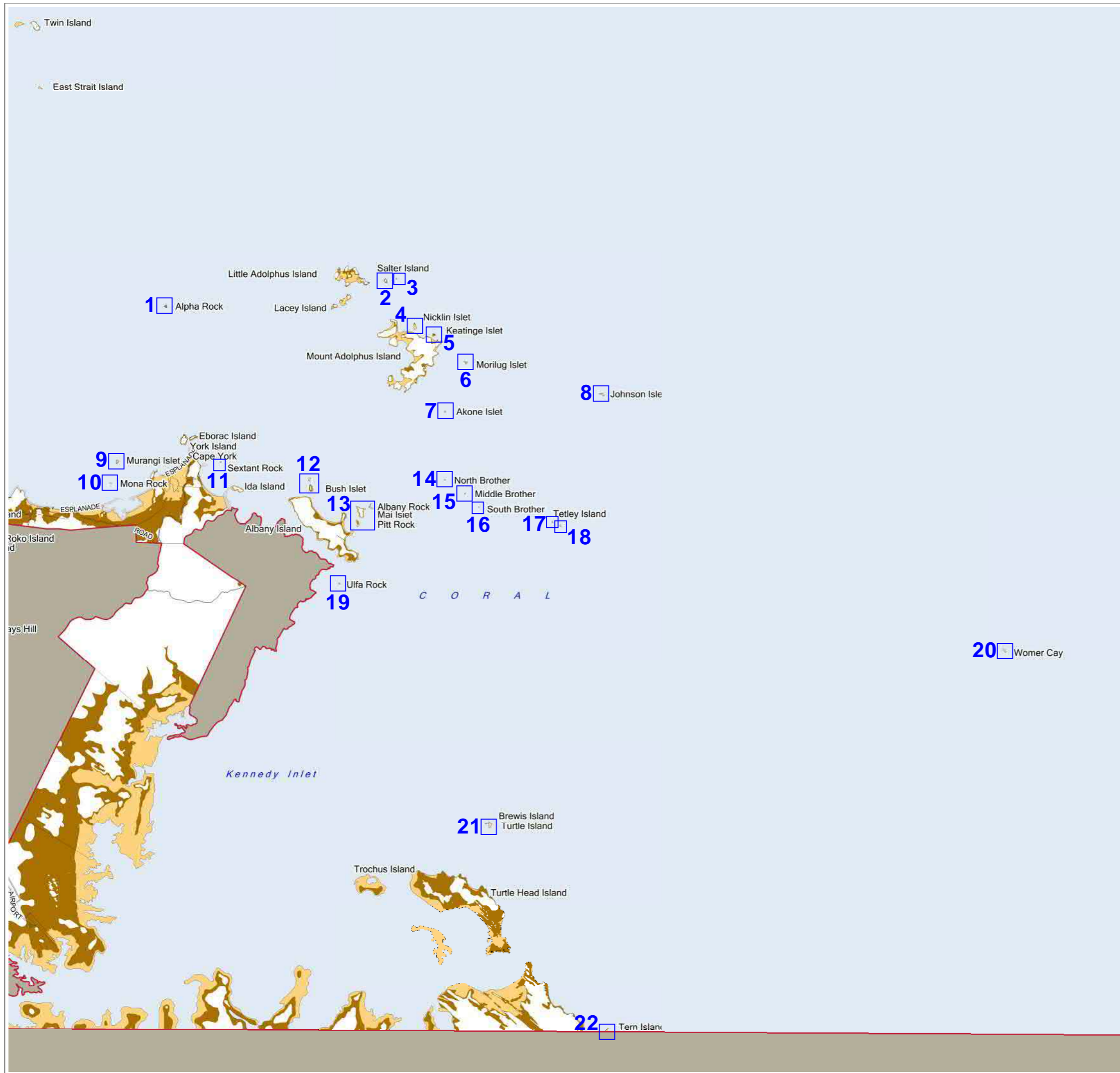
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Map Index

Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.



Overlay Map-
Potential and Actual Sulfate Soils Overlay
**Northeastern Region
enlargements 2**



LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
Data used: Contours - 5 metre.
Publication date: 16/08/2016.

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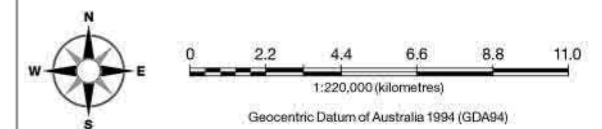
Map compilation date: January 2020.

Note

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Map Index

Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.





LEGEND

Potential and Actual Acid Sulfate Soils

- Land at or below 5 metres AHD
- Land above 5 metres AHD and below 20 metres AHD

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Potential and Actual Acid Sulfate Soils data depicted on this map has been sourced from: State of Queensland (Department of Natural Resources, Mines and Energy) 2019.
Data used: Contours - 5 metre.
Publication date: 16/08/2016.

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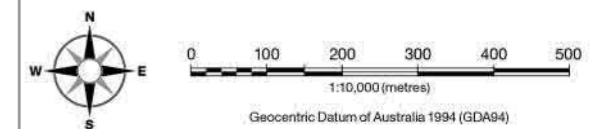
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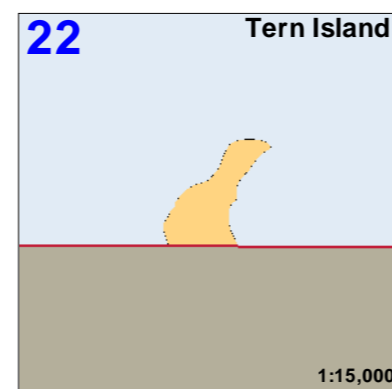
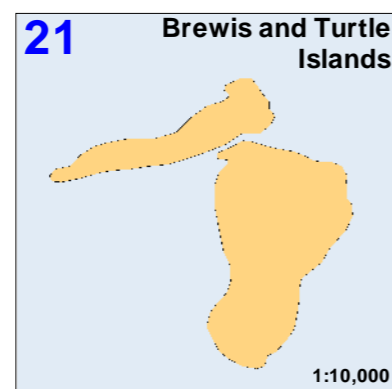
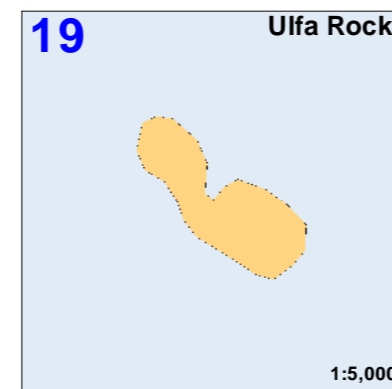
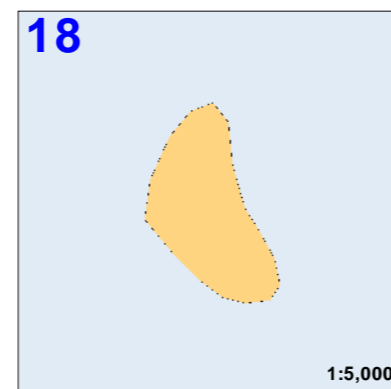
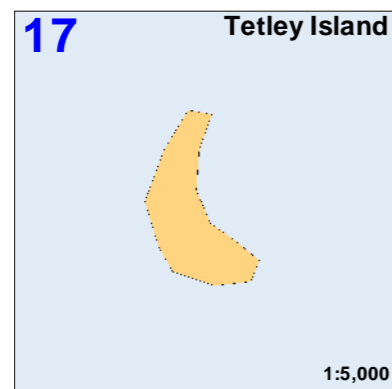
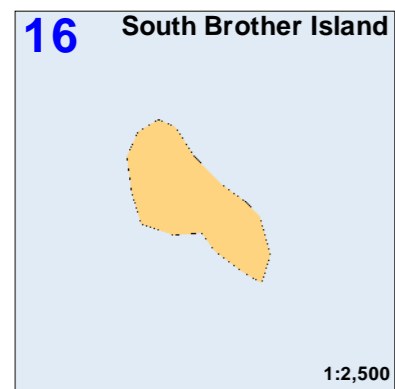
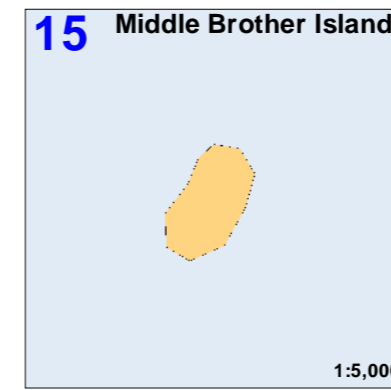
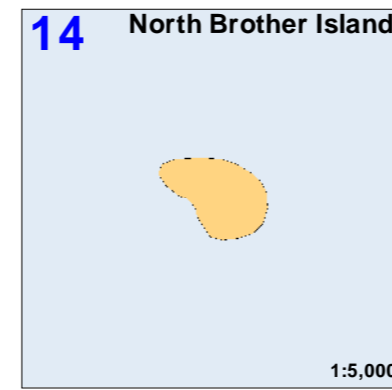
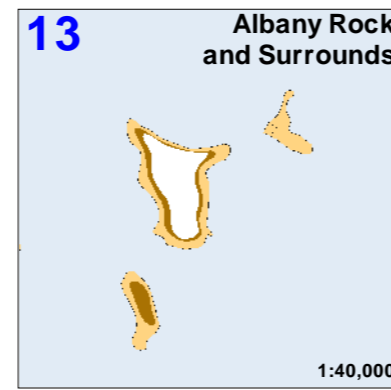
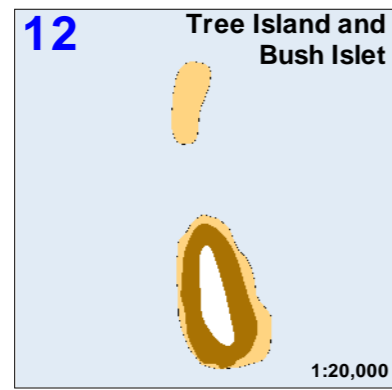
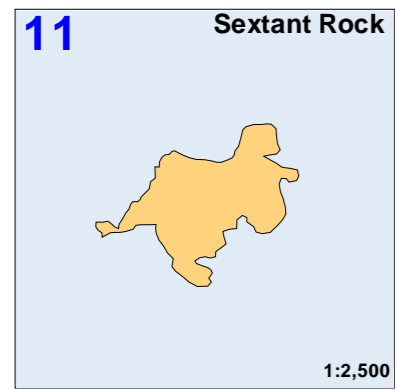
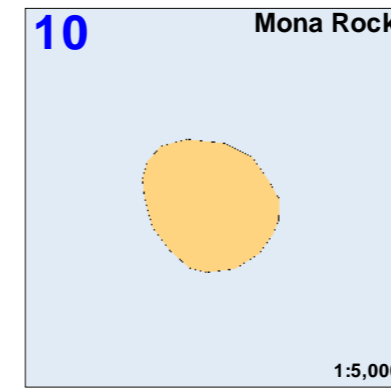
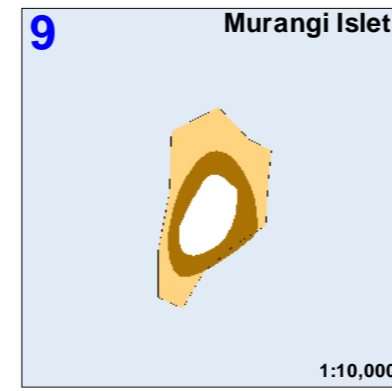
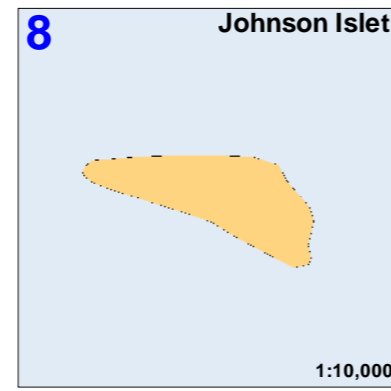
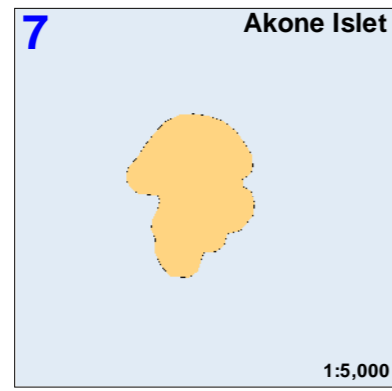
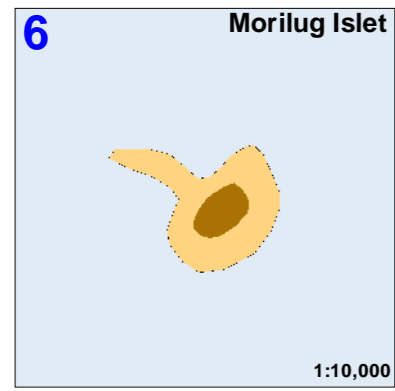
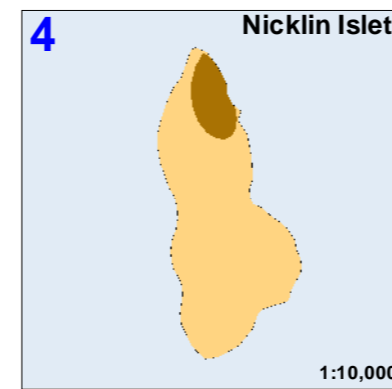
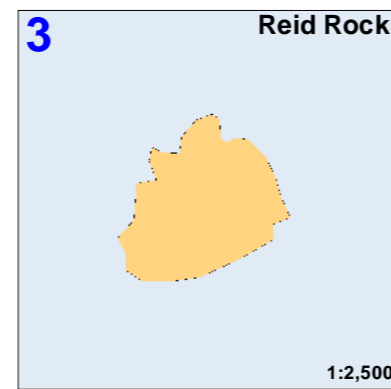
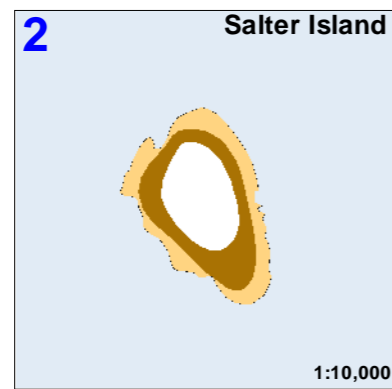
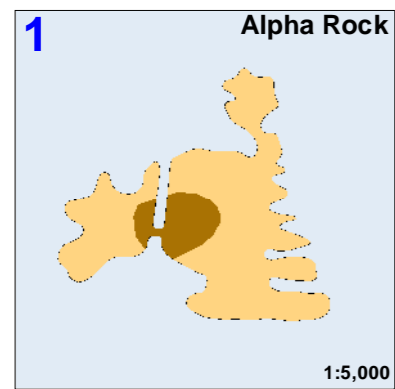
Map Index

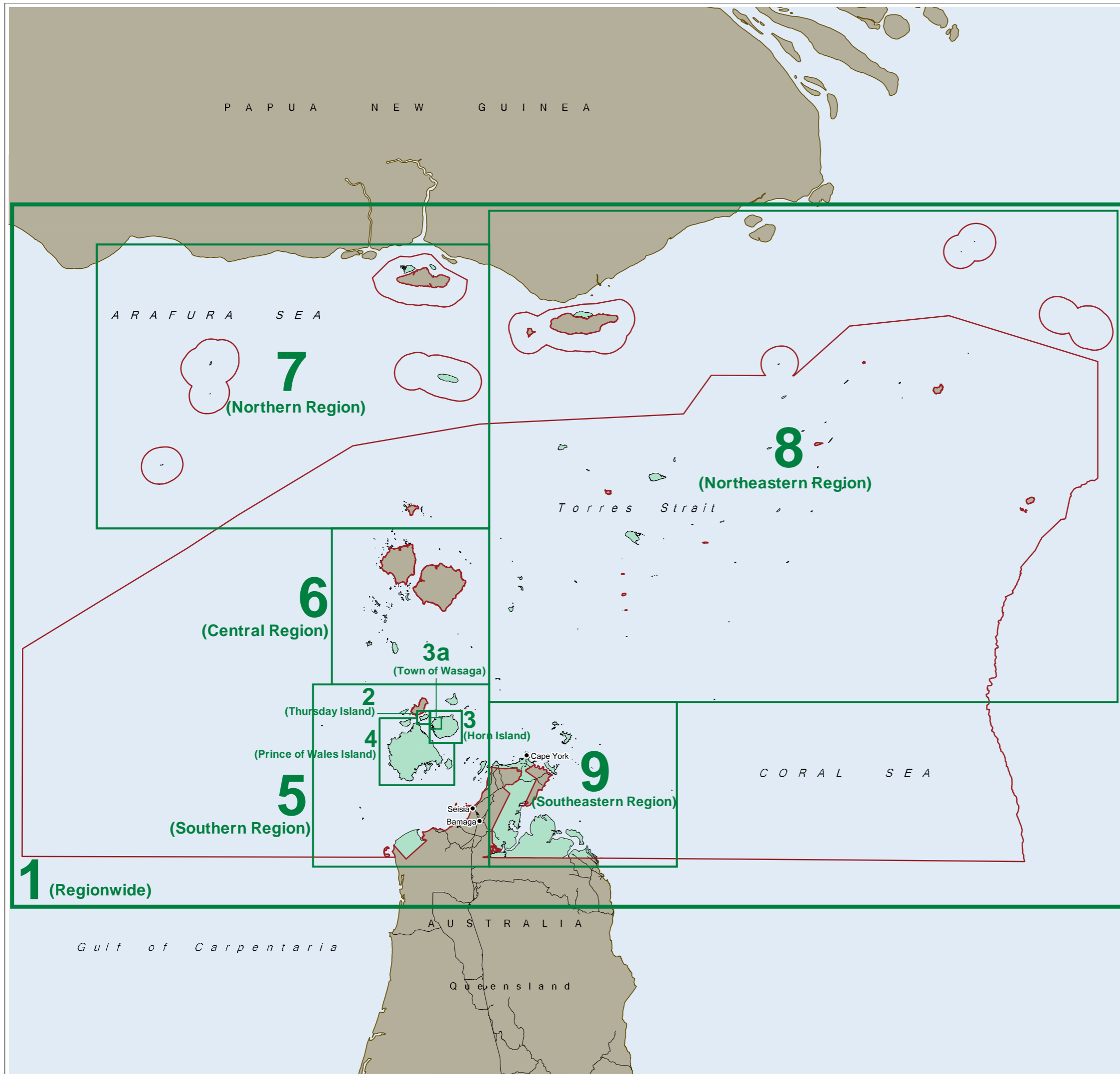
Refer to Overlay Map OM-800 for the Potential and Actual Acid Sulfate Soils Overlay Map Index.







Overlay Map- Potential and Actual Sulfate Soils Overlay Southeastern Region enlargements

OVERLAY MAP - OM809b





LEGEND

-  Torres Shire Boundary
-  Area Within Torres Shire
-  Area Outside Torres Shire
-  Ocean/Waterbody/Watercourse

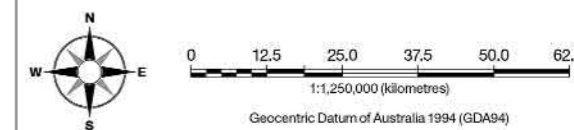
Information

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Map compilation date: March 2021.

Note

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Overlay Map- Slope Stability Overlay Index Map

OVERLAY MAP - OM900



LEGEND

Slope Stability

- Moderate Risk Area
- High Risk Area

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Slope Stability datasets depicted on this map has been sourced from:
Cardno (Qld) Pty. Ltd. - Natural Hazard Study and Local Infrastructure Plan-
Landslide Susceptibility Investigation and Mapping.
Publication date: 17/12/2019.

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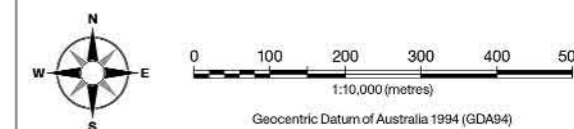
Map compilation date: March 2021.

Note

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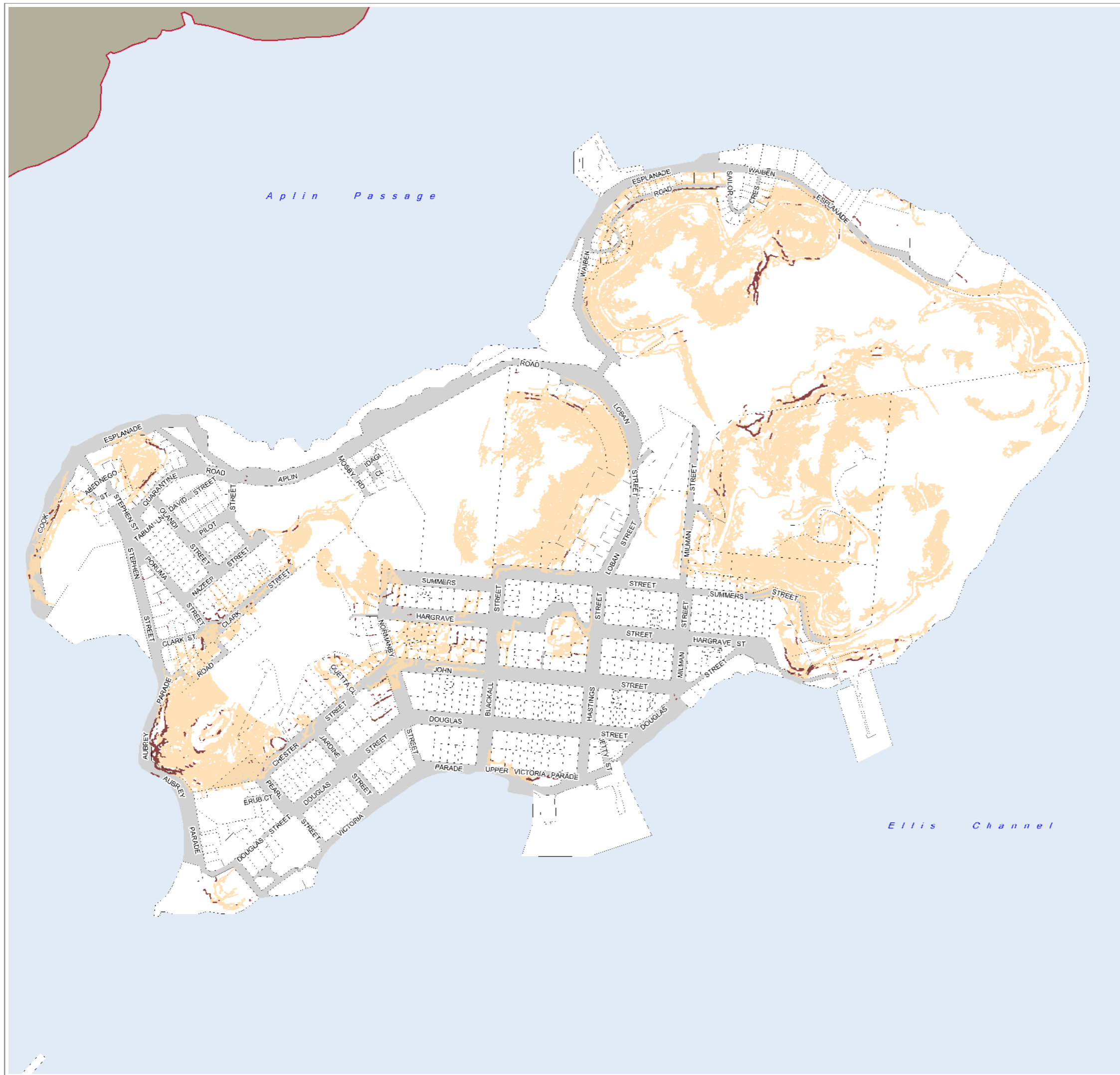
Map Index

Refer to Overlay Map OM-900 for the Slope Stability Overlay Map Index.



Overlay Map- Slope Stability Overlay Thursday Island



OVERLAY MAP - OM901










LEGEND

Slope Stability

-  Moderate Risk Area
-  High Risk Area

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

The Slope Stability datasets depicted on this map has been sourced from:
Cardno (Qld) Pty. Ltd. - Natural Hazard Study and Local Infrastructure Plan-
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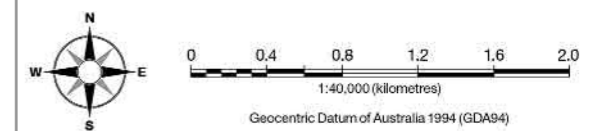
Map compilation date: March 2021.

Note

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Map Index

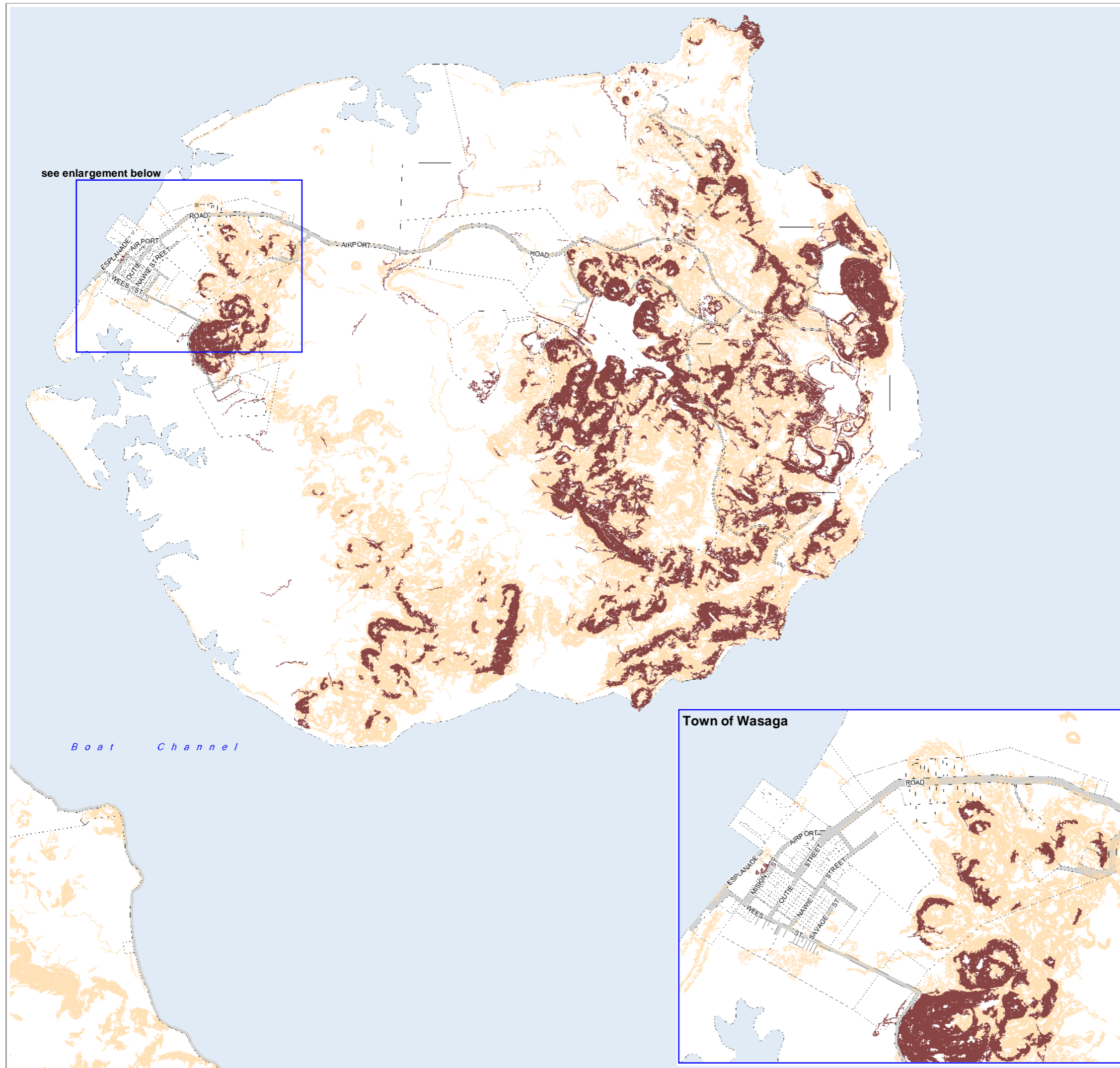
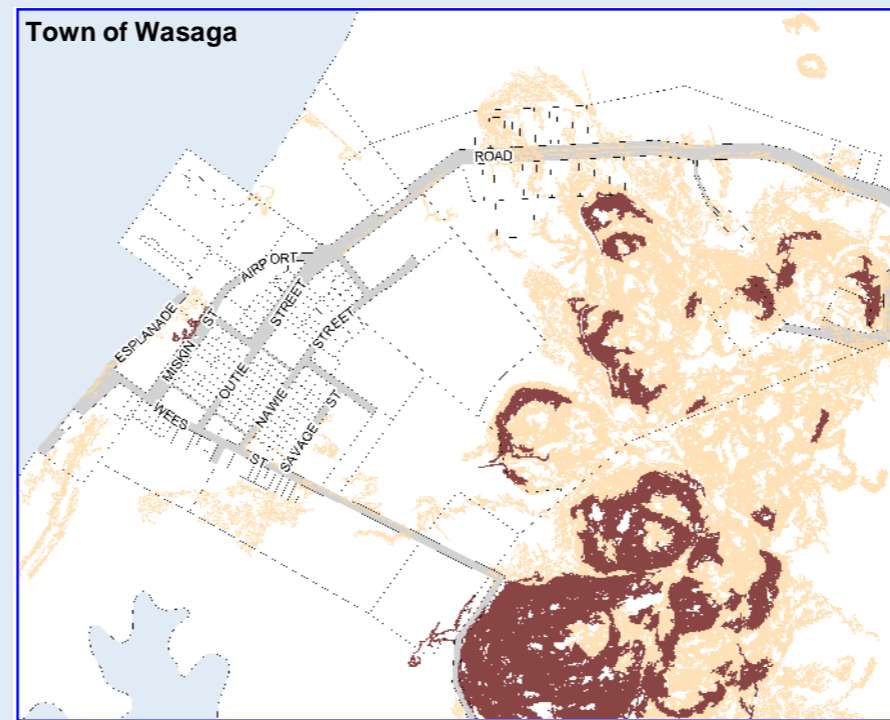
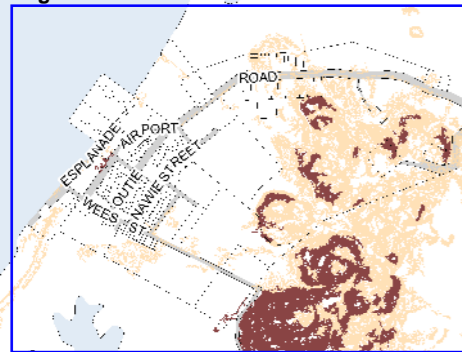
Refer to Overlay Map OM-900 for the Slope Stability Overlay Map Index.



Overlay Map- Slope Stability Overlay Horn Island

OVERLAY MAP - OM902



see enlargement below










LEGEND

Slope Stability

-  Moderate Risk Area
-  High Risk Area

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Road
-  Torres Shire Boundary
-  Area Outside Torres Shire

Data Source

The Slope Stability datasets depicted on this map has been sourced from:
Cardno (Qld) Pty. Ltd. - Natural Hazard Study and Local Infrastructure Plan-
Landslide Susceptibility Investigation and Mapping.
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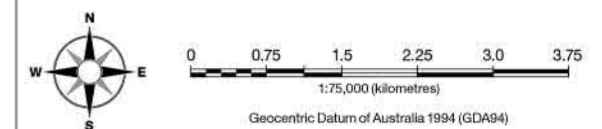
Map compilation date: March 2021.

Note

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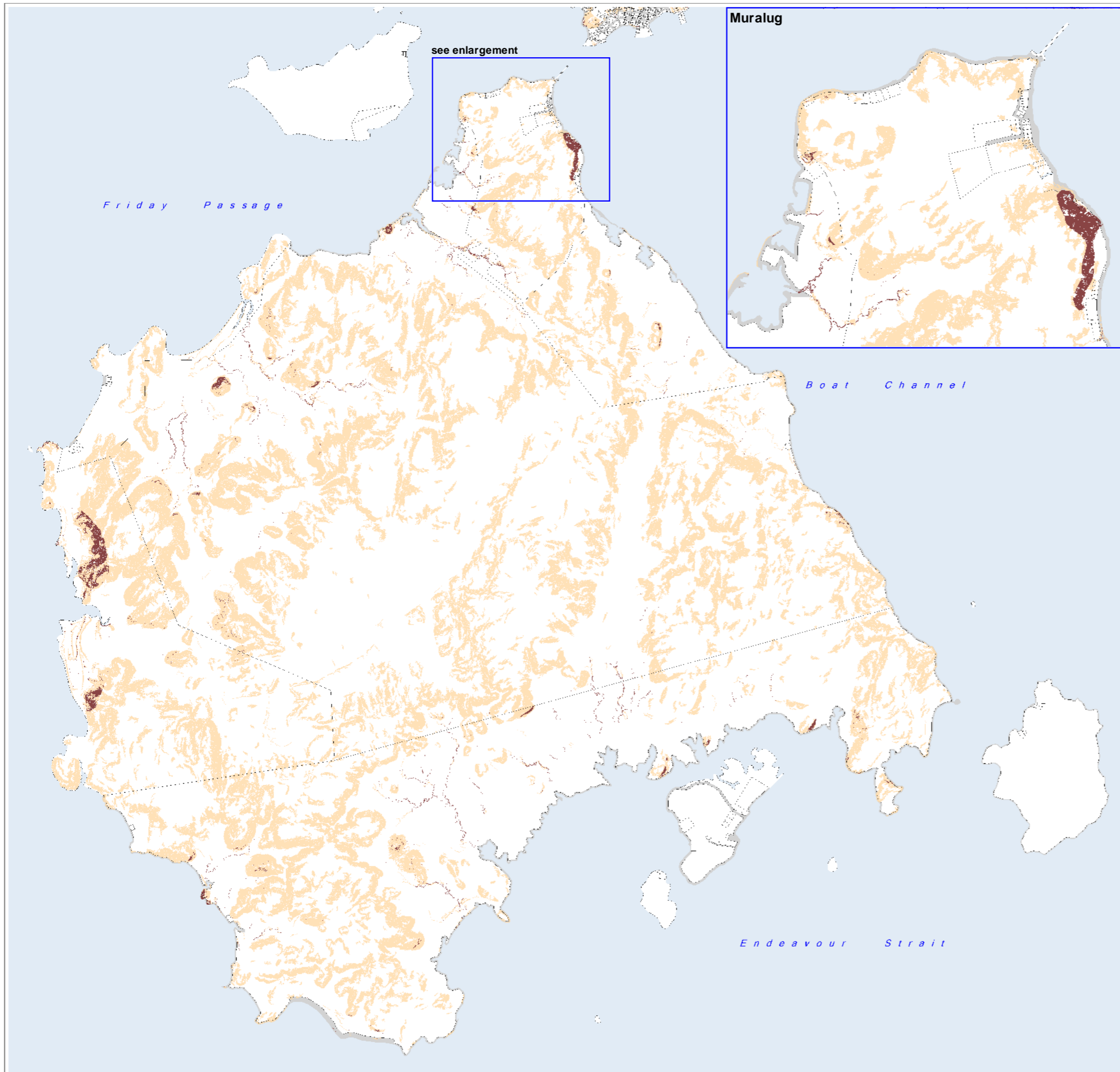
Map Index

Refer to Overlay Map OM-900 for the Slope Stability Overlay Map Index.



Overlay Map- Slope Stability Overlay Prince of Wales Island

OVERLAY MAP - OM903



Schedule 3 Local Government Infrastructure Plan Mapping and Tables

SC3.1 Planning Assumption Tables

Table SC3.1.1 – Existing and Projected Population

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					
		2016	2021	2026	2031	2036	Ultimate development
Thursday Island	Detached dwelling	1,944	1,971	1,982	1,999	2,008	3,601
	Attached dwelling	1,019	1,034	1,041	1,052	1,058	2,655
	Total	2,964	3,005	3,023	3,051	3,066	6,256
Horn Island	Detached dwelling	435	474	529	580	593	1,947
	Attached dwelling	228	249	294	336	347	728
	Total	663	723	823	916	940	2,675
Inside priority infrastructure area (total)	Detached dwelling	2,379	2,446	2,511	2,579	2,601	5,548
	Attached dwelling	1,111	1,143	1,335	1,388	1,405	3,383
	Total	3,627	3,729	3,846	3,967	4,006	8,930
Outside priority infrastructure area (total)	Detached dwelling	233	243	254	266	337	2,216
	Attached dwelling	122	128	134	140	178	201
	Total	356	371	388	406	515	2,418
Torres Shire Council	Detached dwelling	2,612	2,689	2,765	2,845	2,938	7,764
	Attached dwelling	1,220	1,256	1,469	1,528	1,583	3,584
	Total	3,983	4,099	4,234	4,373	4,521	11,348

Table SC3.1.2 – Existing and Projected Employees

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					
		2016	2021	2026	2031	2036	Ultimate development
Thursday Island	Retail	95	95	95	96	97	1,349
	Commercial	407	409	411	415	418	4,047
	Industry	242	243	244	246	247	439
	Community Purpose	436	438	440	444	447	1,289
	Other	46	47	47	48	49	75
	Total	1,226	1,231	1,238	1,249	1,256	7,200
Horn Island	Retail	23	25	29	32	36	818
	Commercial	108	118	136	153	173	2,453
	Industry	59	64	73	81	91	57
	Community Purpose	106	116	133	149	167	245
	Other	10	12	16	20	24	10
	Total	306	335	386	434	491	3,582
Inside priority infrastructure area (total)	Retail	118	120	124	128	133	2,167
	Commercial	515	527	547	568	591	6,500
	Industry	301	307	317	327	338	496
	Community Purpose	543	554	573	593	614	1,534
	Other	56	59	63	68	73	85
	Total	1,532	1,566	1,624	1,683	1,747	10,782
Outside priority infrastructure area (total)	Retail	6	7	7	7	7	88
	Commercial	62	67	66	65	64	264
	Industry	14	17	17	18	18	20
	Community Purpose	23	28	28	28	28	114
	Other	5	6	7	7	7	31
	Total	110	126	125	125	125	517
Torres Shire Council	Retail	124	127	131	135	140	2,255
	Commercial	576	593	613	633	655	6,764
	Industry	316	324	334	345	356	516
	Community Purpose	565	582	601	621	642	1,648
	Other	61	65	70	75	80	116
	Total	1,642	1,692	1,749	1,808	1,872	11,300

Table SC3.1.3 – Planned Density and Demand Generation Rate for a Trunk Infrastructure Network

Column 1 Zone	Column 2 LGIP development type	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network*				
		Non- residential (floor space m ² /employee)	Residential density (dwellings/ dev ha)	Water supply network (EP or ET / dev ha)	Sewerage network (EP or ET / dev ha)	Transport network (vpd/dev ha)	Parks and land for community facilities network (persons /ha)	Stormwater network (imp ha/dev ha)
Residential development								
Low Density Residential Zone	Detached Dwellings	N/A	18.9	66.1	66.1	113.3	66.1	0.4
Low Medium Density Residential Zone	Detached Dwellings	N/A	28.3	99.2	99.2	170.0	99.2	0.6
	Attached Dwellings	N/A	85	297.5	297.5	510.0	297.5	0.9
Centre Zone	Attached Dwellings	N/A	85	297.5	297.5	510.0	297.5	0.9
Rural Residential Zone	Detached Dwellings	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Non-residential development and mixed development								
Centre Zone	Retail Commercial	30	N/A	87.1	87.1	300	0	0.9
Community Facilities Zone (Precincts 3, 5 and 6)	Community Purpose	25	N/A	17.4	17.4	30	0	0.1
Community Facilities Zone (Precincts 1, 2, 4, 7 and 8)	Community Purpose	25	N/A	0.348	0.348	0.6	0	0.002
Environmental Management and Conservation Zone	-	0	N/A	0	0	0	0	0
Industry Zone	Industry	150	N/A	52.3	52.3	45	0	0.9
Recreation and Open Space Zone	Other	20	N/A	0	0	0	0	0
Rural Zone	-	0	N/A	0	0	0	0	0

*Demand generation rates provided at 'ultimate'. Generation rates per hectare for persons and EP vary over time due to decreasing household size projections

Note – Mixed development is development that includes residential and non-residential development.

Table SC3.1.4 – Existing and Projected Residential Dwellings

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate development
Thursday Island	Detached dwelling	543	560	563	568	571	1,033
	Attached dwelling	410	423	426	430	432	1,082
	Total	953	983	989	998	1,003	2,116
Horn Island	Detached dwelling	121	135	151	166	170	558
	Attached dwelling	92	102	120	137	142	297
	Total	213	237	271	303	312	855
Inside priority infrastructure area (total)	Detached dwelling	664	695	714	734	741	1,592
	Attached dwelling	502	525	546	567	574	1,379
	Total	1,166	1,220	1,260	1,301	1,315	2,971
Outside priority infrastructure area (total)	Detached dwelling	65	69	72	75	95	636
	Attached dwelling	49	52	54	56	71	82
	Total	114	121	126	131	166	718
Torres Shire Council	Detached dwelling	729	764	786	809	836	2,228
	Attached dwelling	551	577	600	623	645	1,461
	Total	1,280	1,341	1,386	1,432	1,481	3,689

Table SC3.1.5 – Existing and Projected Non-Residential Floor Space

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m ² GFA)					
		2016	2021	2026	2031	2036	Ultimate development
Thursday Island	Retail	2,838	2,848	2,850	2,880	2,910	40,472
	Commercial	12,202	12,260	12,330	12,450	12,540	121,417
	Industry	36,356	36,467	36,600	36,900	37,050	65,913
	Community Purpose	10,907	10,954	11,000	11,100	11,175	32,235
	Other	922	931	940	960	980	1,501
	Total	63,225	63,460	63,720	64,290	64,655	261,539
Horn Island	Retail	690	750	870	960	1,080	24,532
	Commercial	3,235	3,536	4,080	4,590	5,190	73,595
	Industry	8,843	9,595	10,950	12,150	13,650	8,549
	Community Purpose	2,660	2,896	3,325	3,725	4,175	6,113
	Other	201	244	320	400	480	198
	Total	15,630	17,022	19,545	21,825	24,575	112,987
Inside priority infrastructure area (total)	Retail	3,528	3,599	3,720	3,840	3,990	65,004
	Commercial	15,437	15,796	16,410	17,040	17,730	195,013
	Industry	45,200	46,062	47,550	49,050	50,700	74,462
	Community Purpose	13,567	13,850	14,325	14,825	15,350	38,348
	Other	1,124	1,176	1,260	1,360	1,460	1,699
	Total	78,855	80,483	83,265	86,115	89,230	374,526
Outside priority infrastructure area (total)	Retail	180	214	210	210	210	2,640
	Commercial	1,852	1,997	1,980	1,950	1,920	7,919
	Industry	2,151	2,592	2,550	2,700	2,700	2,996
	Community Purpose	565	701	700	700	700	2,855
	Other	100	129	140	140	140	625
	Total	4,847	5,634	5,580	5,700	5,670	17,034
Torres Shire Council	Retail	3,707	3,813	3,930	4,050	4,200	67,644
	Commercial	17,288	17,793	18,390	18,990	19,650	202,932
	Industry	47,350	48,654	50,100	51,750	53,400	77,458
	Community Purpose	14,132	14,551	15,025	15,525	16,050	41,202
	Other	1,224	1,304	1,400	1,500	1,600	2,323
	Total	83,701	86,116	88,845	91,815	94,900	391,560

Table SC3.1.6 – Existing and Projected Demand for the Water Supply Network

Column 1 Service catchment	Column 2 Existing and projected demand (EP or ET)					
	2016	2021	2026	2031	2036	Ultimate development
Thursday Island	4,295	4,367	4,399	4,460	4,501	9,472
Horn Island	1,021	1,103	1,247	1,385	1,546	4,757

Note – The service catchments for the water supply network are identified on Local Government Infrastructure Plan Maps C_WS-01 and C_WS-02 in Schedule 3 Local government infrastructure plan mapping and tables.

Table SC3.1.7 – Existing and Projected Demand for the Sewerage Network

Column 1 Service catchment	Column 2 Existing and projected demand (EP or ET)					
	2016	2021	2026	2031	2036	Ultimate development
Thursday Island	4,288	4,360	4,391	4,452	4,494	9,472
Horn Island	1,021	1,103	1,247	1,385	1,546	4,757

Note – The service catchments for the sewerage network are identified on Local Government Infrastructure Plan Maps C_SEW-01 and C_SEW-02 in Schedule 3 Local government infrastructure plan mapping and tables.

Table SC3.1.8 – Existing and Projected Demand for the Stormwater Network

Column 1 Service catchment	Column 2 Existing and projected demand (impervious hectares)					
	2016	2021	2026	2031	2036	Ultimate development
Thursday Island – Front	28	29	29	29	30	35
Thursday Island – Back	6	6	6	6	6	16
Horn Island	8	9	10	11	11	29

Note – The service catchments for the stormwater network are identified on Local Government Infrastructure Plan Maps C_SW-01, C_SW-02 and C_SW-03 in Schedule 3 Local government infrastructure plan mapping and tables.

Table SC3.1.9 – Existing and Projected Demand for the Transport Network

Column 1 Service catchment	Column 2 Existing and projected demand (vpd)					
	2016	2021	2026	2031	2036	Ultimate development
Thursday Island	8,274	8,637	8,784	8,948	9,034	17,498
Horn Island	1,850	2,037	2,333	2,609	2,921	8,311
Remainder of LGA	1,043	1,573	1,681	1,798	1,885	2,244

Note – The service catchments for the transport network are identified on Local Government Infrastructure Plan Maps C_TR-01, C_TR-02 and C_TR-03 in Schedule 3 Local government infrastructure plan mapping and tables.

Table SC3.1.10 – Existing and Projected Demand for the Parks and Land for Community Facilities Network

Column 1 Service catchment	Column 2 Existing and projected demand (EP or ET)					
	2016	2021	2026	2031	2036	Ultimate development
Thursday Island	3,079	3,092	3,108	3,135	3,153	21,707
Horn Island	763	830	941	1,048	1,172	6,529
Remainder of LGA	141	178	184	190	195	2,071

Note – The service catchments for the parks and land for community facilities network are identified on Local Government Infrastructure Plan Maps C_PPCL-01, C_PPCL-02 and C_PPCL-03 in Schedule 3 Local government infrastructure plan mapping and tables.

SC3.2 Schedules of Works

Table SC3.2.1 – Water Supply Network Schedule of Works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
FWS_01	New Header Tank - Airport	2023	\$607,379
FWS_03	Desalination Plant at Sadies Beach	2028	\$4,314,849
TOTAL			\$4,922,228

Note – The establishment cost in Column 4 is expressed in current cost terms as at the base date.

Table SC3.2.2 – Sewerage Network Schedule of Works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
HI_SF 01	Package Plant - Airport (700EP)	2026	\$1,381,078
HI_RM_036	Future Rising Main	2022	\$78,092
HI_GM_109	Future Gravity Main	2022	\$70,182
TOTAL			\$1,529,352

Note – The establishment cost in Column 4 is expressed in current cost terms as at the base date.

Table SC3.2.3 – Stormwater Network Schedule of Works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
	Nil		
TOTAL			

Note – The establishment cost in Column 4 is expressed in current cost terms as at the base date.

Table SC3.2.4 – Transport Network Schedule of Works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
PW07	Aplin Road Waterfront	2023	Cost included in future parks embellishment costs
PW08	Aplin to Summer Connection	2023	\$353,026
P_FM_01	Facilities for small boat mooring	2023	\$607,379
TI_FM_01	Cook Esplanade - Facilities for small boat mooring	2023	\$607,379
TOTAL			\$1,567,784

Note – The establishment cost in Column 4 is expressed in current cost terms as at the base date.

Table SC3.2.5 – Parks and Land for Community Facilities Schedule of Works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
TI_FP 001	Waterfront Recreation (Aplin Waterfront)	2023	\$1,620,661
TI_FP 004	Waterfront Recreation (Cook Esplanade)	2023	\$867,254
TOTAL			\$2,487,915

Note – The establishment cost in Column 4 is expressed in current cost terms as at the base date.

SC3.3 Local Government Infrastructure Plan Maps

Table SC3.3 – Local Government Infrastructure Plan Maps

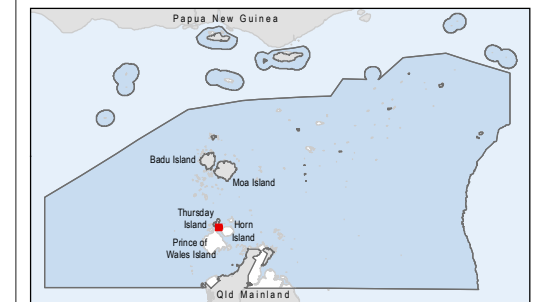
Map Reference	Map Name
Priority Infrastructure Area Maps	
PIA-01	Priority Infrastructure Area Map – Thursday Island
PIA-02	Priority Infrastructure Area Map – Horn Island
Catchment Maps	
C_WS-01	Water Supply Network Catchment Map – Thursday Island
C_WS-02	Water Supply Network Catchment Map – Horn Island
C_SEW-01	Sewerage Network Catchment Map – Thursday Island
C_SEW-02	Sewerage Network Catchment Map – Horn Island
C_SW-01	Stormwater Network Catchment Map – Thursday Island
C_SW-02	Stormwater Network Catchment Map – Horn Island
C_TR-01	Transport Network Catchment Map – Torres Shire Region
C_TR-02	Transport Network Catchment Map – Thursday Island
C_TR-03	Transport Network Catchment Map – Horn Island
C_PPCL-01	Parks and Land for Community Facilities Service Catchment Map – Torres Shire Region
C_PPCL-02	Parks and Land for Community Facilities Service Catchment Map – Thursday Island
C_PPCL-03	Parks and Land for Community Facilities Service Catchment Map – Horn Island
Plans for Trunk Infrastructure	
WS-01	Plans for Trunk Infrastructure: Water Supply Network Map – Thursday Island
WS-02	Plans for Trunk Infrastructure: Water Supply Network Map – Horn Island
WS-03	Plans for Trunk Infrastructure: Water Supply Network Map – Thursday Island and Horn Island
SEW-01	Plans for Trunk Infrastructure: Sewerage Network Map – Thursday Island
SEW-02	Plans for Trunk Infrastructure: Sewerage Network Map – Horn Island
SEW-03	Plans for Trunk Infrastructure: Sewerage Network Map – Horn Island (Airport)
SW-01	Plans for Trunk Infrastructure: Stormwater Network Map – Thursday Island
SW-02	Plans for Trunk Infrastructure: Stormwater Network Map – Horn Island
TR-01	Plans for Trunk Infrastructure: Transport Network Map – Thursday Island
TR-02	Plans for Trunk Infrastructure: Transport Network Map – Prince of Wales Island (Marina)
TR-03	Plans for Trunk Infrastructure: Transport Network Map – Horn Island 1
TR-04	Plans for Trunk Infrastructure: Transport Network Map – Horn Island 2
PPCL-01	Plans for Trunk Infrastructure: Parks and Land for Community Facilities Network Map – Thursday Island

Map Reference	Map Name
PPCL-02	Plans for Trunk Infrastructure: Parks and Land for Community Facilities Network Map – Horn Island (Town)
PPCL-03	Plans for Trunk Infrastructure: Parks and Land for Community Facilities Network Map – Horn Island



LEGEND

- Priority Infrastructure Area
- Zones**
- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- Community Facilities
- Rural
- Rural Residential
- Port Land
- Precincts**
- EI - Extractive Industry Precinct
- 1 - Air Services Precinct
- 2 - Cemetery Precinct
- 3 - Community Services Precinct
- 4 - Education Precinct
- 5 - Emergency Services Precinct
- 6 - Health Care Precinct
- 7 - Operational and Utility Services Precinct
- 8 - Transport Precinct
- Other Elements**
- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



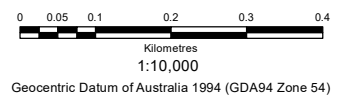
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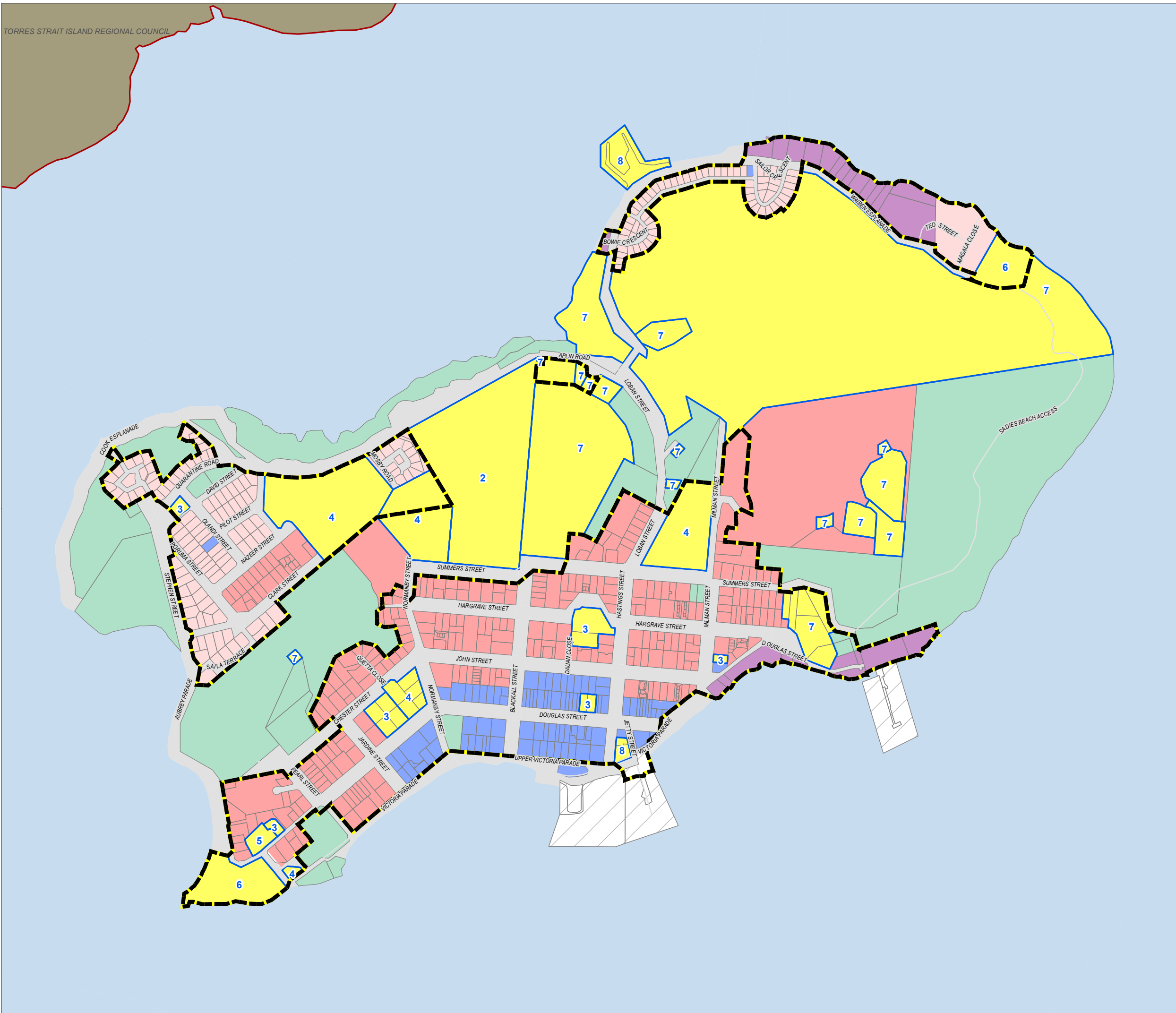
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Priority Infrastructure Area Map - Thursday Island

PIA-01





LEGEND

Priority Infrastructure Area

Zones

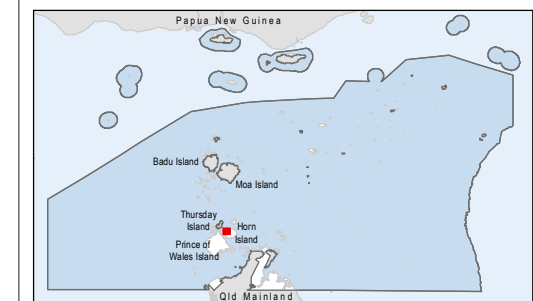
- Low Density Residential
- Low-Medium Density Residential
- Centre
- Recreation and Open Space
- Environmental Management and Conservation
- Industry
- Community Facilities
- Rural
- Rural Residential
- Port Land

Precincts

- EI - Extractive Industry Precinct
- 1 - Air Services Precinct
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- 5 - Emergency Services Precinct
- 6 - Health Care Precinct
- 7 - Operational and Utility Services Precinct
- 8 - Transport Precinct

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



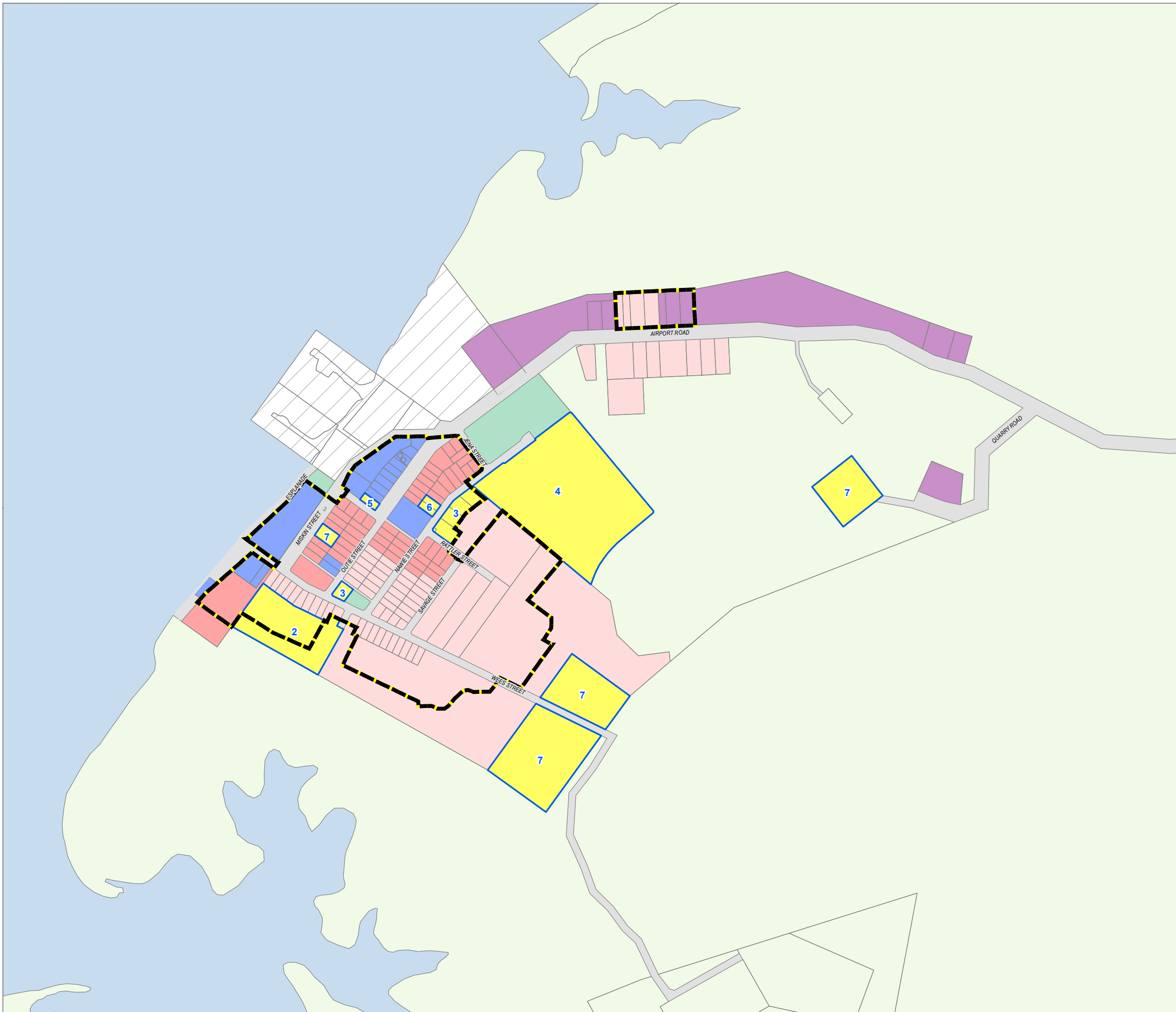
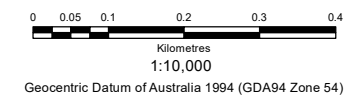
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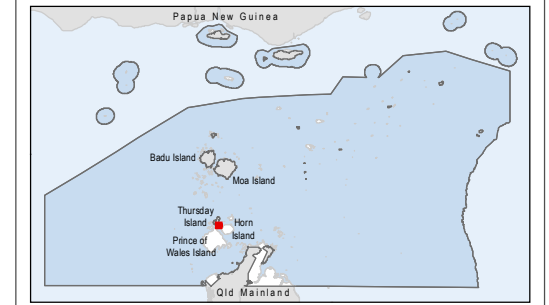
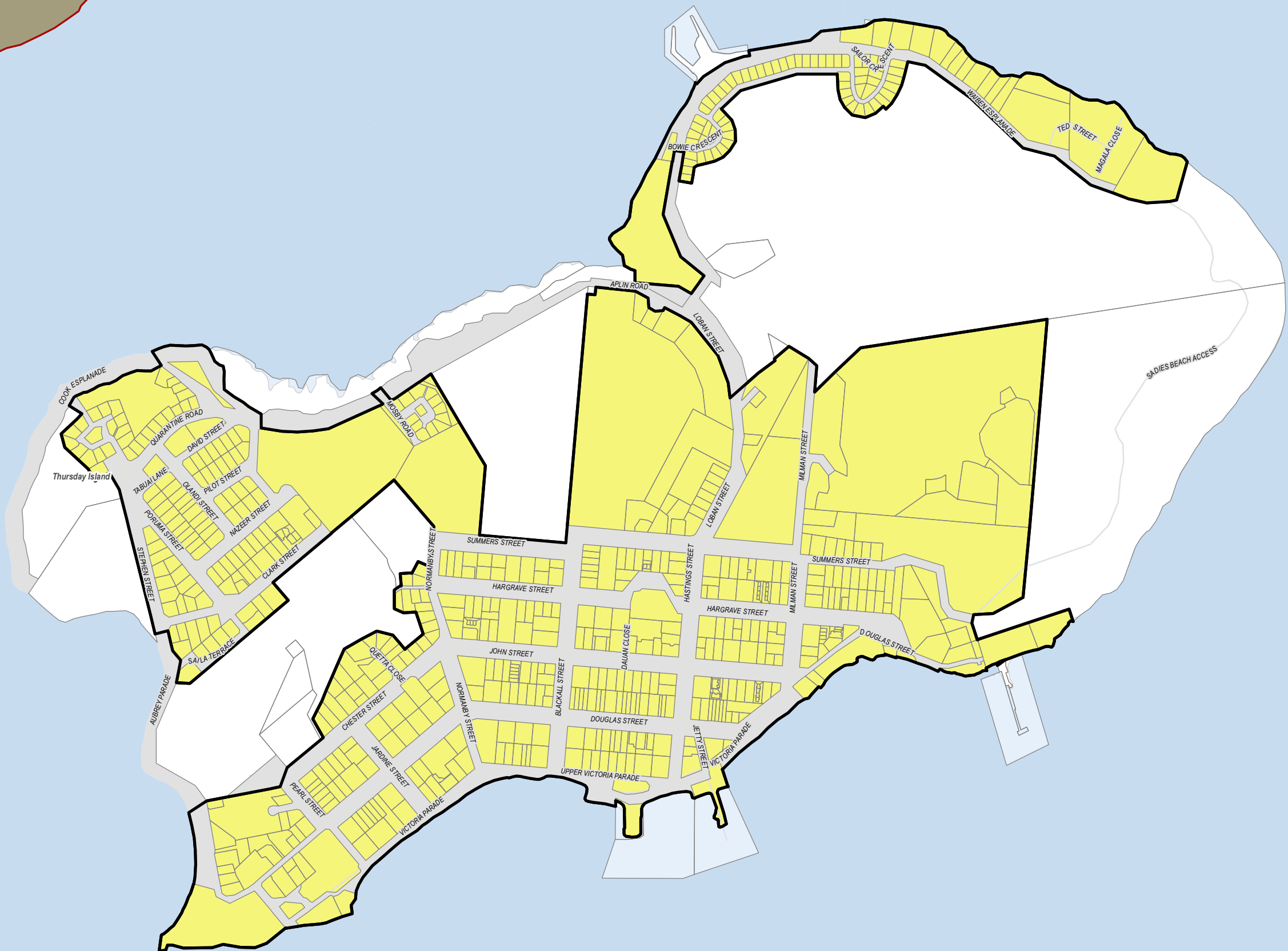
LEGEND

Water Supply Service Catchments

- Horn Island
- Thursday Island

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



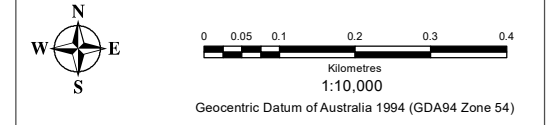
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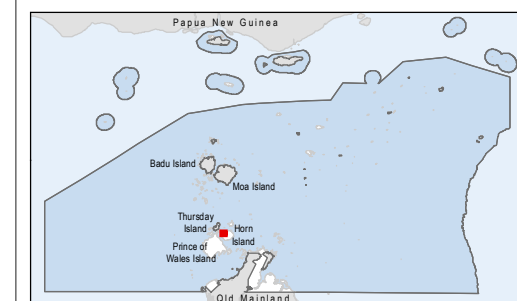
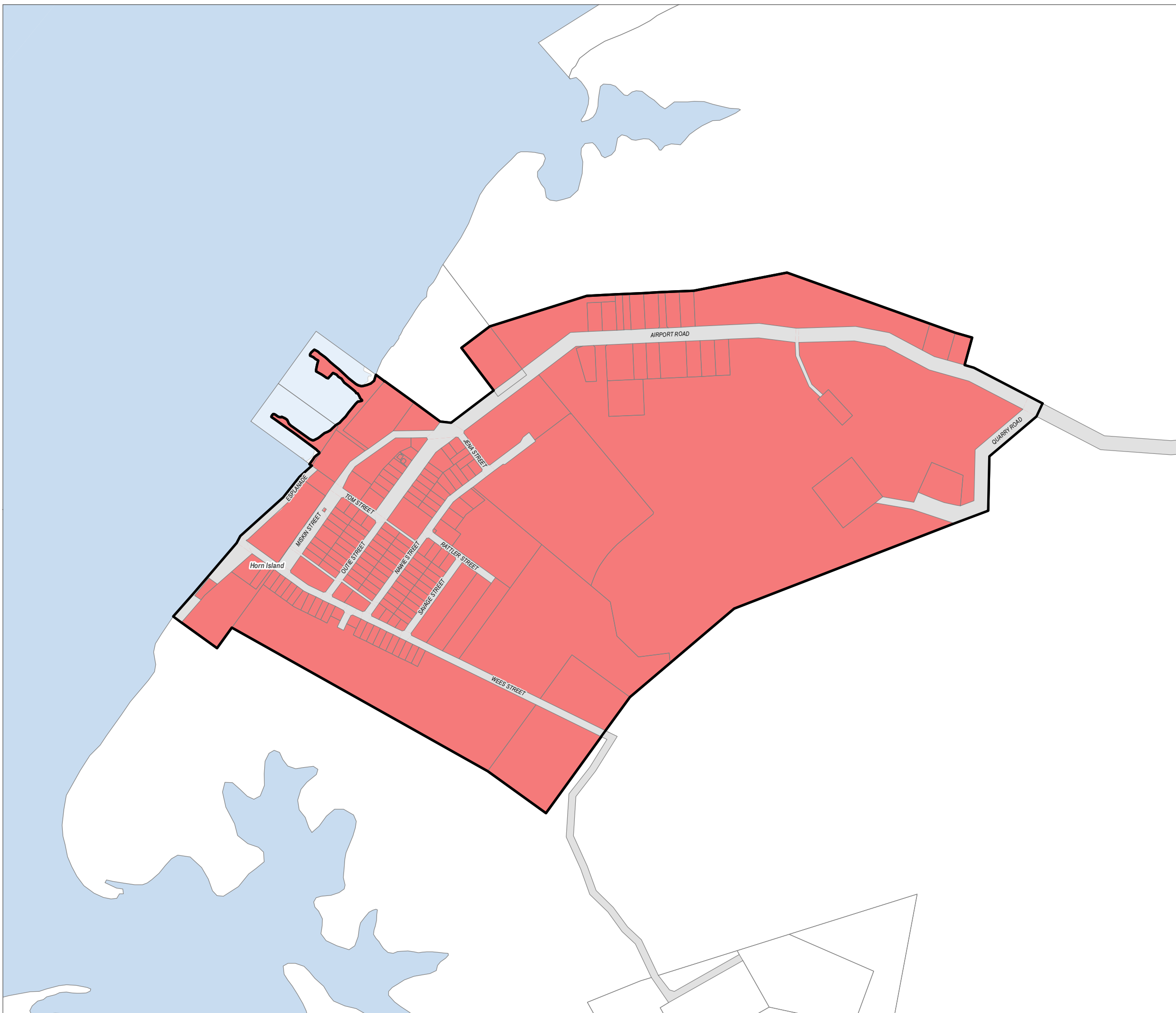
LEGEND

Water Supply Service Catchments

- Horn Island
- Thursday Island

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



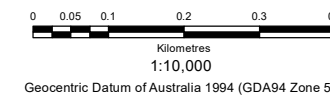
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Geocentric Datum of Australia 1994 (GDA94 Zone 54)



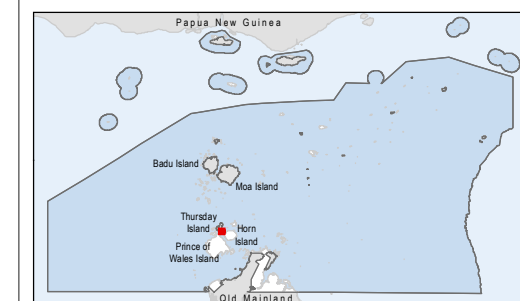
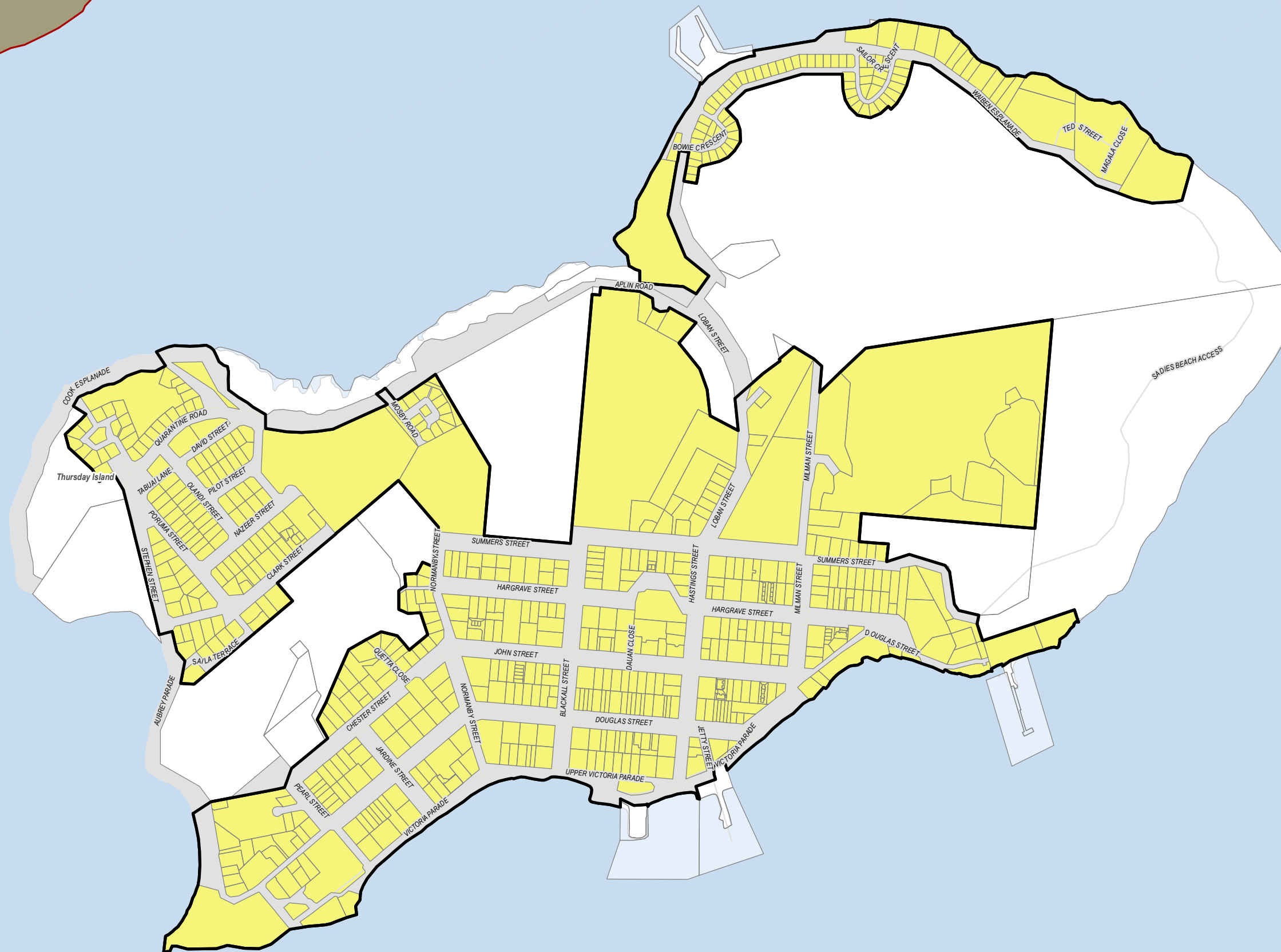
LEGEND

Sewerage Service Catchments

- Horn Island
- Thursday Island

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



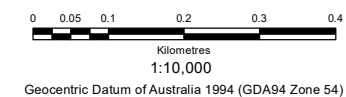
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**Sewerage Network Catchment Map-
Thursday Island**

C_SEW-01



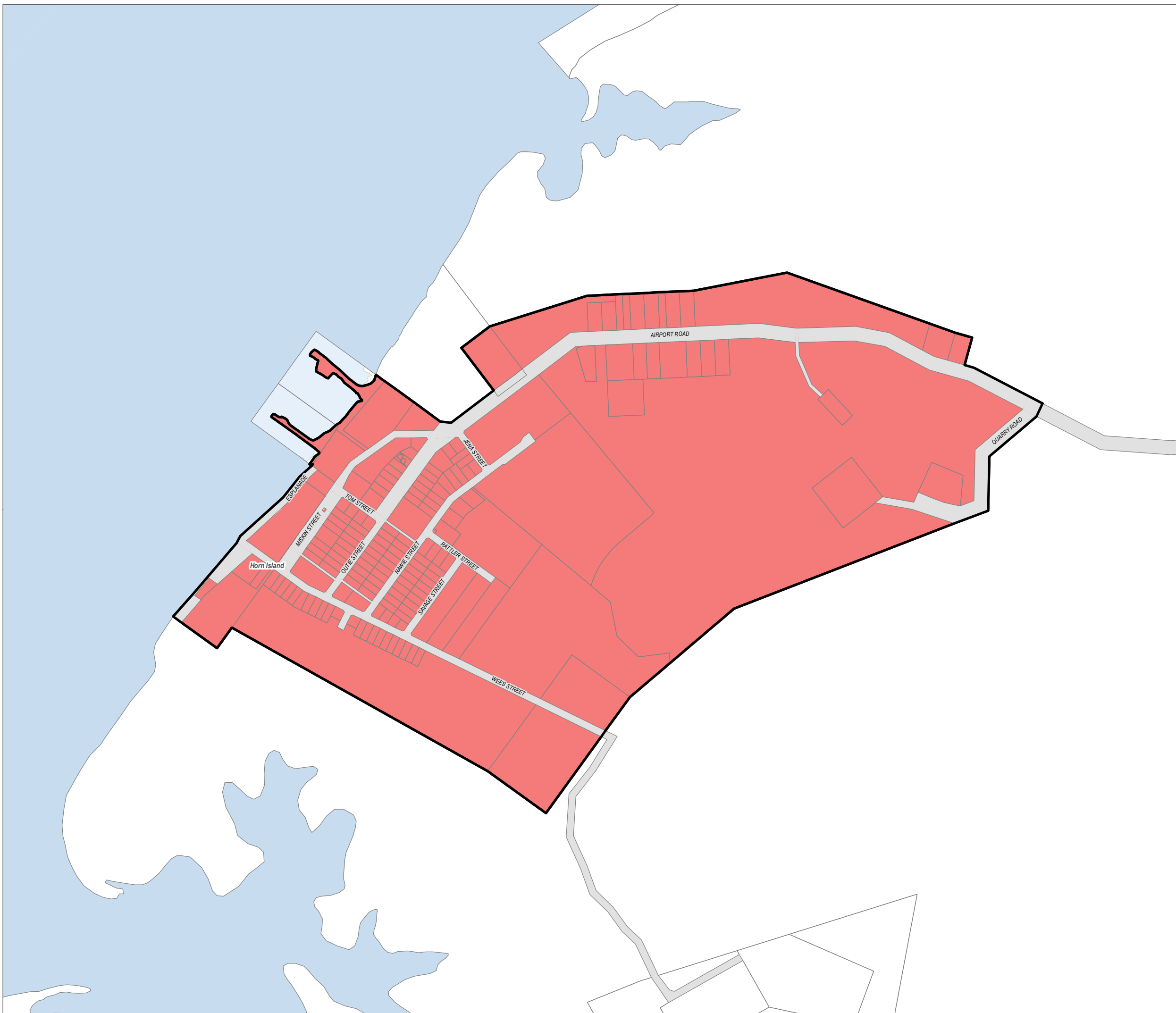
LEGEND

Sewerage Service Catchments

- Horn Island
- Thursday Island

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



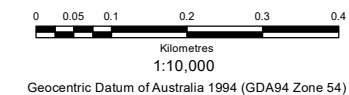
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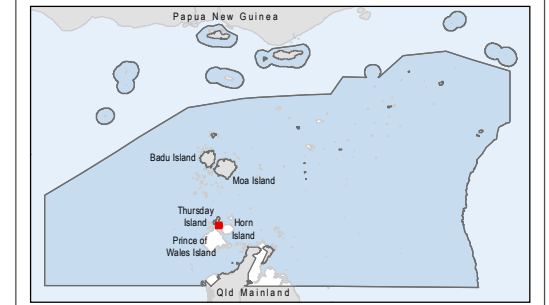
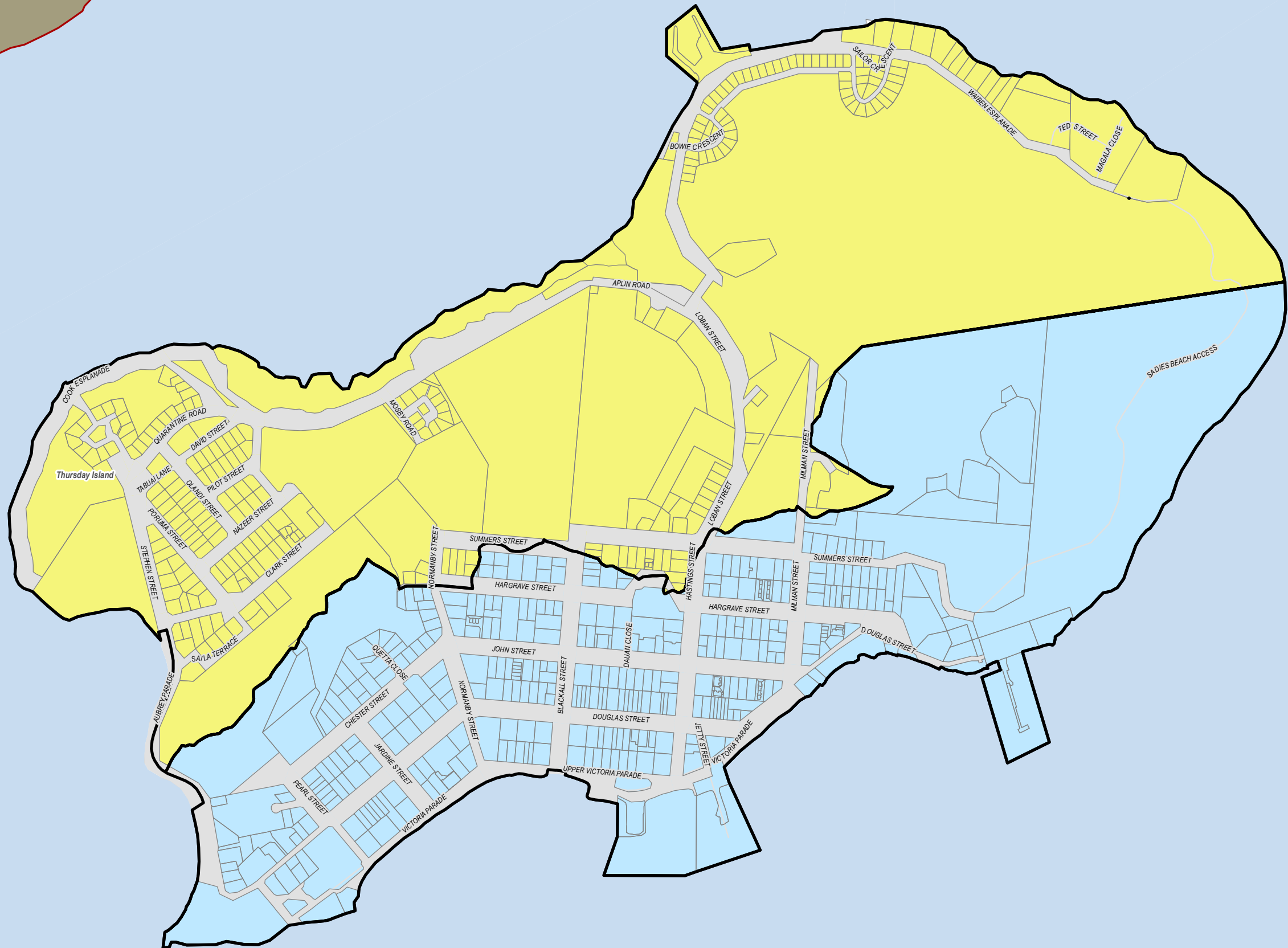
LEGEND

Stomwater Service Catchments

- Horn Island
- Thursday Island - Back
- Thursday Island - Front

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



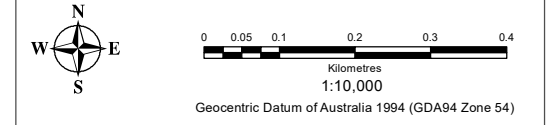
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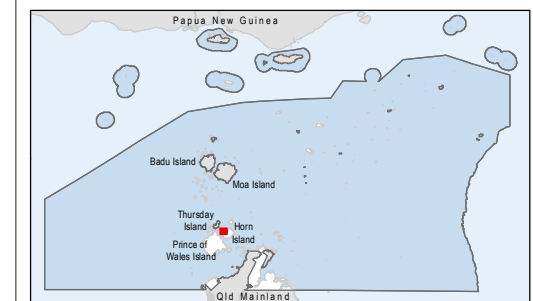
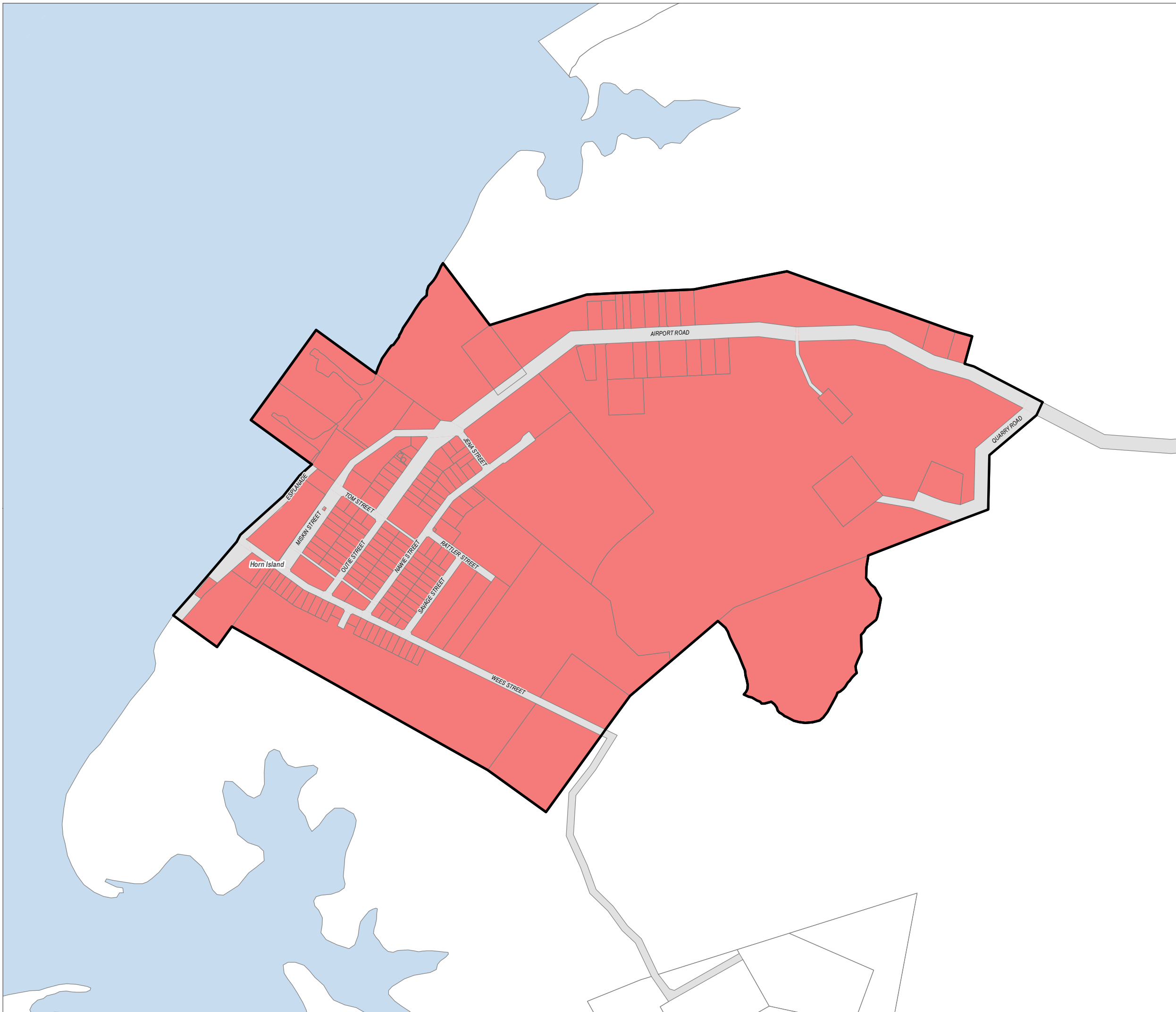
LEGEND

Stomwater Service Catchments

- Horn Island
- Thursday Island - Back
- Thursday Island - Front

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



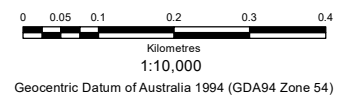
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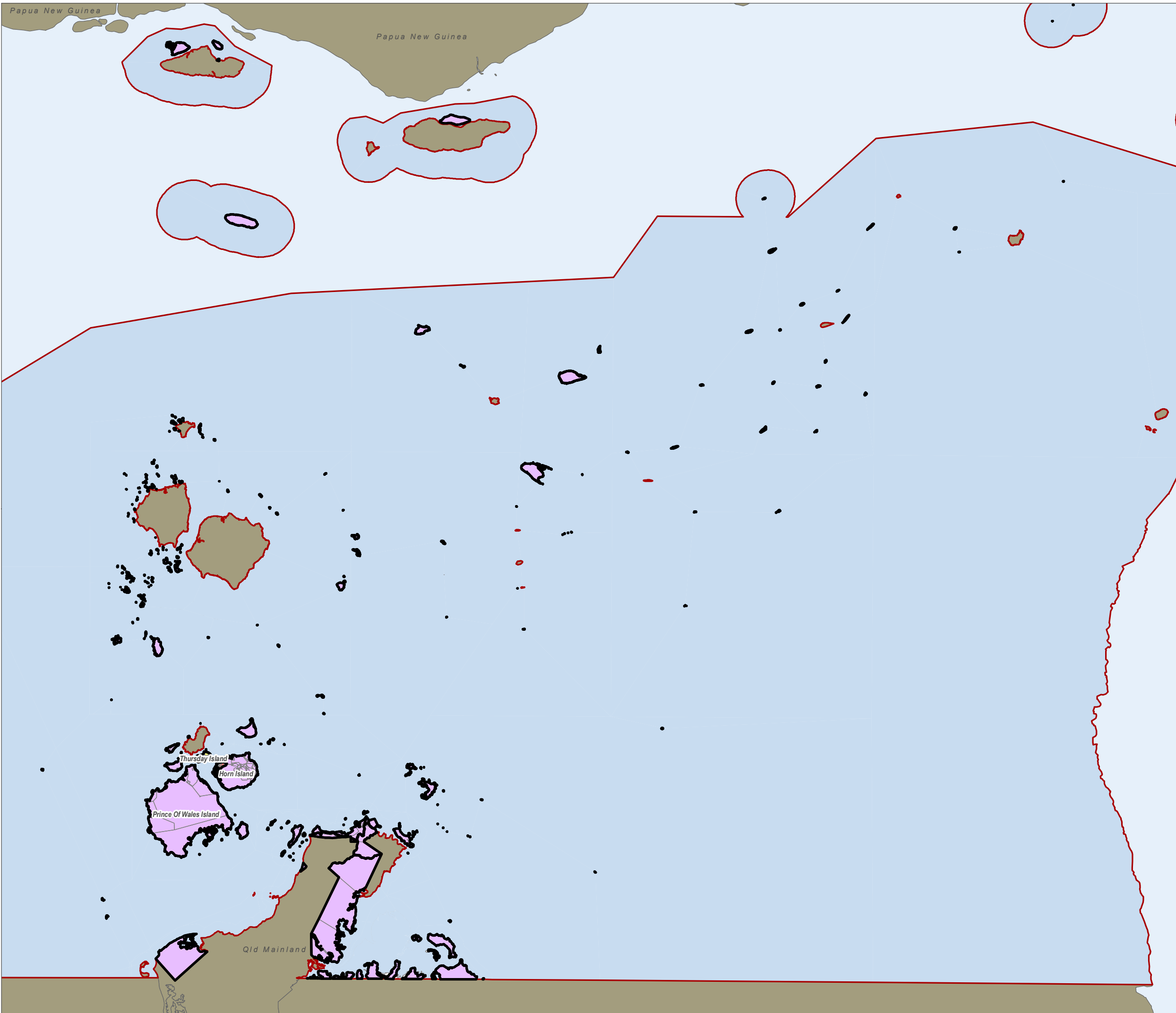
Data source: Cadastre sourced from QSpatial June 2020.
Map date: 27/07/2020

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Geocentric Datum of Australia 1994 (GDA94 Zone 54)



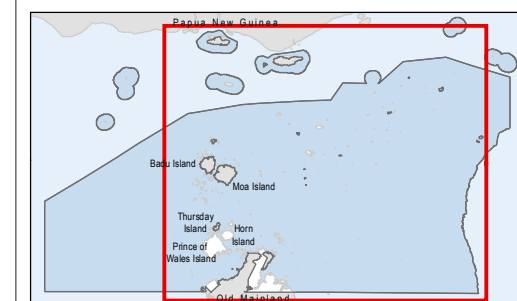
LEGEND

Transport Service Catchments

- Horn Island
- Thursday Island
- Remainder of LGA

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Torres Shire Boundary
- Area outside Torres Shire



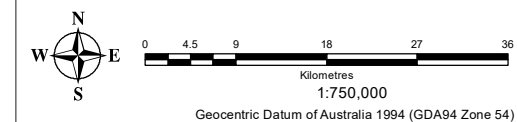
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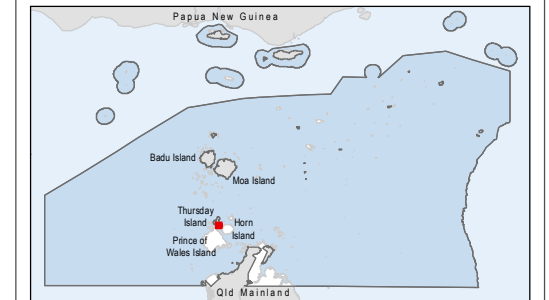
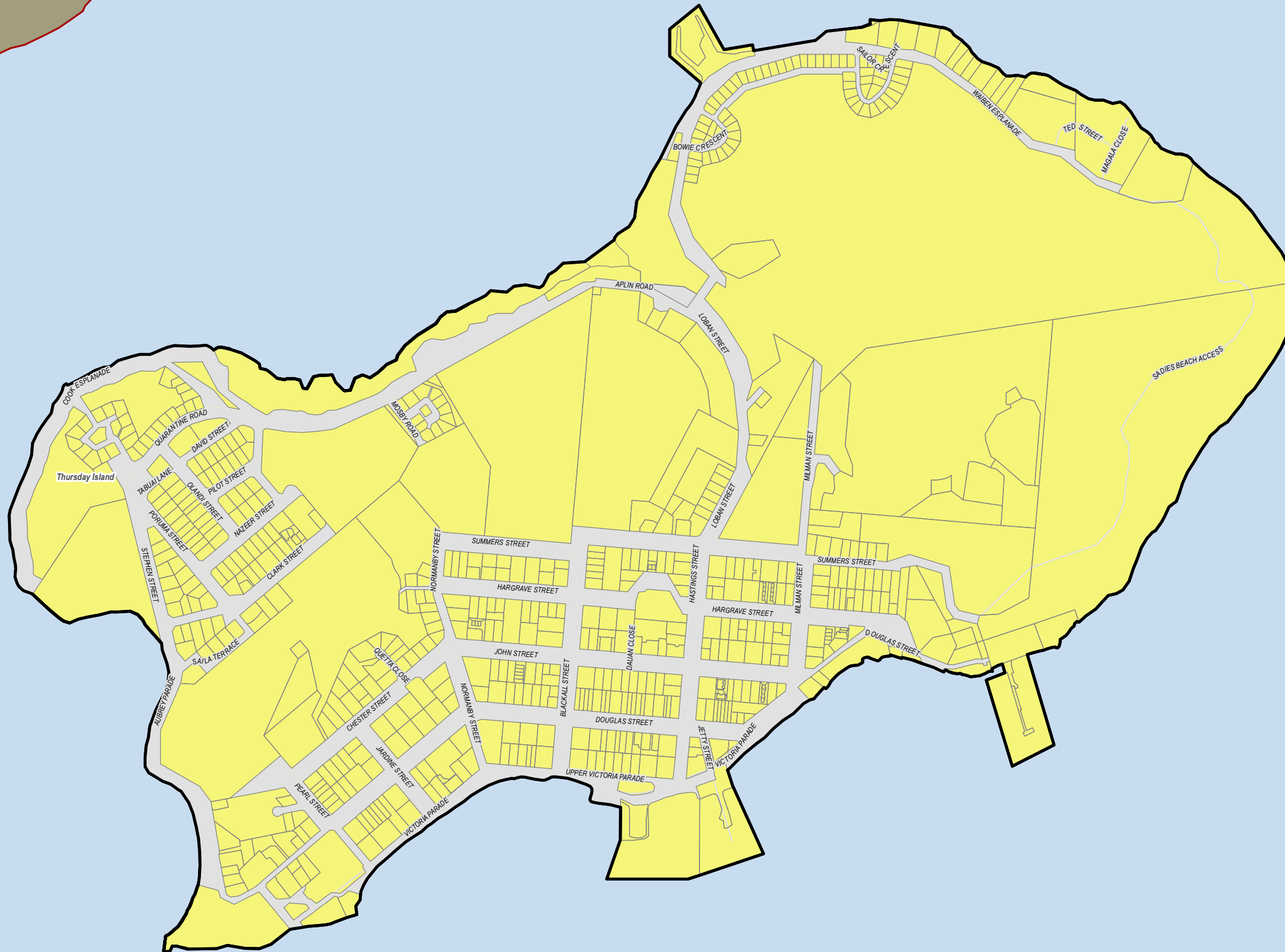
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LEGEND

- Transport Service Catchments**
- Horn Island
 - Thursday Island
 - Remainder of LGA
- Other Elements**
- Cadastre
 - Ocean/Waterbody/Watercourse
 - Roads and tracks
 - Torres Shire Boundary
 - Area outside Torres Shire



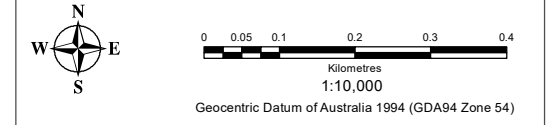
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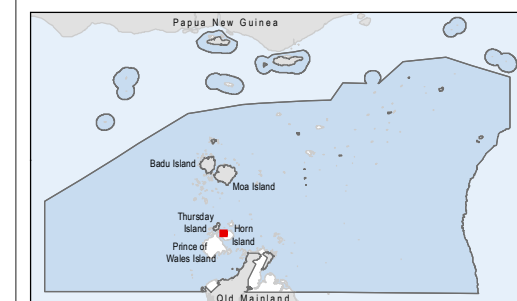
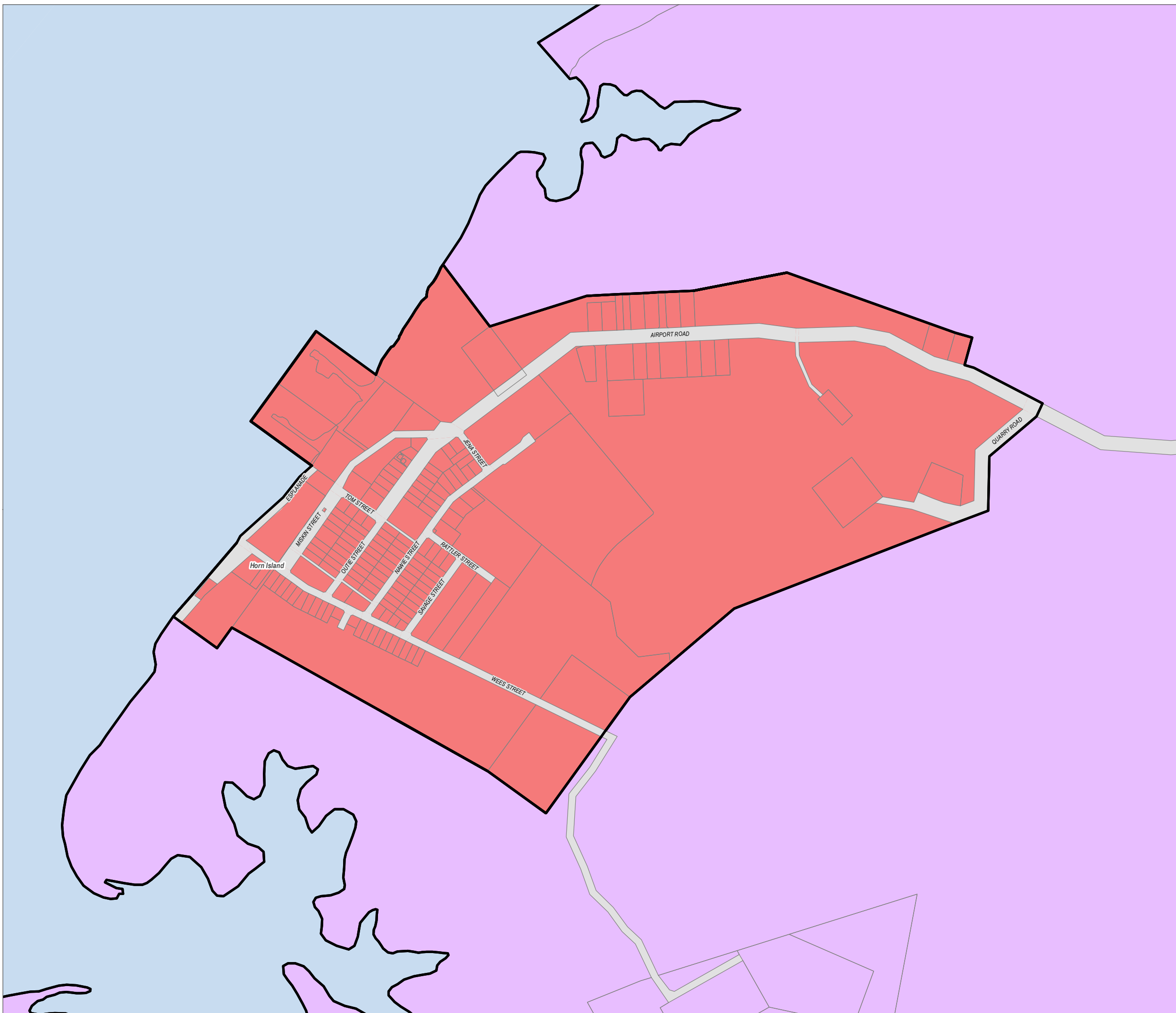
LEGEND

Transport Service Catchments

- Horn Island
- Thursday Island
- Remainder of LGA

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



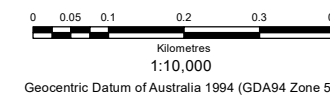
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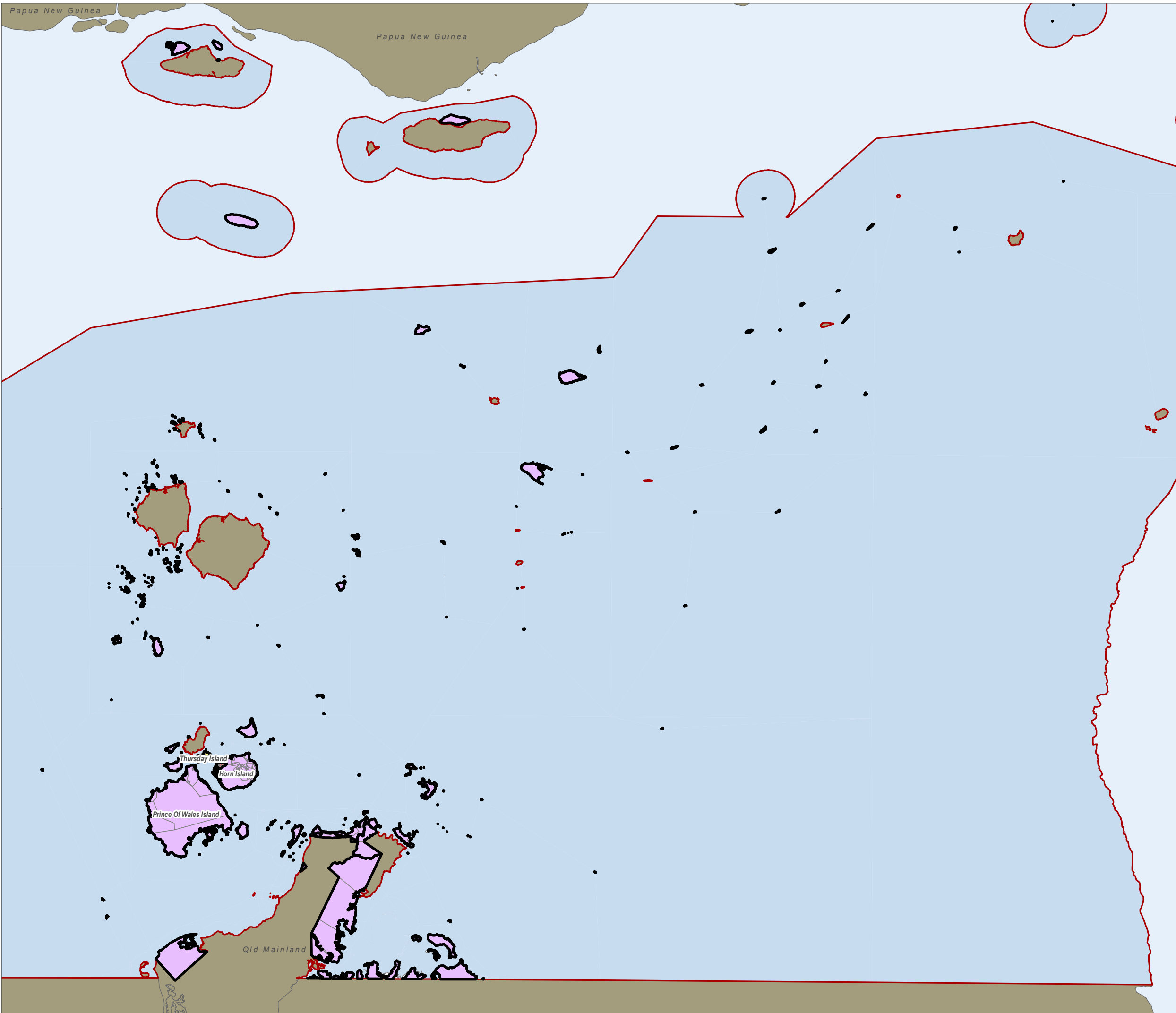
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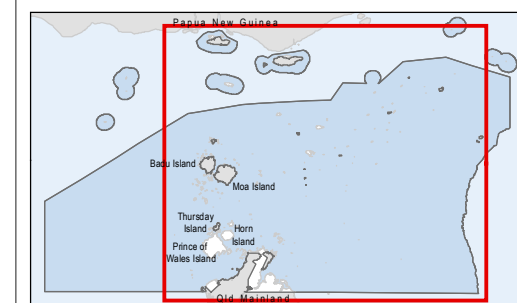
LEGEND

Parks and Land for Community Facilities Service Catchments

- Horn Island
- Thursday Island
- Remainder of LGA

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Torres Shire Boundary
- Area outside Torres Shire



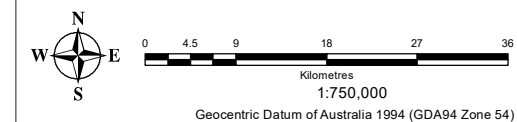
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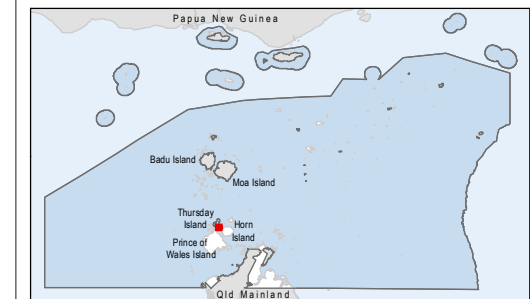
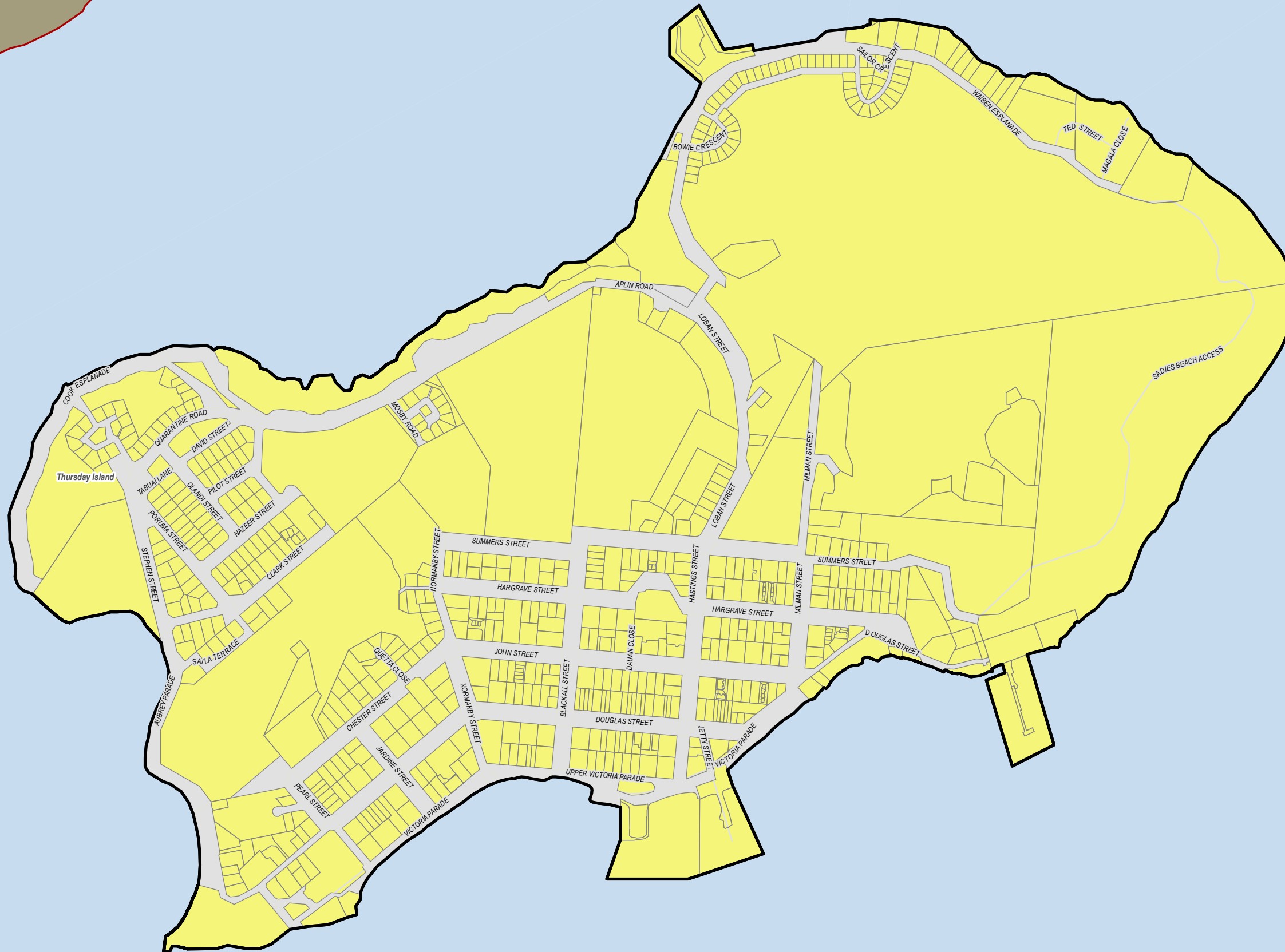
LEGEND

Parks and Land for Community Facilities Service Catchments

- Horn Island
- Thursday Island
- Remainder of LGA

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



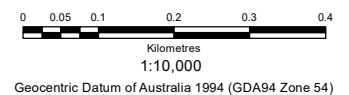
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Geocentric Datum of Australia 1994 (GDA94 Zone 54)

Parks and Land for Community Facilities Service Catchment Map - Thursday Island

C_PPCL-02



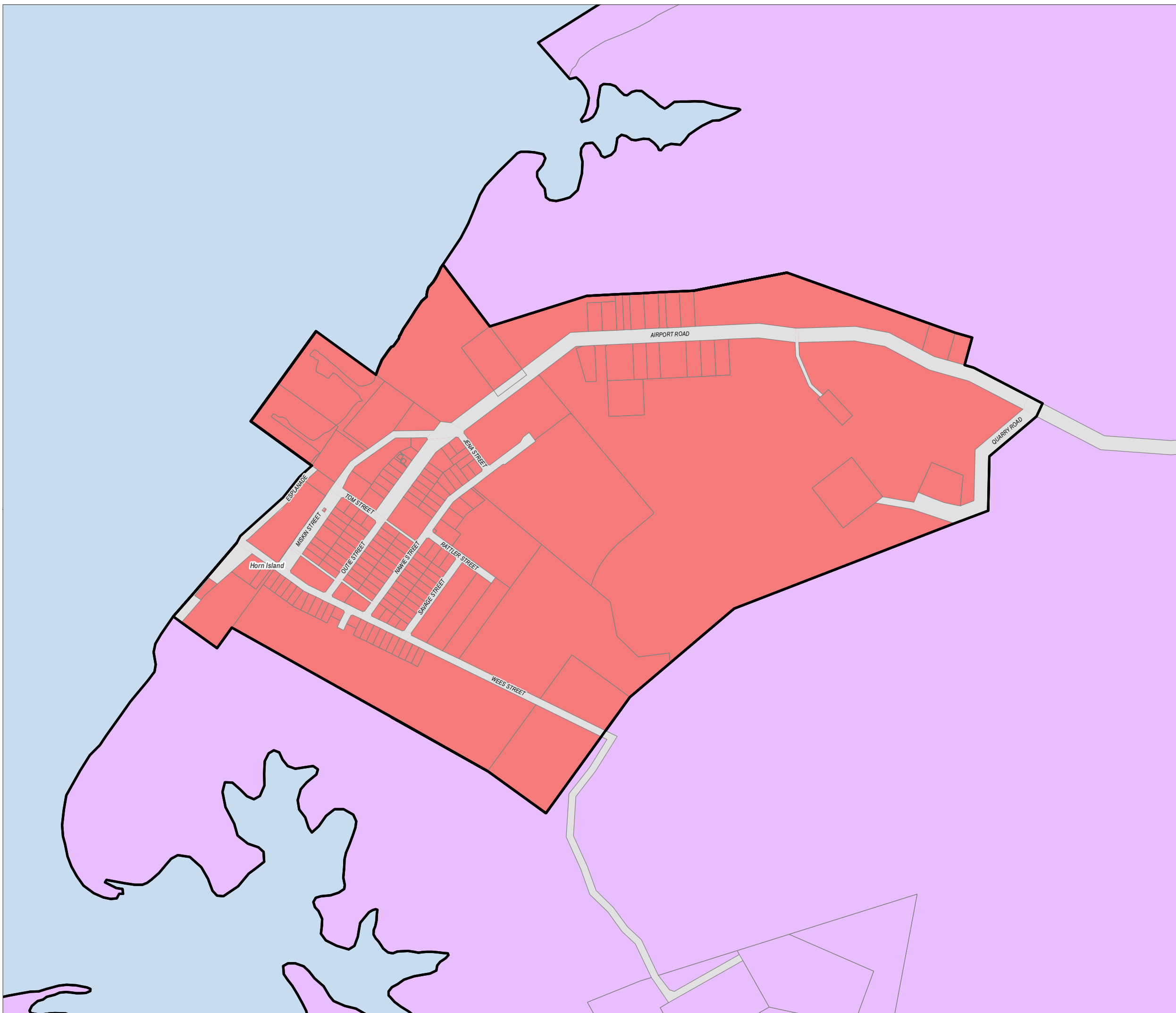
LEGEND

Parks and Land for Community Facilities Service Catchments

- Horn Island
- Thursday Island
- Remainder of LGA

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



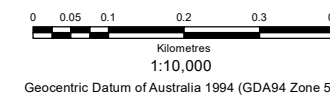
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Geocentric Datum of Australia 1994 (GDA94 Zone 54)

Parks and Land for Community Facilities Service Catchment Map - Horn Island

C_PPCL-03



LEGEND

Existing Trunk Infrastructure

- Generator
- Pump Station
- Flow meter
- Water main
- Clarifier
- Dam
- Reservoir
- Water Treatment

Future Trunk Infrastructure

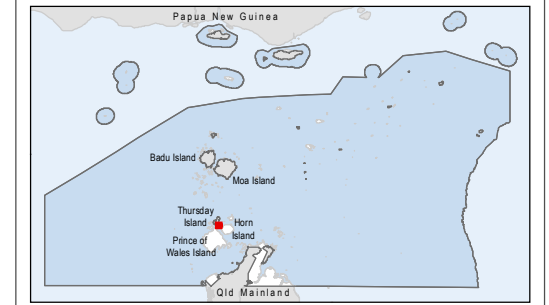
- Future Trunk Infrastructure

Water Supply Service Catchments

- Horn Island
- Thursday Island

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



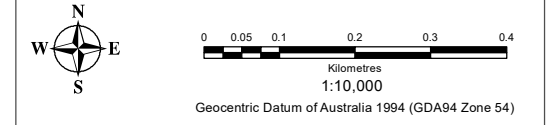
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LEGEND

Existing Trunk Infrastructure

- Generator
- Pump Station
- Flow meter
- Water main
- Clarifier
- Dam
- Reservoir
- Water Treatment

Future Trunk Infrastructure

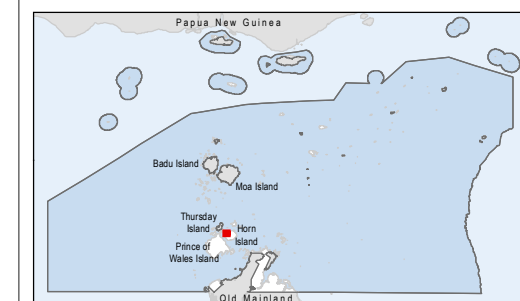
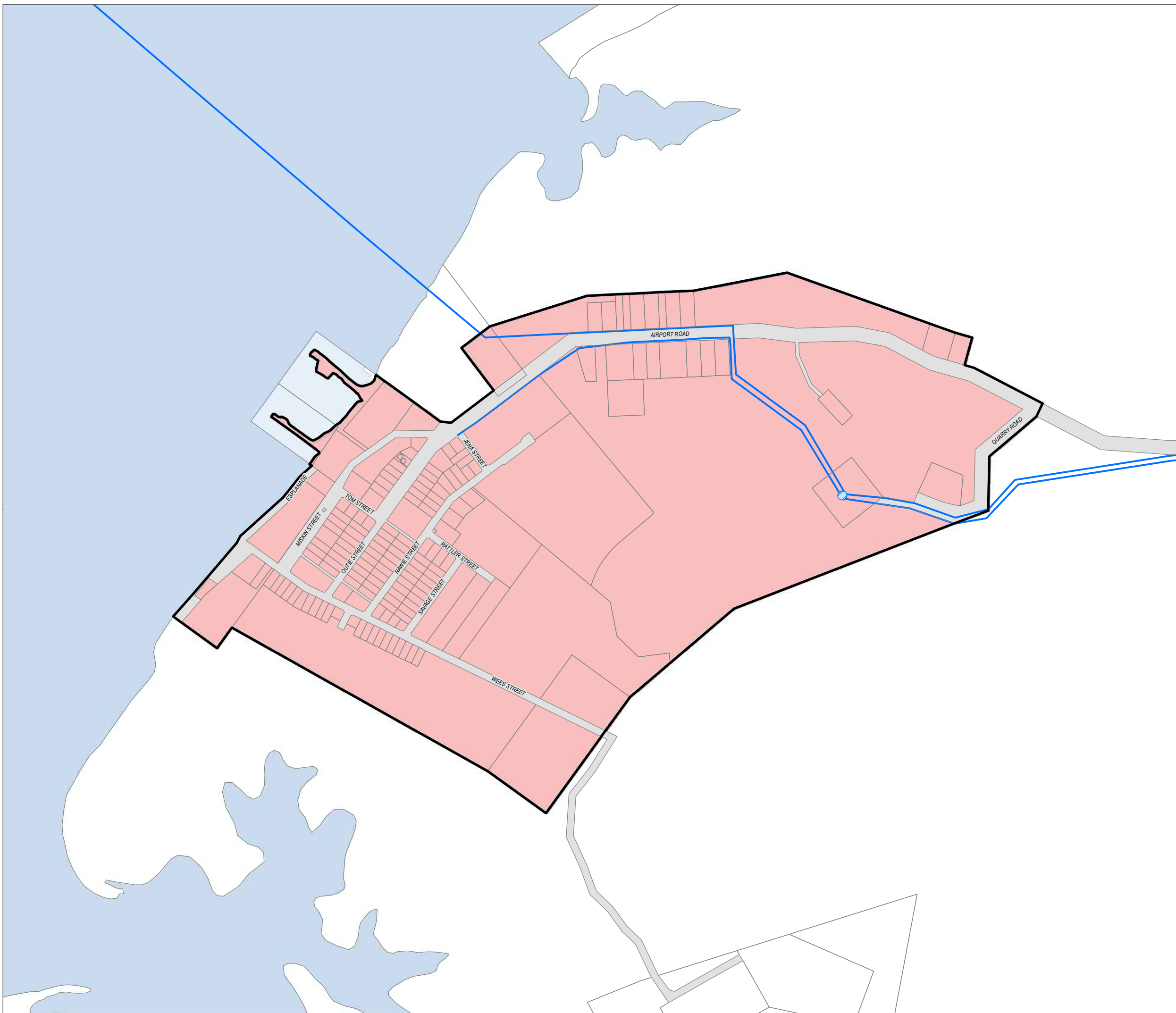
- Future Trunk Infrastructure

Water Supply Service Catchments

- Horn Island
- Thursday Island

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



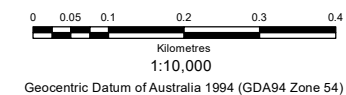
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**Plan for Trunk Infrastructure:
Water Supply Network Map -
Horn Island**

WS-02



LEGEND

Existing Trunk Infrastructure

- Generator
- Pump Station
- Flow meter
- Water main
- Clarifier
- Dam
- Reservoir
- Water Treatment

Future Trunk Infrastructure

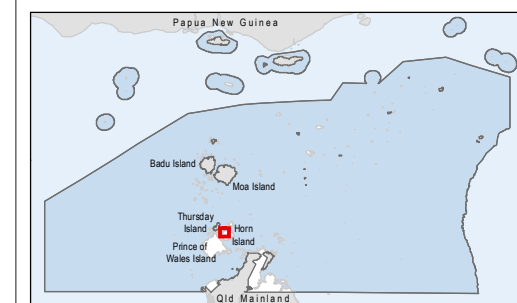
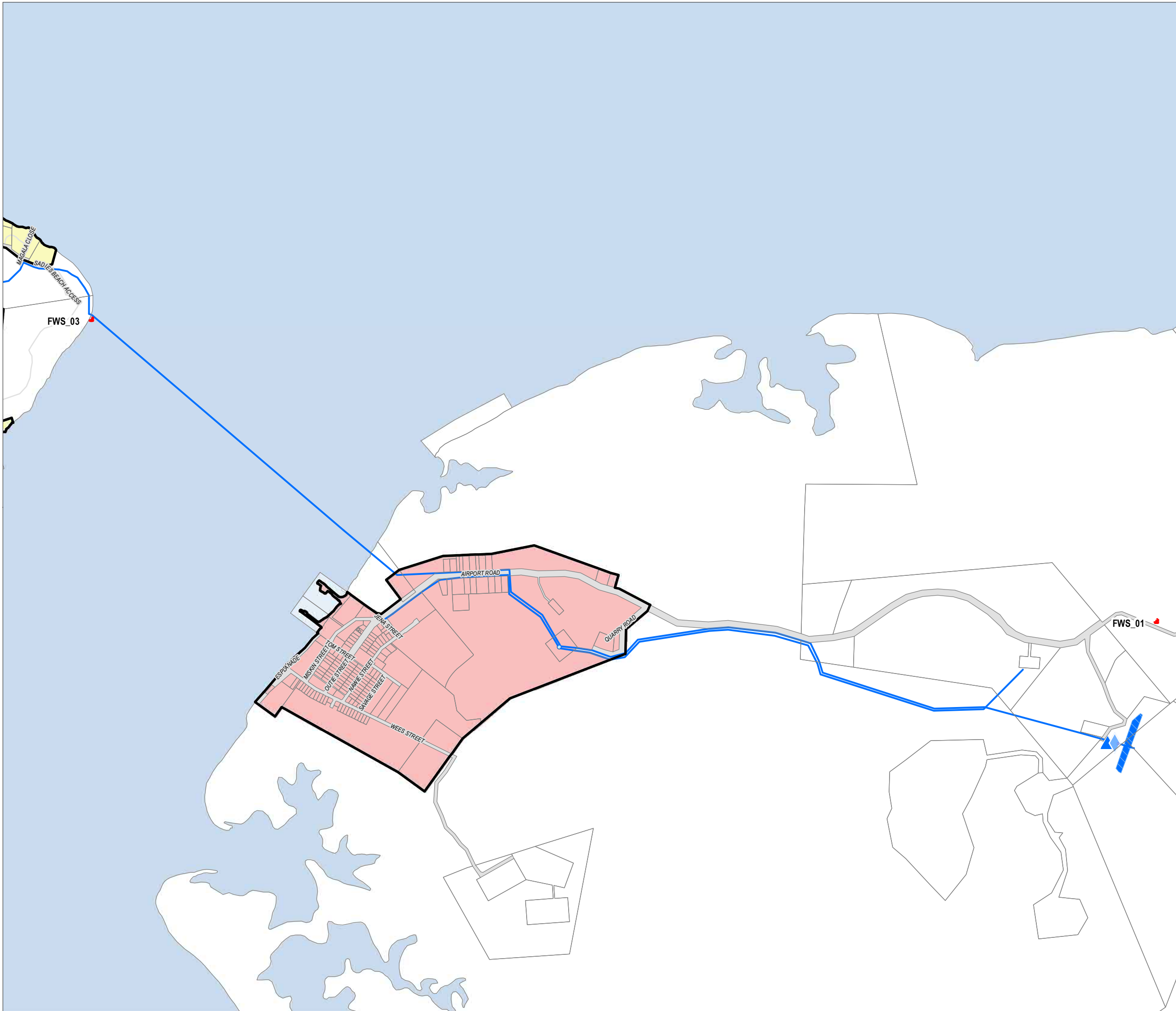
- Future Trunk Infrastructure

Water Supply Service Catchments

- Horn Island
- Thursday Island

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



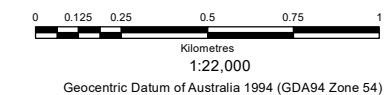
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Geocentric Datum of Australia 1994 (GDA94 Zone 54)



LEGEND

Existing Trunk Infrastructure

- Pump station
- Storage tank
- Soakage area
- Wastewater treatment plant
- Gravity main
- Rising main
- Outfall main

Future Trunk Infrastructure

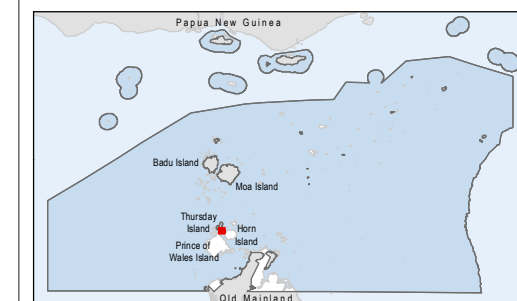
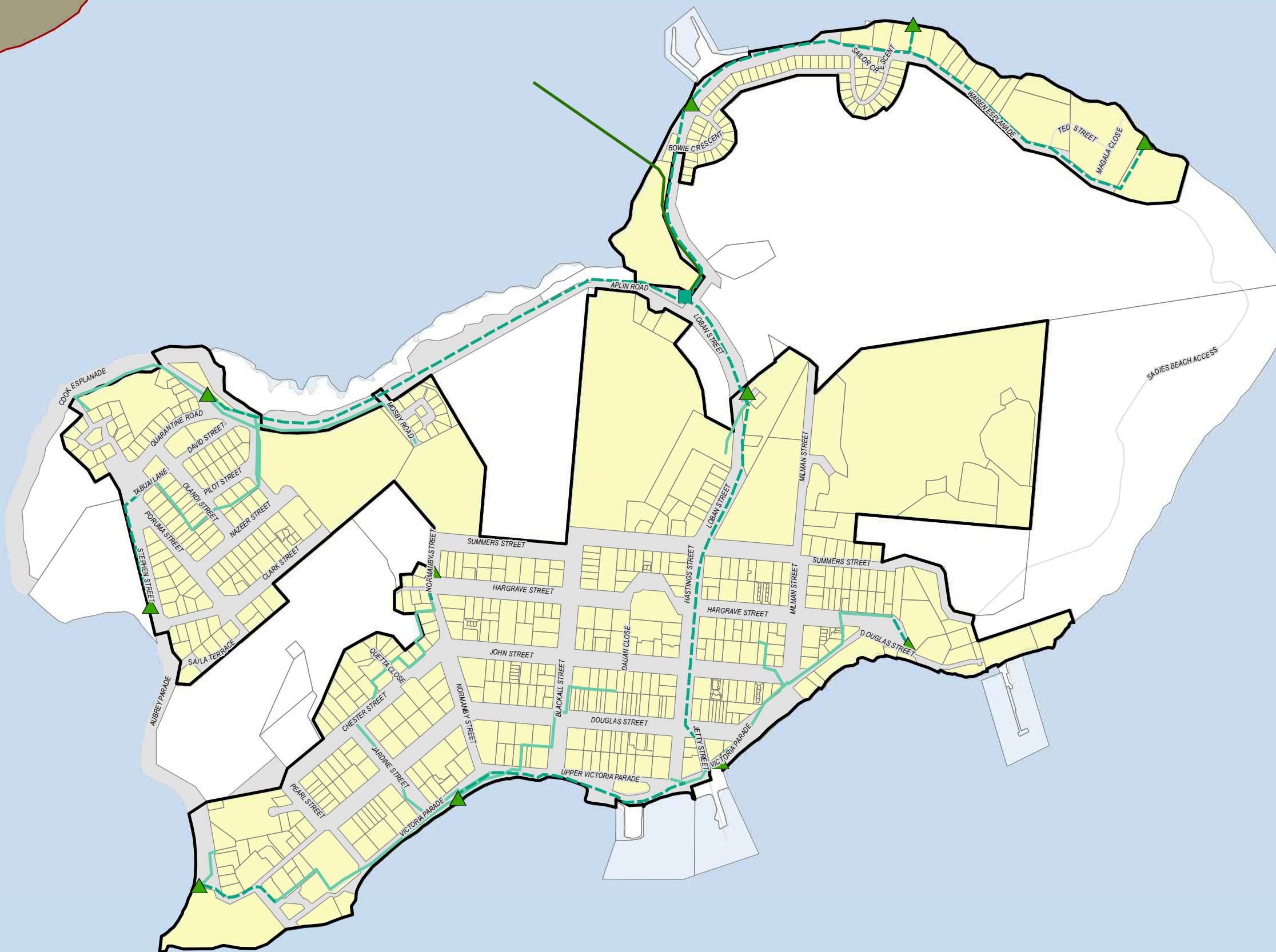
- Wastewater treatment plant
- Gravity main
- Rising main

Sewerage Service Catchments

- Horn Island
- Thursday Island

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



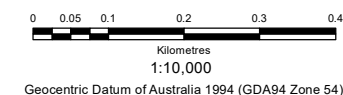
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Geocentric Datum of Australia 1994 (GDA94 Zone 54)

**Plan for Trunk Infrastructure:
Sewerage Network Map-
Thursday Island**

SEW-01



LEGEND

Existing Trunk Infrastructure

- Pump station
- Storage tank
- Soakage area
- Wastewater treatment plant
- Gravity main
- Rising main
- Outfall main

Future Trunk Infrastructure

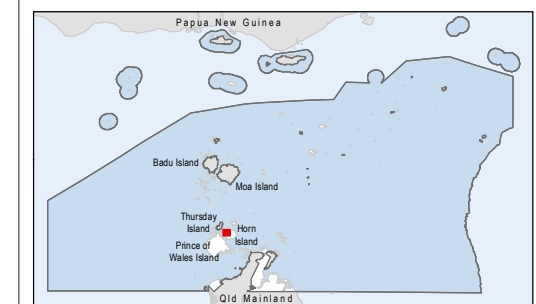
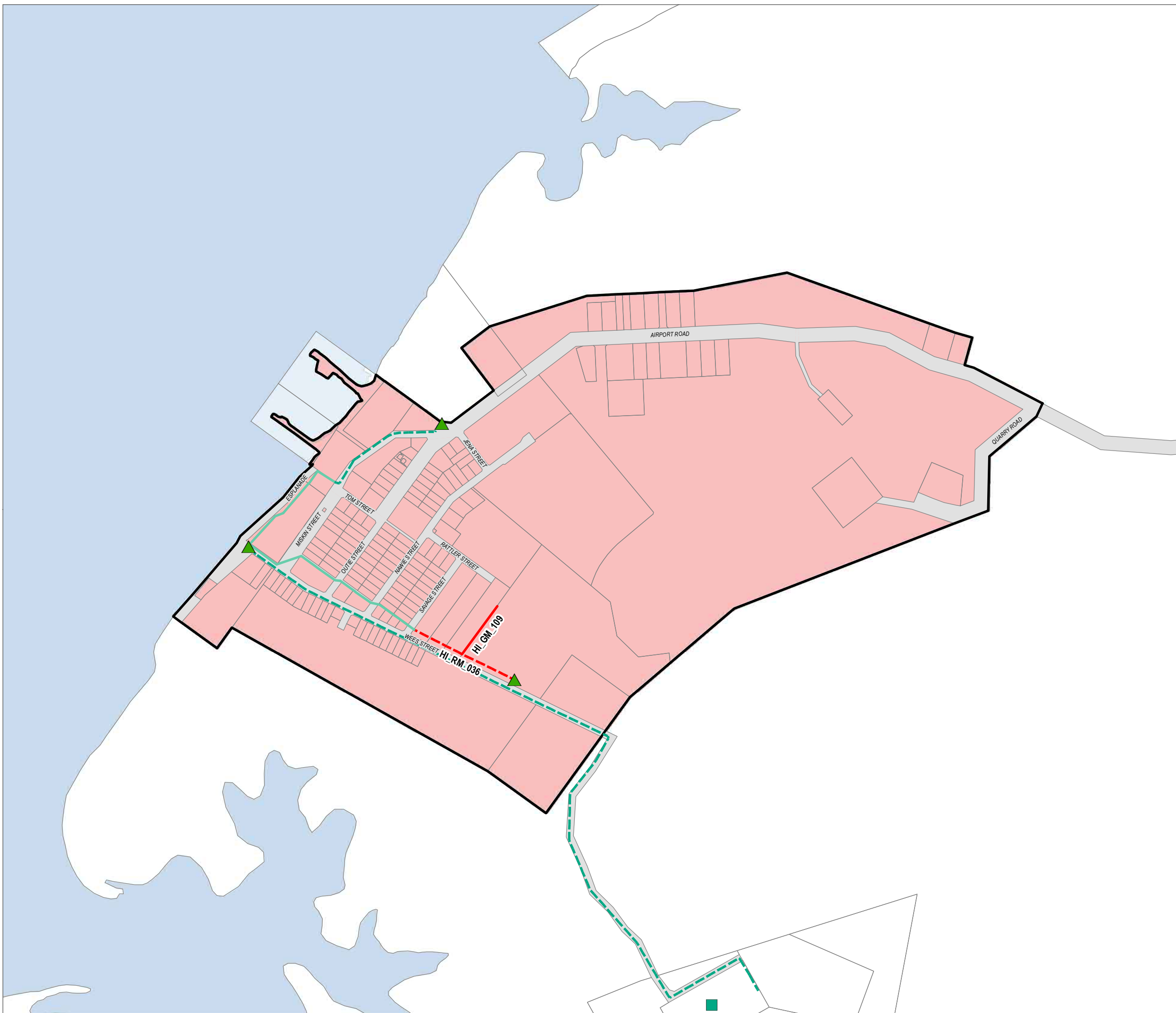
- Wastewater treatment plant
- Gravity main
- Rising main

Sewerage Service Catchments

- Horn Island
- Thursday Island

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



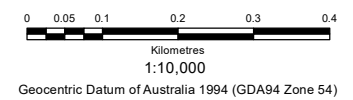
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**Plan for Trunk Infrastructure:
Sewerage Network Map-
Horn Island**

SEW-02



LEGEND

Existing Trunk Infrastructure

- Pump station
- Storage tank
- Soakage area
- Wastewater treatment plant
- Gravity main
- Rising main
- Outfall main

Future Trunk Infrastructure

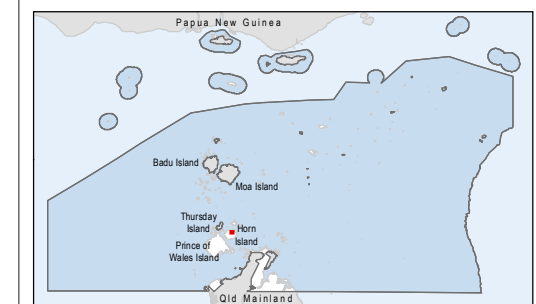
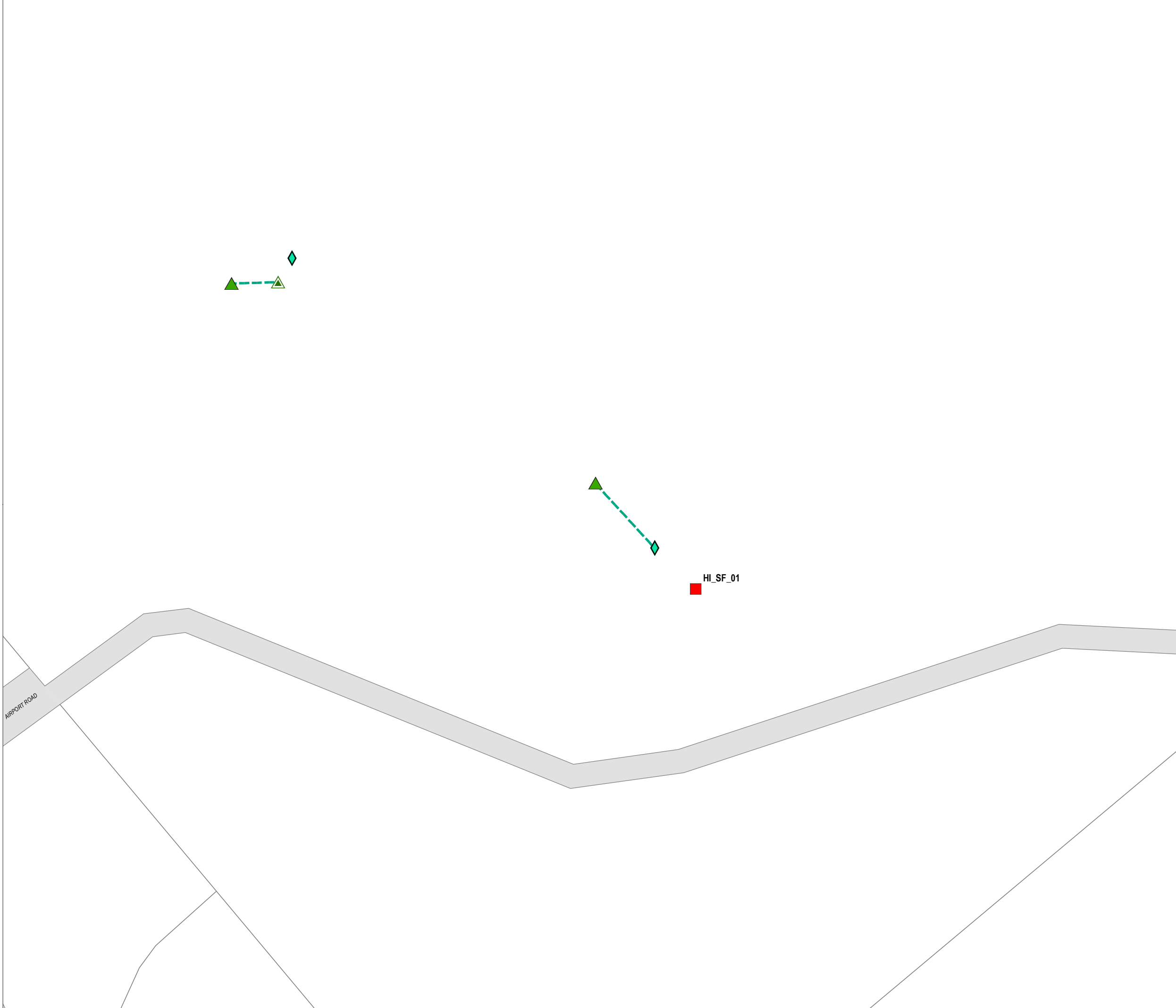
- Wastewater treatment plant
- Gravity main
- Rising main

Sewerage Service Catchments

- Horn Island
- Thursday Island

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



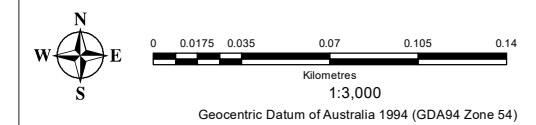
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Map date: 4/09/2020

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**Plan for Trunk Infrastructure:
Sewerage Network Map-
Horn Island (Airport)**

SEW-03



LEGEND

Existing Trunk Infrastructure

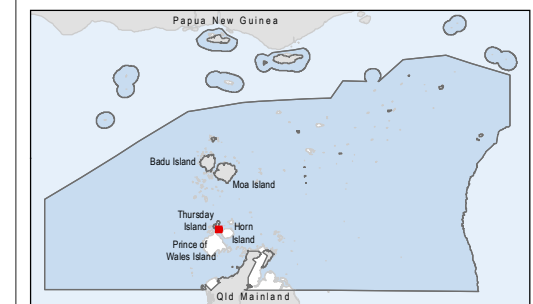
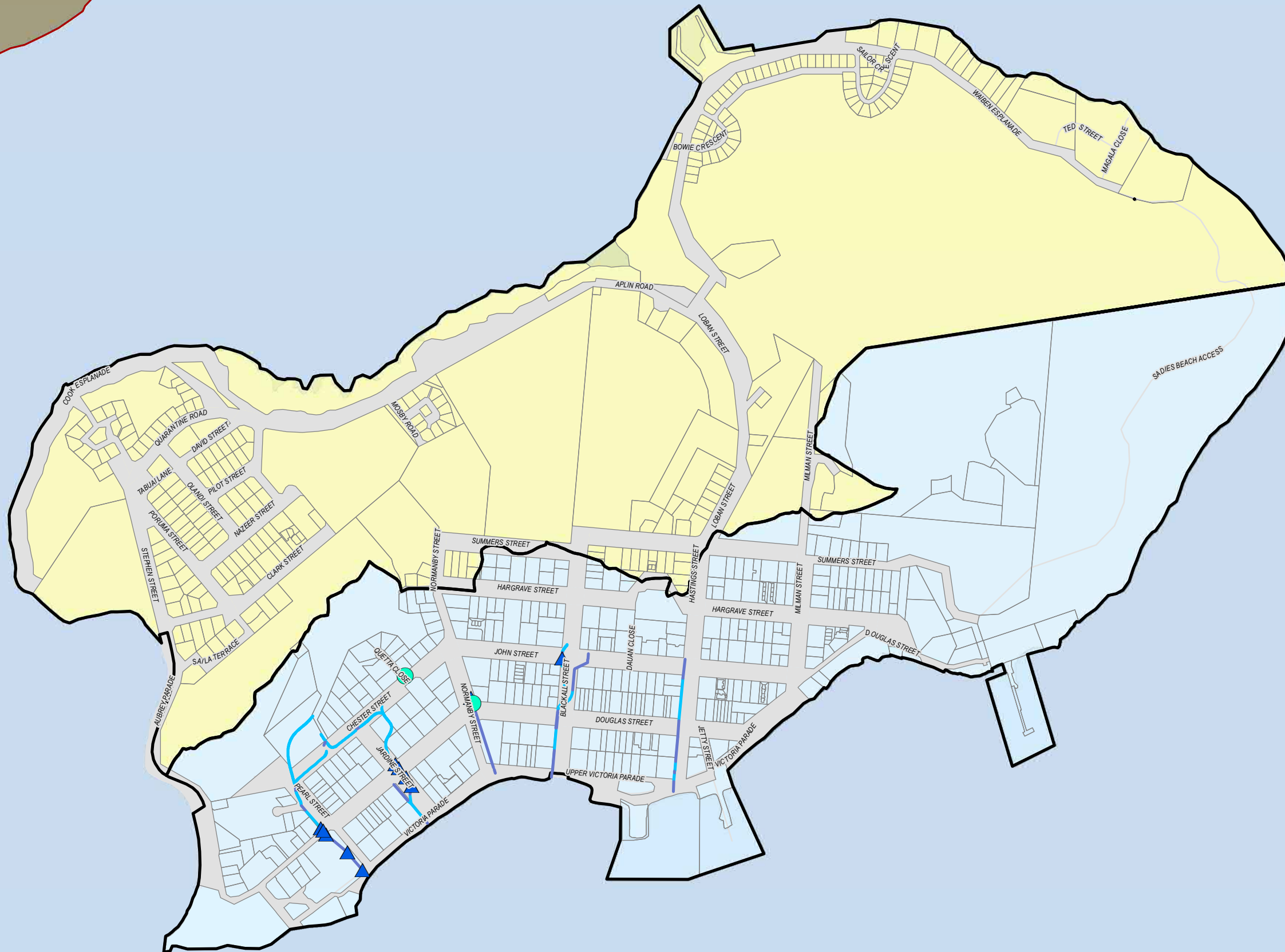
- Inlet
- Manhole
- Open drain
- Culvert

Stomwater Service Catchments

- Horn Island
- Thursday Island - Back
- Thursday Island - Front

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



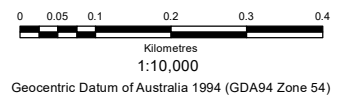
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Map date: 4/09/2020

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**Plan for Trunk Infrastructure:
Stormwater Network Map -
Thursday Island**

SW-01






LEGEND






Existing Trunk Infrastructure

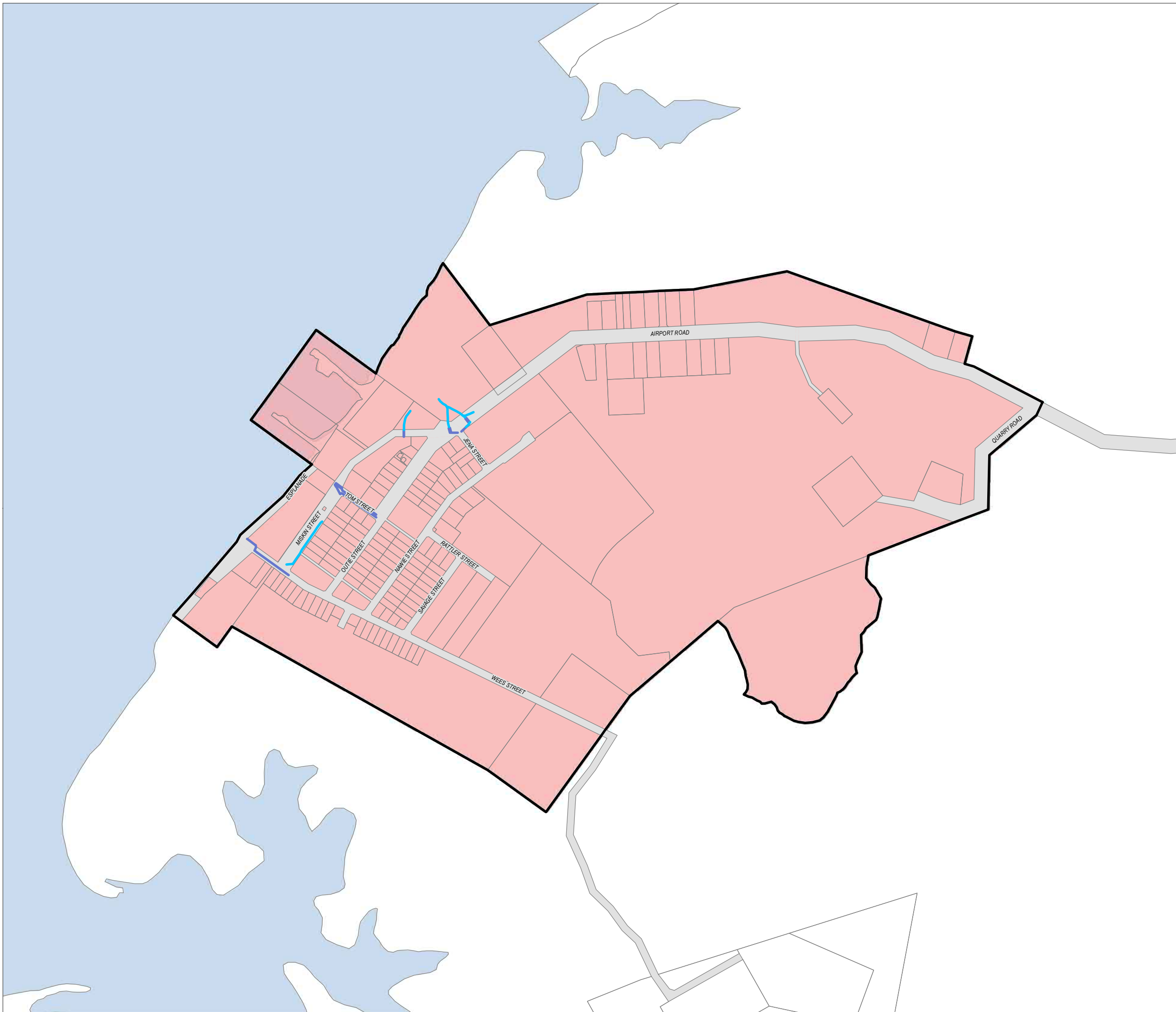
-  Inlet
-  Manhole
-  Open drain
-  Culvert

Stomwater Service Catchments

-  Horn Island
-  Thursday Island - Back
-  Thursday Island - Front

Other Elements

-  Cadastre
-  Ocean/Waterbody/Watercourse
-  Roads and tracks
-  Torres Shire Boundary
-  Area outside Torres Shire



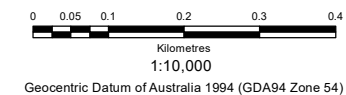
Information

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Geocentric Datum of Australia 1994 (GDA94 Zone 54)

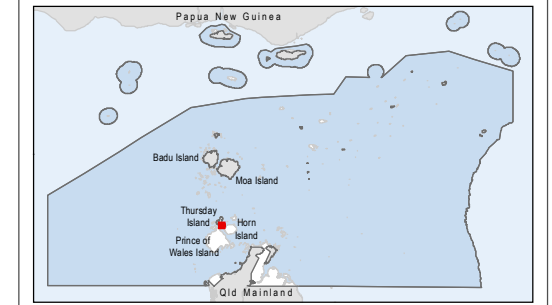
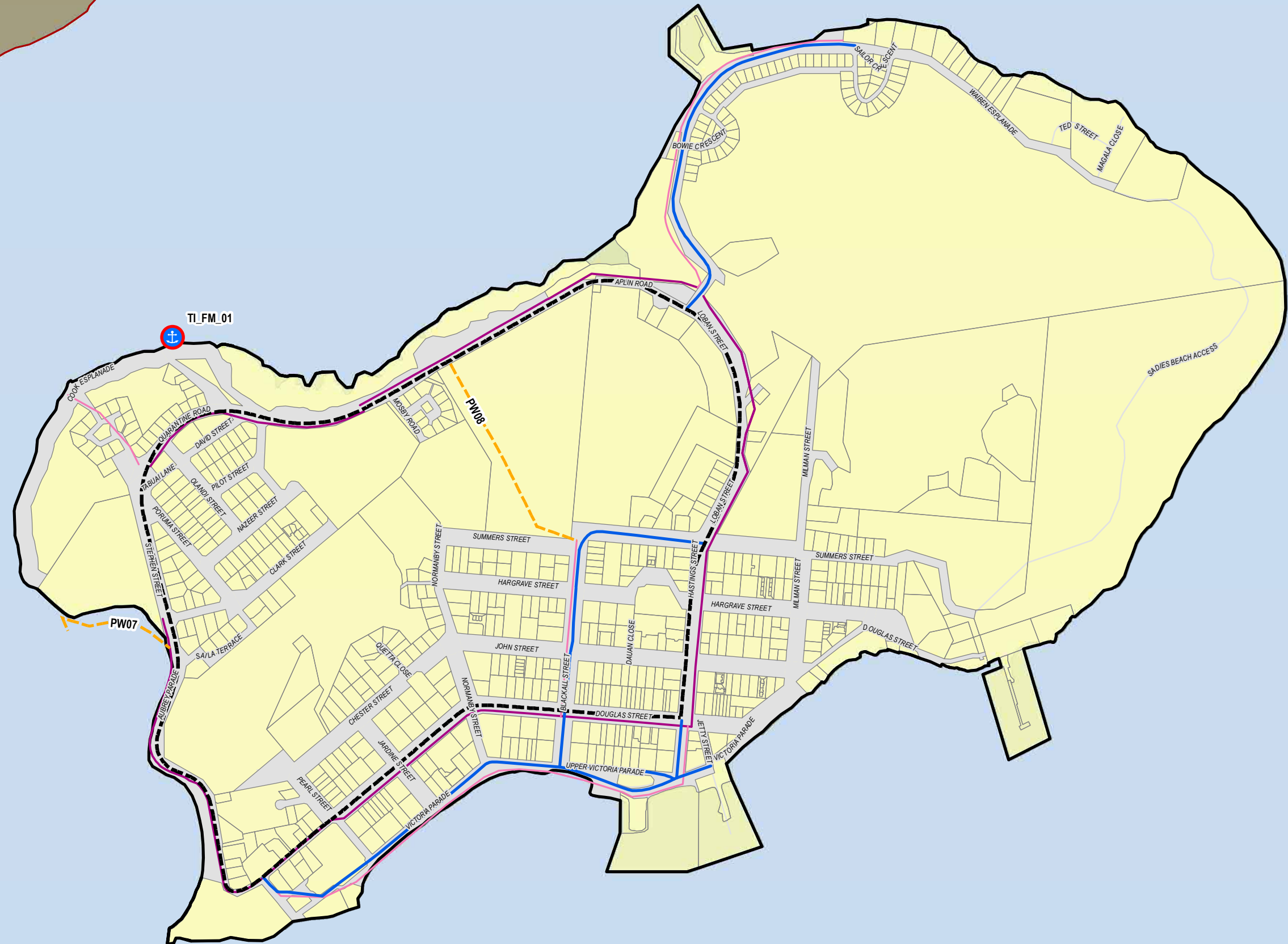
**Plan for Trunk Infrastructure:
Stormwater Network Map -
Horn Island**

SW-02



LEGEND

- State controlled roads
- Existing Trunk Infrastructure**
 - Road
 - Principal network pathway
 - Secondary network pathway
- Future Trunk Infrastructure**
 - Pathway
 - Marina
- Transport Service Catchments**
 - Horn Island
 - Thursday Island
 - Remainder of LGA
- Other Elements**
 - Cadastre
 - Ocean/Waterbody/Watercourse
 - Roads and tracks
 - Torres Shire Boundary
 - Area outside Torres Shire



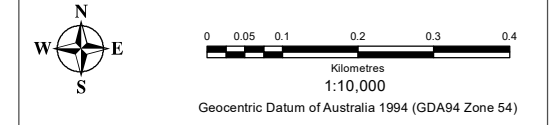
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Map date: 17/03/2021


Note

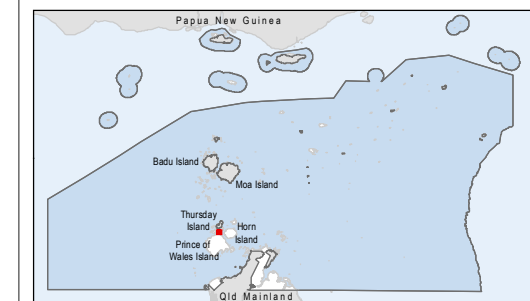
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LEGEND

- State controlled roads
- Existing Trunk Infrastructure**
 - Road
 - Principal network pathway
 - Secondary network pathway
- Future Trunk Infrastructure**
 - - - Pathway
-  Marina
- Transport Service Catchments**
 - Horn Island
 - Thursday Island
 - Remainder of LGA
- Other Elements**
 - Cadastre
 - Ocean/Waterbody/Watercourse
 - Roads and tracks
 - Torres Shire Boundary
 - Area outside Torres Shire



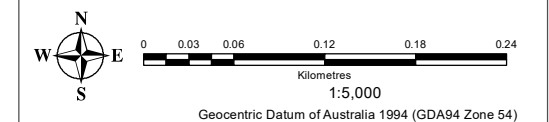
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LEGEND

State controlled roads

Existing Trunk Infrastructure

Road

Principal network pathway

Secondary network pathway

Future Trunk Infrastructure

Pathway

Marina

Transport Service Catchments

Horn Island

Thursday Island

Remainder of LGA

Other Elements

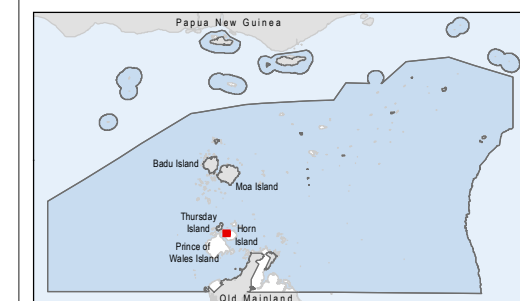
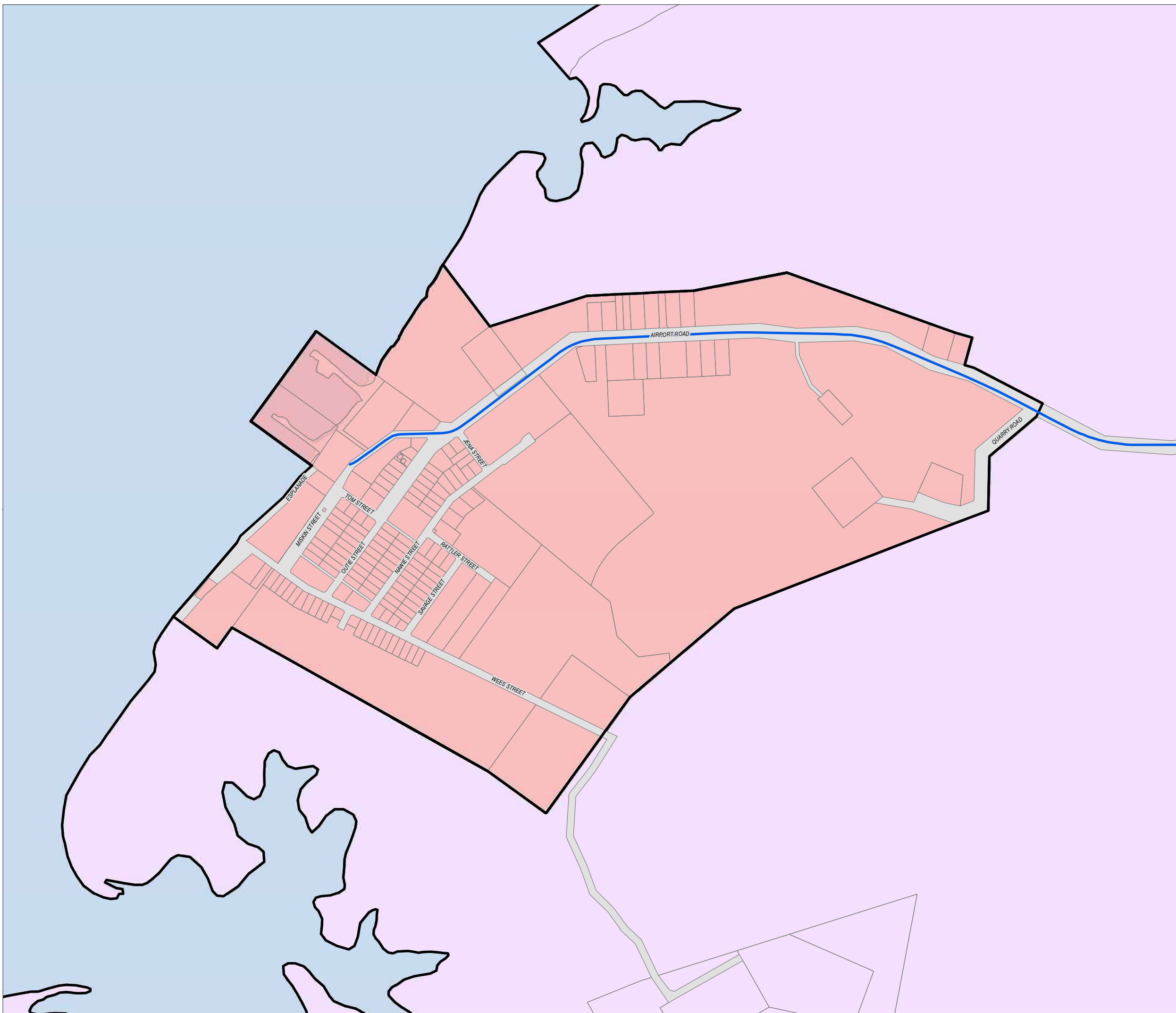
Cadastre

Ocean/Waterbody/Watercourse

Roads and tracks

Torres Shire Boundary

Area outside Torres Shire



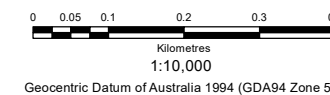
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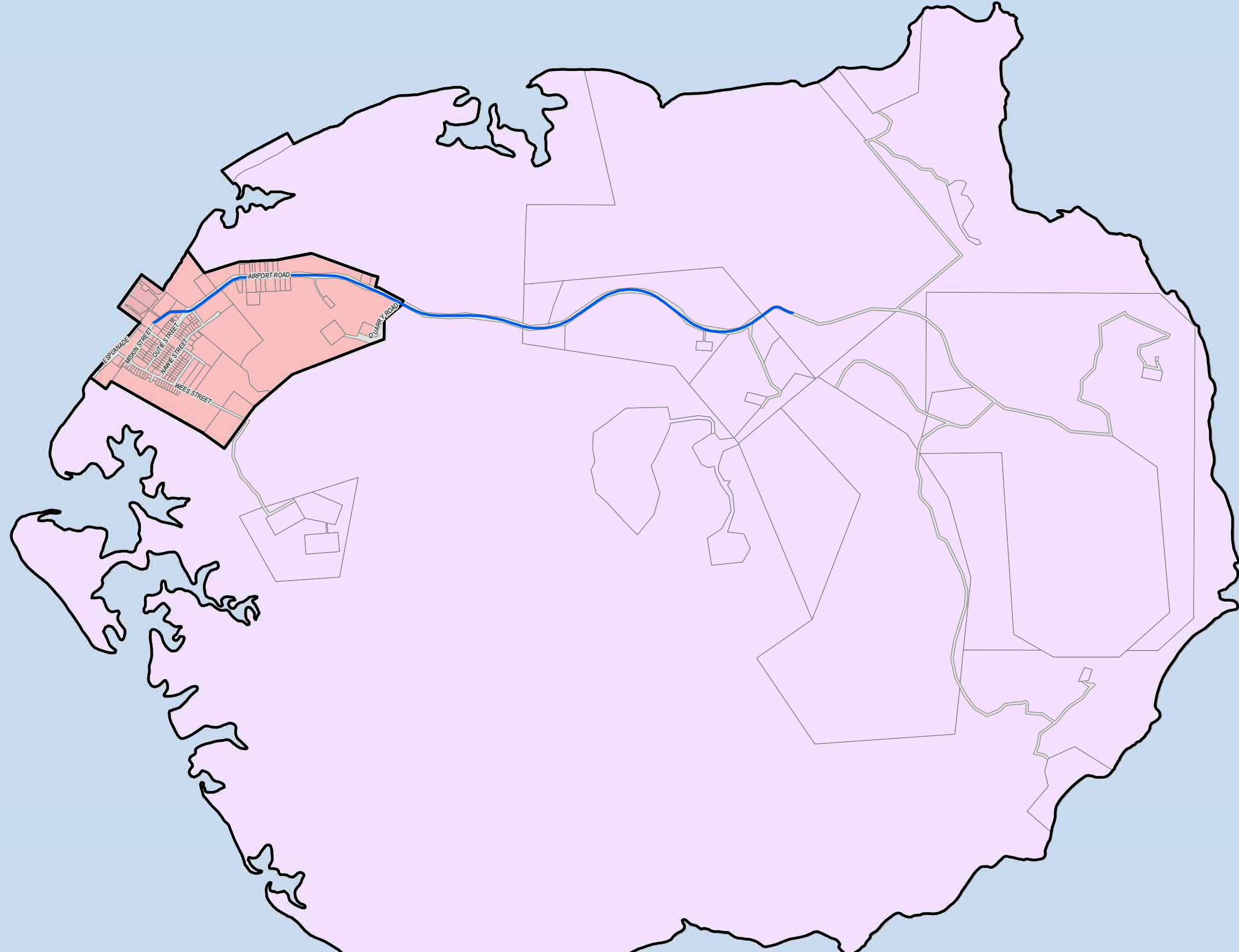
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Geocentric Datum of Australia 1994 (GDA94 Zone 54)

**Plan for Trunk Infrastructure:
Transport Network Map -
Horn Island 1**

TR-03



LEGEND

State controlled roads

Existing Trunk Infrastructure

- Road
- Principal network pathway
- Secondary network pathway

Future Trunk Infrastructure

Pathway

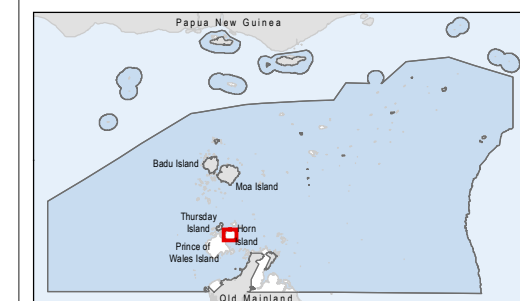
Marina

Transport Service Catchments

- Horn Island
- Thursday Island
- Remainder of LGA

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



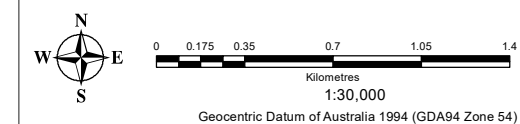
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LEGEND

Existing Trunk Park Hierarchy

- Local
- District
- Regional
- Community land

Future Trunk Infrastructure

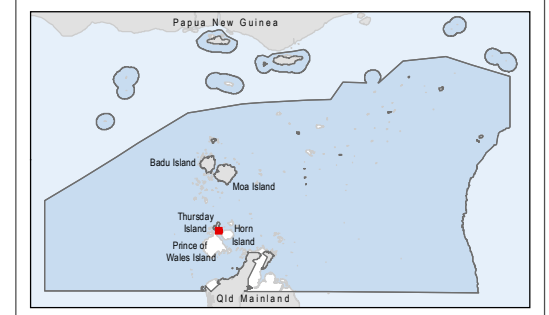
- Local

Parks and Land for Community Facilities Service Catchments

- Horn Island
- Thursday Island
- Remainder of LGA

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



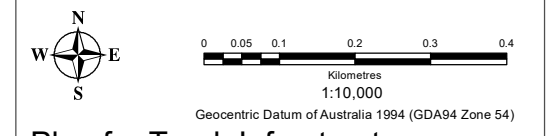
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**Plan for Trunk Infrastructure:
Parks and Land for Community
Facilities Network Map -
Thursday Island**



LEGEND

Existing Trunk Park Hierarchy

- Local
- District
- Regional
- Community land

Future Trunk Infrastructure

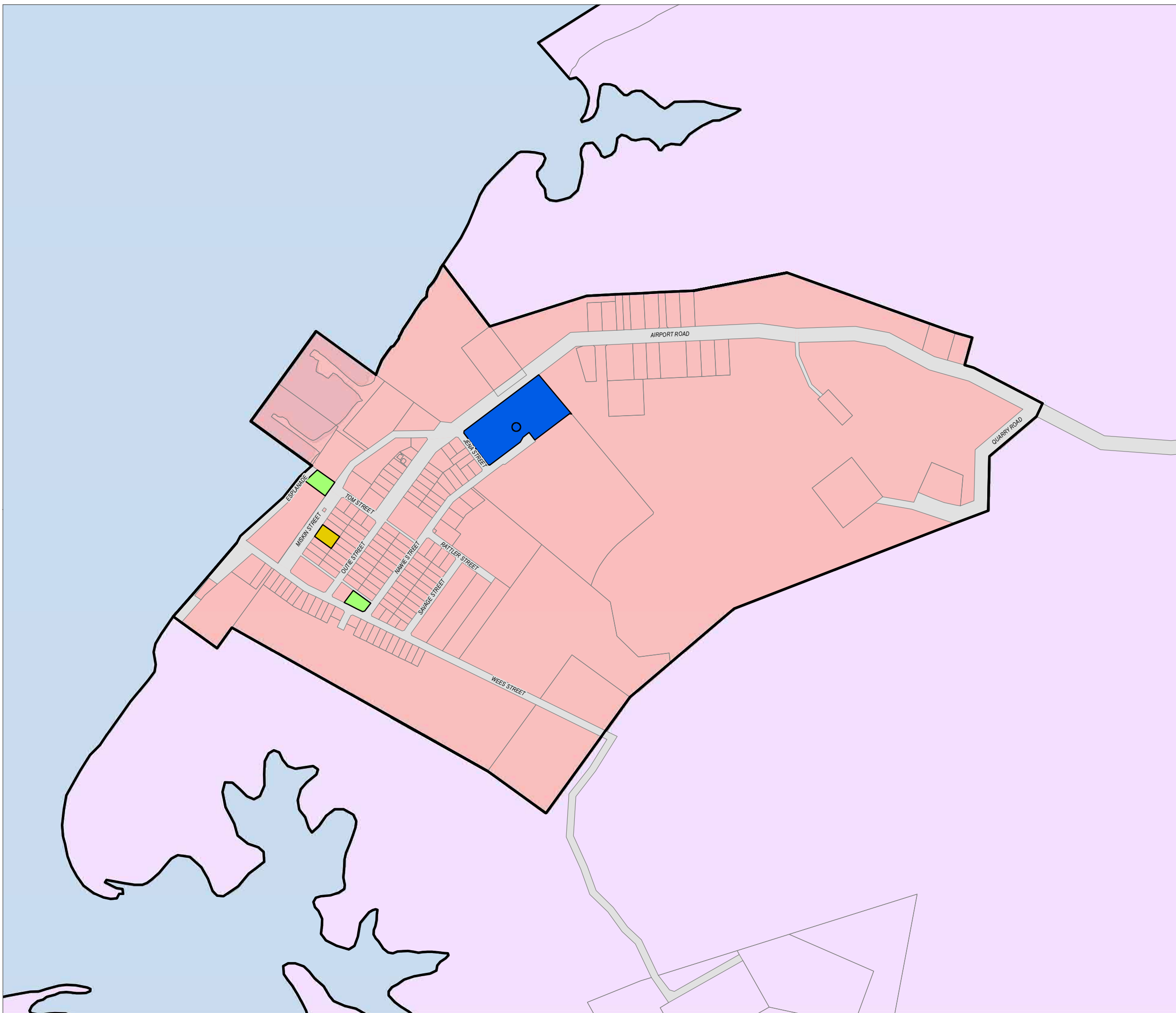
- Local

Parks and Land for Community Facilities Service Catchments

- Horn Island
- Thursday Island
- Remainder of LGA

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



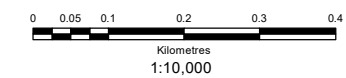
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Geocentric Datum of Australia 1994 (GDA94 Zone 54)

**Plan for Trunk Infrastructure:
Parks and Land for Community
Facilities Network Map -
Horn Island (Town)**

PPCL-02



LEGEND

Existing Trunk Park Hierarchy

- Local
- District
- Regional
- Community land

Future Trunk Infrastructure

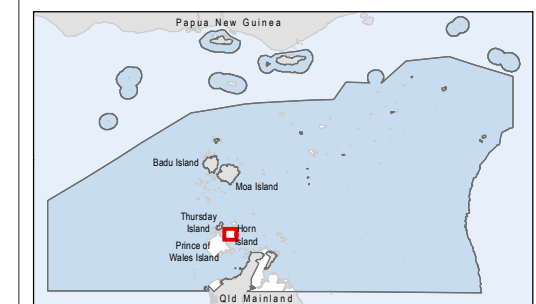
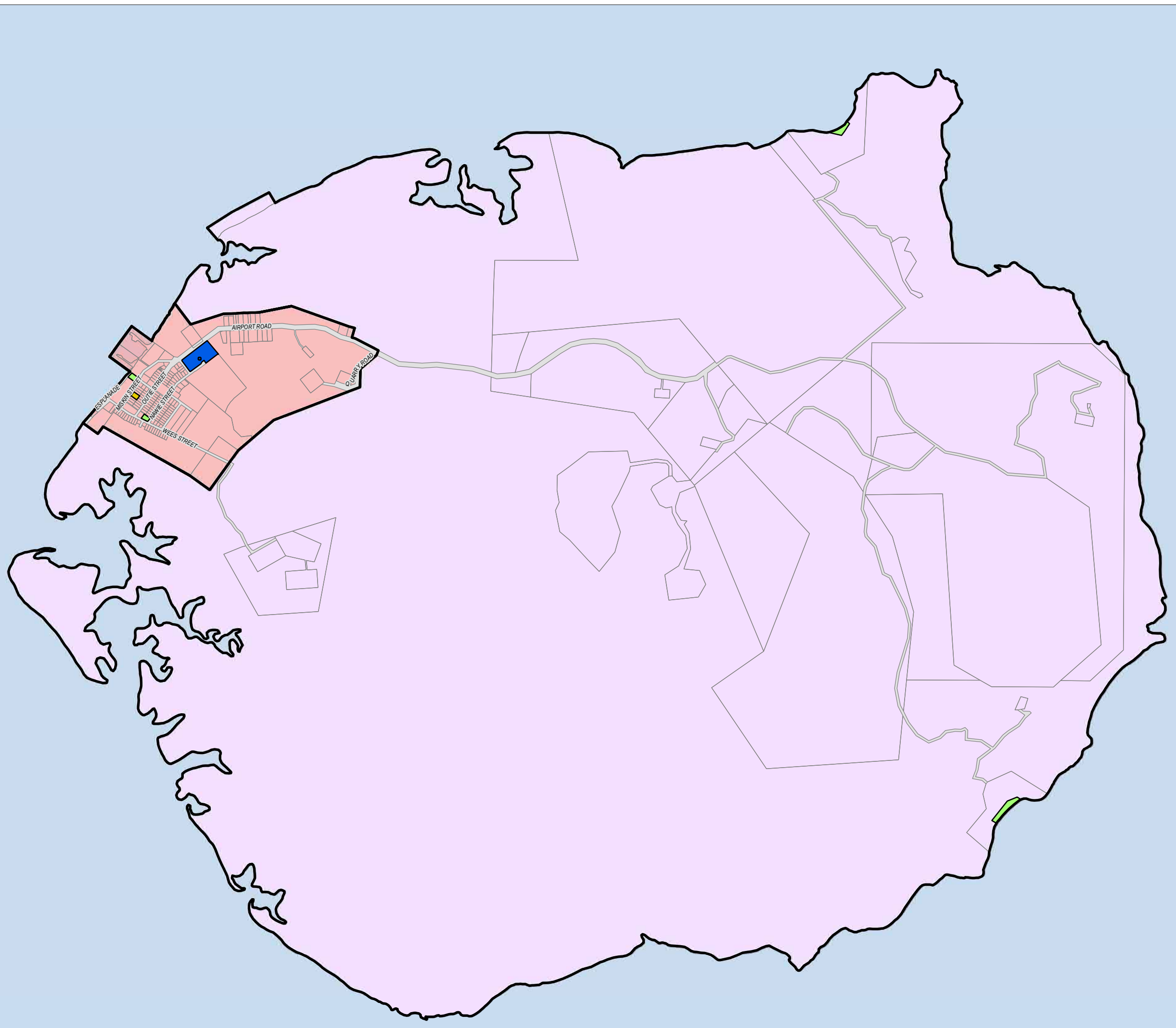
- Local

Parks and Land for Community Facilities Service Catchments

- Horn Island
- Thursday Island
- Remainder of LGA

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Roads and tracks
- Torres Shire Boundary
- Area outside Torres Shire



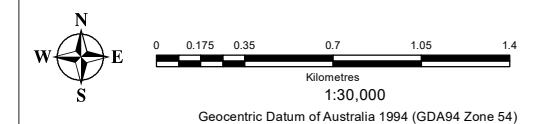
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**Plan for Trunk Infrastructure:
Parks and Land for Community
Facilities Network Map -
Horn Island**

PPCL-03

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 – Notation of decisions under Section 89 of the Act

Date of Decision	Location (Real Property Description)	Decision Type	File/Map Reference
Intentionally left blank			

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

Table SC4.2 – Notation of Resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of Resolution	Date of Effect	Details	Contact Information
Intentionally left blank			

SC4.3 Notation of Registration for Urban Encroachment Provisions under Section 267 of the Act

Table SC4.3 – Notation of Registration for Urban Encroachment Provisions under Section 267 of the Act

Date of Decision	Location of Premises (Real Property Description)	Details of Registration	Term of Registration
Intentionally left blank			

Schedule 5 Designation of Premises for Development of Infrastructure

Table SC5.1 – Designation of Premises for Development of Infrastructure under Section 42 of the Act

Date of Designation or Repeal	Real Property Description	Street Address	Type of Community Infrastructure
18/02/2011 (466)	Lot 1 on SP235270	163 Douglas Street, THURSDAY ISLAND, 4875	Thursday Island Hospital (i) hospitals and associated institutions (u) storage and works depots and the like
06/08/2004 (230)	Lot 1 on RP737855	136 Douglas Street, THURSDAY ISLAND, 4875	Thursday Island Courthouse (d) community and cultural facilities, incl. child-care facilities etc. (o) transport infrastructure mentioned in Sch.10, defn. development infrastructure (r) storage and works depots assoc. with... community infrastructure...(a) to (q) (s) any other facility not in (a) to (r) and intended to accommodate govt. functions
03/07/2009 (408)	Lot 10 on SP205297	37-45 Douglas Street, THURSDAY ISLAND, 4875	Thursday Island Government Office Building (s) any other facility not in (a) to (r) and intended to accommodate govt. functions
23/09/2016 (669)	Lot 1 on RP714049	4 Milman Street, THURSDAY ISLAND, 4875	Thursday Island Ambulance Station and Relief Accommodation (7) emergency services facilities (9) hospitals and associated institutions (15) storage and works depots, inc. admin facilities assoc. with provision or maint. of the CID in this part (16) any other facility not mentioned in this part, intended primarily to accommodate government functions
19/08/2016 (667)	Lot 18 on TS370	Neville Gully Road, THURSDAY ISLAND, 4875	Thursday Island Fire and Rescue Station (7) emergency services facilities; (15) storage and works depots, inc. admin facilities assoc. with provision or maint. of the CID in this part

Date of Designation or Repeal	Real Property Description	Street Address	Type of Community Infrastructure
19/01/2018 (756)	Lot 14 on SP300693	21-23 Outie Street, HORN ISLAND 4875	Horn Island combined Rural Fire Service and State Emergency Services facility (7) emergency services facilities (15) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part (16) any other facility not mentioned in this part that is intended primarily to accommodate government functions.

Schedule 6 Planning Scheme Policies

Table SC6.1 lists all the Planning Scheme Policies applicable to the planning scheme area.

Table SC6.1 – Planning Scheme Policy Index

Planning Scheme Policy title
Planning Scheme Policy 1 – Torres Shire Design Guideline
Planning Scheme Policy 2 – Cultural Heritage

SC6.1 Planning Scheme Policy 1 – Torres Shire Design Guideline

1. Purpose

The purpose of the *Torres Shire Design Guideline* ('the guideline') is to provide guidance in the design of the built environment within the Shire, particularly the design of buildings and structures and the layout of reconfigurations, to ensure that new development is:

- (a) reflective of the unique urban character of Torres Shire;
- (b) supportive of the creation and enhancement of attractive and engaging urban environments;
- (c) responsive to the natural environment within which it is located; and
- (d) maximises the safety of the local community.

2. Application

The guideline applies to development that is assessable against a Standard Outcome that references the guideline. The design principles used in the guideline (refer to Sections 3 and 4) are referred to in the Standard Outcomes of the planning scheme.

An example of a Standard Outcome is provided below. Paragraphs (a) to (g) of this example relate to design principles 1-7.

The built environment is:

- (a) *orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;*
- (b) *designed to protect internal and external spaces from impacts associated with external heat and sunlight;*
- (c) *designed to provide protection for residents, employees and visitors in times of rainfall;*
- (d) *designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;*
- (e) *designed to provide an attractive, interesting and distinct character for Torres Shire;*
- (f) *designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and*
- (g) *responsive to the natural environment and uses the natural environment as a feature within designs.*

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO6 is not applicable to the determination of whether development is Accepted Development.

Note – The above outcome is provided as an example only to aid in interpretation and is not intended to limit the scope of application of the guideline.

3. Interpretation

The guideline consists of the following elements in Section 4 which provide the substantive policy content of the guideline.

- (a) **design principles** which state the core principles that are to be embraced in all development in Torres Shire;
- (b) **design directions** which identify ways in which the design principles may be achieved in new development; and
- (c) **design examples** which provide indications of designs that are considered to achieve the intended design principle and can be used to inform the design of new development.

The following layout has been adopted in Chapters 4, 5 and 6 for each design principle.

#	<p>Design Principle <i>An explanation of the design principle will be provided here.</i></p>		
<p>Design Directions</p> <ul style="list-style-type: none"> (a) <i>Design directions will be listed here to the extent they relate to the design principle.</i> (b) <i>Multiple design directions may be provided for a single design principle.</i> 	<p>Design Examples</p> <table border="1" style="width: 100%; height: 80px;"> <tr> <td style="width: 50%; text-align: center; vertical-align: middle;"><i>Images providing design examples will appear here.</i></td> <td style="width: 50%; text-align: center; vertical-align: middle;"><i>Multiple images may be provided as design examples.</i></td> </tr> </table> <p><i>Explanation in relation to design examples may also be provided below each example.</i></p> <ul style="list-style-type: none"> ✓ <i>A tick is used to identify examples which are consistent with one or more of the design directions.</i> ✗ <i>A cross is used to identify examples which are contrary to one or more of the design directions.</i> 	<i>Images providing design examples will appear here.</i>	<i>Multiple images may be provided as design examples.</i>
<i>Images providing design examples will appear here.</i>	<i>Multiple images may be provided as design examples.</i>		

The design principles have been separated into three themes, namely:

- Design Guideline for the Built Environment (Chapter 4) – Design Principles 1 to 7;
- Design Guideline for Safety (Chapter 5) – Design Principles 8 to 13; and
- Design Guideline for Subdivisions (Chapter 6) – Design Principles 14 to 20.

4. Design Guideline for the Built Environment

1

Design Principle

The built environment is orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors.

Design Directions

- (a) Where possible, buildings are orientated to the north, north-east and east.
- (b) Where possible, a western orientation is avoided.
- (c) Primary living areas are orientated toward the north, north-east and east.

Design Examples

Not Applicable

2

Design Principle

The built environment is designed to protect internal and external spaces from impacts associated with external heat and sunlight.

Design Directions

- (a) Buildings comprise eaves, roof projections, window hoods and awnings that provide sun protection to windows.
- (b) Non-habitable spaces are placed along the western elevation of a building, to provide protection from the setting sun.
- (c) External pedestrian spaces subject to public use are provided with awnings.

Design Examples



✓ 2.1 Window hoods providing sun protection to windows.



✓ 2.2 Window hoods and recessed windows through the use of balconies provide shading.

Refer also to Design Example 3.1 in relation to Design Direction 3.1.

3

Design Principle

The built environment is designed to provide protection for residents, employees and visitors in times of rainfall.

Design Directions

- (a) External pedestrian spaces subject to public use are provided with awnings.
- (b) Entrances to buildings are provided with an awning capable of protecting people from rain.
- (c) Areas such as taxi ranks, bus stops and pick up/drop off areas are provided with awnings, covers or with a porte cochere.

Design Examples



✓ **3.1** Awnings provide a pleasant pedestrian space in varying weather conditions.



✓ **3.2** Consistent awnings along a street promote pedestrian activity due to weather protection.



✓ **3.3** Weather protection for pedestrian entrance.

4

Design Principle

The built environment is designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments.

Design Directions

- (a) Buildings are provided with decks, patios, pergolas and other outdoor spaces are provided for all types of buildings.
- (b) Outdoor spaces are connected with the primary living or use area/s of the building.
- (c) Outdoor spaces provide sun/weather protection such as awnings to provide a cool environment comparable to indoor areas.
- (d) Outdoor spaces are improved with landscaping, where practical.

Design Examples



✓ 4.1 Examples of outdoor space facing the primary street frontage.



✓ 4.2 Upper and lower level outdoor living spaces with outlook to the street / shore.

Refer also to Design Examples 5.1 and 6.1.

5

Design Principle

The built environment is designed to provide an attractive, interesting and distinct character for Torres Shire.

Design Directions

- (a) Buildings comprise different materials, colours and textures.
- (b) Buildings employ projections and lightweight elements such as awnings and sun shades to break up larger wall spaces.
- (c) Buildings comprise an appearance that is compatible with the surrounding area, however employs appropriate differences to create distinction and diversity in the built environment.

Design Examples



✓ **5.1** This building employs a range of features to provide variation and visual interest including changes in shape, colour, text and materials.



✓ **5.2** This house demonstrates compatibility with its surroundings and the local area through use of materials, landscaping and fencing. It provides a lightweight appearance to the street.



✓ **5.3** This building includes variations in form, colour and texture to provide visual interest.

6

Design Principle

The built environment is designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living.

Design Directions

- (a) Buildings comprise windows, doors and other openings in a manner that is reflective of the character of Torres Shire.
- (b) Buildings are designed to be reflective of and responsive to local site characteristics.
- (c) Outdoor spaces are integrated into the design of buildings.
- (d) Outdoor spaces are located to maximise the potential for their use, have regard to local character and the setting of the site.

Design Examples



✓ **6.1** This building includes windows and a balcony in an elevated position.



✗ **6.2** This building includes a large blank wall, small windows and limited outdoor areas.

7

Design Principle

The built environment is responsive to the natural environment and uses the natural environment as a feature within designs.

Design Directions

- (a) Buildings minimise alterations to the natural terrain where practical through the use of elevated structures and pole and pier design.
- (b) Distinct landforms, drainage lines and vegetation are incorporated as features within development.
- (c) Buildings include designs and materials that reflect their natural surroundings.
- (d) Buildings are complemented by quality landscaping that aids in place making and character.

Design Examples



✓ 7.1 Buildings requiring minimal alterations to the natural terrain of the land.



✓ 7.2 Landscaping can be used as a landmark to provide character and a sense of place.



✓ 7.3 Use of natural terrain and a range of landscaping to provide a responsive design that creates a landmark.

5. Design Guideline for Safety

8

Design Principle

The built environment is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces.

Design Directions

- (a) Building windows are orientated towards and are visible from adjoining public spaces.
- (b) Building entrances and access areas are provided in a location that promotes activity adjoining public places and provides for visibility of the access areas.
- (c) Buildings are designed to engage with adjoining public parkland.

Design Examples



✓ **8.1** Outdoor spaces and building entrance addressing the street.



✗ **8.2** Blank walls and servicing areas fronting the street providing limited interface with the public realm.



✗ **8.3** Car parking, blank walls and large fences facing the street provides limited to no overlooking.

9

Design Principle

The built environment avoids creating locations that are attractive or suited to the conducting of criminal activities.

Design Directions

- (a) Locations where a person could become trapped, blind and dark corners and blind spots are not created.
- (b) Pedestrian spaces that are narrow or involving multiple turns are not created.

Design Examples



✓ **9.1** The driveway in the left of this photograph promotes visibility of activities along the side and rear of the site.



✓ **9.2** Visibility is provided through the site to the rear buildings.



✓ **9.3** Community facilities are clearly visible from the streetscape allowing casual surveillance.

10

Design Principle

The built environment provides for the appropriate definition of public, semi public and private spaces.

Design Directions

- (a) The boundaries of private land are delineated through fencing, landscaping or surface treatments.
- (b) Boundary treatments do not prevent the achievement of casual surveillance.
- (c) Signage is used as a secondary/supporting method of identifying ownership and access restrictions.

Design Examples



✓ **10.1** Fencing is used to provide boundary delineation whilst maintaining surveillance due to its transparent design.



✓ **10.2** Signage is used to regulate activity and identify ownership



✗ **10.3** A large blank wall to the street prevents casual surveillance

11

Design Principle

The built environment includes lighting and signage that promotes safety and visibility of people.

Design Directions

- (a) Pedestrian paths, building entrances and car parks are provided with lighting.
- (b) Lighting is incorporated as a feature of buildings where practical.
- (c) Directional signage, building names and street numbers are provided to aid in pedestrian movement.

Design Examples



✓ 11.1 Signage (name and number) is used to identify premises.



✓ 11.2 Clear street numbering on the front of a building to aid in navigation



✓ 11.3 Lighting and signage used to assist in navigation and visibility.

12

Design Principle

The built environment promotes a merging of external and internal activities to provide activation and safety, in key precincts such as commercial centres or community areas

Design Directions

- (a) Spaces such as shop windows, counters and dining areas are provided toward the street.
- (b) Outdoor activities such as footpath dining are promoted in appropriate locations.
- (c) Where compatible with the amenity and character of the area, a mix of uses that provide increased activation during day and night is promoted.

Design Examples



✓ **12.1** Outdoor dining facing the street, promoting interaction.



✗ **12.2** Limited windows and openings and large blank walls limit surveillance opportunities and engagement with external spaces.

13

Design Principle

The built environment is designed in a manner that discourages criminal and anti-social behaviour.

Design Directions

- (a) Buildings incorporate features which deter criminal activity such as security screens, provided these are integrated in a manner that is architecturally pleasing.
- (b) Buildings include surface treatments that are not easily vandalised or defaced.
- (c) Monitoring systems such as surveillance cameras are prominently located.
- (d) Signage is used to promote security and safety features.

Design Examples



✓ 13.1 Prominent surveillance equipment.

6. Design Guideline for Subdivisions

14

Design Principle

Subdivisions are designed in a manner that promotes community cohesion.

Design Directions

- (a) Public parkland and non-residential uses are located in a manner that promotes their use as a gathering place and location of engagement for the community.
- (b) Lots are designed to promote the creation of distinct local areas and neighbourhoods.

Design Examples



✓ 14.1 Public parkland (shown in green) provided central to the community.

15

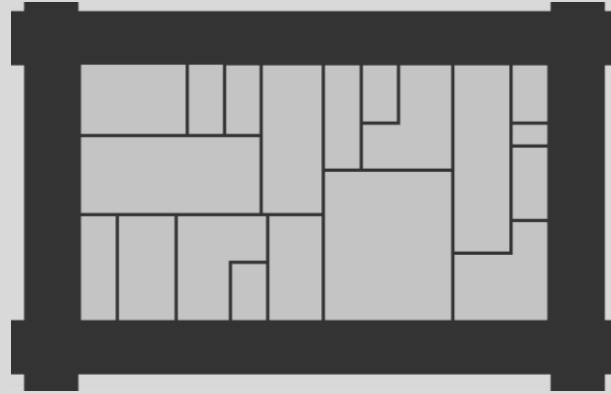
Design Principle

Subdivisions are designed in a manner that promotes community diversity.

Design Directions

- (a) A range of lot sizes is provided to accommodate varying types and sizes of buildings, dwellings and uses.
- (b) Lot mixes are achieved through an inclusive design rather than through segregation (i.e. all the small lots are not located together, but instead distributed throughout the development with larger lots).

Design Examples



✓ 15.1 The above diagram shows how lot diversity can be integrated within a single block.

16

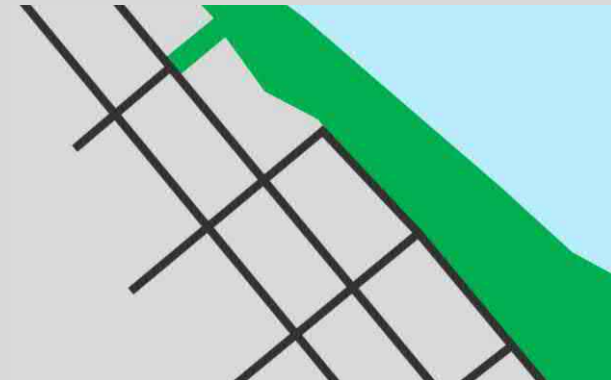
Design Principle

Subdivisions provide for improved community access to the coastline, waterways and other prominent natural areas.

Design Directions

- (a) Public parkland is located along coastal areas and retained natural areas.
- (b) Coastal public spaces are integrated to provide linear recreational opportunities across broader areas.

Design Examples



✓ 16.1 Integrated linear parkland (shown in green) along the coastline providing public access.

17

Design Principle

Subdivisions provide for the efficient movement of pedestrians and vehicles within the local area.

Design Directions

- (a) Cul-de-sacs are avoided and otherwise minimised in length.
- (b) Pedestrians pathways, of minimal length, are provided at the end of cul-de-sacs to improve connectivity for lots within the cul-de-sac.
- (c) Subdivision layouts with centralised access and extensive internal circulating arrangements are avoided.
- (d) Subdivision layouts minimise the length of travel internal to the site.

Design Examples



✓ **17.1** Pedestrian linkages (dotted lines) improve connectivity where roads, particularly cul-de-sacs, are unable to be avoided.

18

Design Principle

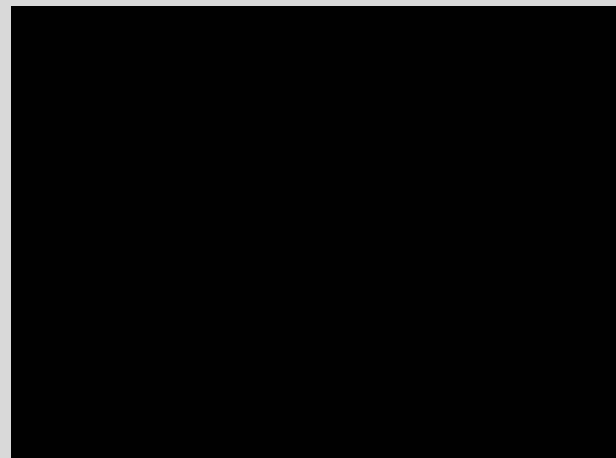
Subdivisions promote a lower speed of vehicular travel in residential areas to improve resident safety.

Design Directions

- (a) Long straight roads are avoided unless providing an arterial or collector function.
- (b) Regular intersections are provided.
- (c) Small changes in direction are used, particularly at intersections.

Note – These Design Directions must be implemented have regard to safe and proper engineering practice, particularly in regard to intersection spacing.

Design Examples



✓ **18.1** Various features include offset intersections, small variations in road direction and limits on continuous streets aid in slowing vehicle speed whilst maintaining relatively direct connectivity.

19

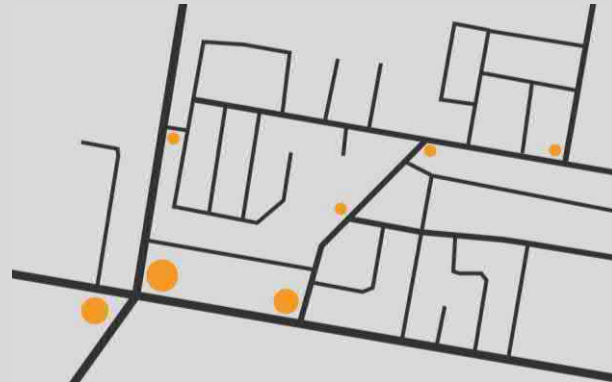
Design Principle

Subdivisions are designed to aid navigation and develop distinct local character.

Design Directions

- (a) Non-residential and community uses are located at prominent locations, such as intersections, within the subdivision, to provide landmarks.
- (b) Subdivision layouts avoid multiple or significant changes of direction that have the potential to disorientate road users.
- (c) Subdivision layouts that are conducive to repetitive urban forms (such as consistently sized lots) are avoided.

Design Examples



✓ **19.1** Landmarks (shown as orange dots) of varying significance can be used to aid in navigation when located at key decision points.

20

Design Principle

Subdivisions are designed to provide for the buffering of incompatible land uses and activities.

Design Directions

- (a) Residential uses fronting major roads are provided with landscape buffering and setbacks.
- (b) Landscape buffers are used to physically separate incompatible uses.
- (c) Subdivision layouts provide opportunities for access to residential lots fronting major roads, to increase buffering opportunities

Design Examples



✓ **20.1** A combination of fencing, landscaping and building design is used to buffer this building from a major road.

SC6.2 Planning Scheme Policy 2 – Cultural Heritage

1. Purpose

This Planning Scheme Policy seeks to integrate the protection and management of locally significant cultural heritage in Torres Shire with the regulation of development activity. The Planning Scheme Policy specifically seeks to ensure that the knowledge, culture and tradition of Aboriginal and Torres Strait Islander people is valued, protected and promoted through development in Torres Shire.

The processes detailed by this Planning Scheme Policy are to be used as a method of demonstrating compliance with the applicable assessment benchmarks of the planning scheme. These steps will also assist development to ensure that appropriate investigation and management of cultural heritage values is undertaken and that an adverse cultural heritage impact does not occur.

The Planning Scheme Policy is intended to be used as a guide, to assist Applicants in preparing documentation and completing actions to achieve compliance with the applicable assessment benchmarks for a development application. The Planning Scheme Policy does not prevent an alternative methodology being used to achieve compliance with these provisions, however an alternative approach will be subject to assessment.

This Planning Scheme Policy does not override any obligation under the *Queensland Heritage Act 1992* (QHA), the *Aboriginal Cultural Heritage Act 2003* (ACHA) or the *Torres Strait Islander Cultural Heritage Act 2003* (TSICHA). Conversely, the application of this Planning Scheme Policy, particularly in identifying matters of local cultural heritage significance, is not limited by the QHA, the ACHA or the TSICHA. The Planning Scheme Policy supports the implementation of a more detailed and locally specific planning framework, beyond that provided for by the aforementioned legislation.

Further to the above, where possible, the Planning Scheme Policy has sought to align requirements with those already established under existing legislation, to avoid duplication or unnecessary variation of established practices.

2. Application

This Planning Scheme Policy applies to the extent it is referenced by the Merit Outcomes for the Heritage theme or the Standard Outcomes for the Heritage Overlay. The methodologies prescribed in the Planning Scheme Policy are to be used to demonstrate compliance with the applicable assessment benchmarks.

The Planning Scheme Policy provides guidance on how to investigate and document management controls to protect cultural heritage and, where relevant, the approved methods to consult with relevant stakeholders. The application and timing of the processes prescribed in this Planning Scheme Policy is dependent on the relationship between development and the Heritage Overlay of the planning scheme. In order to determine the relevant processes under this Planning Scheme Policy, the applicable mapped areas of the Heritage Overlay should be referred to. The Heritage Overlay identifies the following mapped areas of local heritage significance on **Map OM-701 to Map OM-705b**:

- (a) *Local Indigenous heritage place*
- (b) *Local non-Indigenous heritage place*
- (c) *Indigenous heritage high risk area*
- (d) *Non-Indigenous heritage high risk area*

Note – This Planning Scheme Policy does not apply to *State heritage places* shown on **Map OM-701 to Map OM-705b**.

2.1 Processes

The application of the processes to investigate and manage cultural heritage through a development application prescribed by this Planning Scheme Policy are outlined in **Table SC6.2**.

Table SC6.2 – Cultural Heritage Investigation and Management Processes for Development Applications

Phase	Local Indigenous heritage Place	Local Non-Indigenous Heritage Place	Indigenous Heritage High Risk Area	Non-Indigenous Heritage High Risk Area
Pre-Application	B2 + C	D	A + B1	A
Development Assessment	-	-	B2 + C	-
Approval	E1	E1	E1	D + E1
Post Approval	E2 + F	E2	E2 + F	E2

Note – Where development is located in more than one mapped heritage area or is found to have multiple heritage values, a management plan process is to be followed that ensures all heritage values are protected and duty of care is always followed. This may require the preparation of more than one agreement, management plan or assessment.

Note – Where an agreement or management plan is unable to be agreed, Council may accept an alternative method of achieving compliance with the relevant assessment benchmarks. The acceptance of any alternative method is subject to assessment against the relevant assessment benchmarks as part of the development assessment process.

For the purposes of **Table SC6.2**, the processes prescribed in **Table SC6.3** are applicable.

Table SC6.3 – Cultural Heritage Processes

ID	Process Name	Section of PSP
A	Risk Assessment	Section 4
B1	Consultation – Process 1	Section 3, other than Section 3.3
B2	Consultation – Process 2	Section 3, other than Section 3.2
C	Cultural Heritage Agreement or Cultural Heritage Management Plan	Section 5
D	Heritage Impact Statement or Conservation Management Plan	Section 6
E1	Conditions	Section 7.1
E2	Compliance	Section 7.2
F	Supervision	Section 8

The following sections of the Planning Scheme Policy document explain the processes listed in **Table SC6.3**.

2.2 Understanding Heritage Overlay High Risk Areas

The Heritage Overlay identifies high risk areas for both Indigenous and non-Indigenous heritage. These mapped areas identify land where cultural heritage significance may be present on land. This land generally has not already been subject to significant ground disturbance.

Examples of areas of high cultural heritage risk may include:

- Waterways
- Coastal land
- Areas that have significant stands of vegetation
- Geological features such as escarpments, hills, rock formations, peninsulas
- Caves
- Dunes
- Story places

The mapping of *Local Indigenous heritage places* and *Indigenous heritage high risk areas* within the Heritage Overlay has been prepared based on best available information and within the constraints of available Indigenous cultural heritage information. It is noted that data confidentiality and information access/use limitations are key issues and constraints to a complete inclusion of Indigenous cultural heritage values into the land use planning and assessment framework. There can exist varying levels of Indigenous cultural heritage data sensitivity and confidentiality, such as:

- information acceptable for public use;
- information permitted for limited or controlled access/use;
- information not to be mapped;
- information that cannot (usually) be divulged to non-Indigenous people; and
- withheld cultural information.

For this reason, the duty of care provisions remain applicable to development occurring in Torres Shire.

3. Consultation

3.1 Consultation Principles

It is essential that any person or organisation proposing to develop in Torres Shire communicate with the custodians of the land and the local community.

Consultation with the prescribed bodies corporate that represent the traditional custodians and owners of land and sea in the Torres Strait through Registered Native Title Body Corporate (RNTBC) or other respective trustee is a requirement for development within the areas of known or potential Indigenous cultural heritage identified by the Heritage Overlay.

Consultation early in the development planning process is fundamental to achieving compliance with the assessment benchmarks of the planning scheme and ensuring development values, protects and promotes the knowledge, culture and tradition of Aboriginal and Torres Strait Islander people. Consultation under this Planning Scheme Policy is to occur:

- as part of the preparation of a Risk Assessment relating to an *Indigenous heritage high risk area* (see Section 3.2); and/or
- as part of the preparation of a Cultural Heritage Agreement for either a *Local Indigenous heritage place* or an *Indigenous heritage high risk area* (if required) (see Section 3.3); or
- as part of the preparation of a Cultural Heritage Management Plan for either a *Local Indigenous heritage place* or an *Indigenous heritage high risk area* (if required) (see Section 3.3).

3.2 Risk Assessment Consultation

Consultation is to be undertaken as part of the preparation of a Risk Assessment pursuant to the process prescribed in Section 4 of this Planning Scheme Policy. Consultation undertaken at this stage should be focussed on understanding:

- any known locations of cultural heritage significance (that are not documented by the Heritage Overlay);
- the association of Indigenous people with the site;
- the activities undertaken on the site by Indigenous people;
- the likelihood of previous usage to have generated something of cultural heritage significance; and
- the compatibility of any values with future development activity.

3.3 CHA / CHMP Consultation

Consultation is to be undertaken as part of the preparation of a Cultural Heritage Agreement or Cultural Heritage Management Plan pursuant to the processes prescribed in Section 5 of this Planning Scheme Policy. Consultation undertaken at this stage should be focussed on understanding:

- the significance of identified *Local Indigenous heritage places*, beyond that articulated in any statement of significance under the planning scheme;
- any known locations of cultural heritage significance (that are not documented by the Heritage Overlay);
- the association of Indigenous people with the site;
- the activities undertaken on the site by Indigenous people;
- the compatibility of any values with future development activity; and
- methods to manage impacts on known and potential matters of cultural heritage significance.

Where consultation is undertaken in relation to an activity that has already been subject to a Risk Assessment (see Section 3.2 and Section 4), consultation in relation to a CHA or CHMP need only relate to those matters not already covered by the Risk Assessment.

3.4 Who to Consult

Cultural heritage bodies under the ACHA and the TSICHA are responsible for identifying Aboriginal and Torres Strait Islander parties for an area. These parties may be a native title party for an area, or if there is not a native title party for an area, an Aboriginal or Torres Strait Islander person with particular knowledge about traditions, observances, customs or beliefs associated with an area.

In Torres Shire there are several PBCs and other persons to consult with and depending on a site's location, there may be multiple people or PBCs to consult with.

Working in partnership with government agencies that work with, or represent, Aboriginal and Torres Strait Islander peoples is recommended. This can help to ensure their needs and interests are appropriately identified and captured as part of the consultation process.

For more information on cultural heritage bodies, contact the Department of Aboriginal and Torres Strait Islander Partnerships, Cultural Heritage Unit on telephone 1300 378 401 or email cultural.heritage@datsip.qld.gov.au.

3.5 How to Consult

Council strongly encourages anyone undertaking consultation for cultural heritage matters to utilise and familiarise themselves with resource material available from the Department of Aboriginal and Torres Strait Islander Partnerships website www.datsip.qld.gov.au

The Council factsheet *Aboriginal and Torres Strait Islander Cultural Heritage Management – Agreement Making* outlines the steps required to be undertaken when consulting on an agreement or management plan.

The ACHA and TSICHA requires a statutory one-month notification period of an intention to develop a CHMP, followed by a three-month period of negotiation and consultation with the Aboriginal or Torres Strait Islander party regarding the terms of the CHMP. Notification requires both an advertised public notice and a written notice issued to the registered Aboriginal or Torres Strait Islander Cultural Heritage Body (or Bodies) for the area.

4. Risk Assessment

In Queensland, Aboriginal and Torres Strait Islander cultural heritage includes anything that is:

- a significant Aboriginal or Torres Strait Islander area in Queensland; or
- a significant Aboriginal or Torres Strait Islander object in Queensland; or
- evidence of archaeological or historic significance, of Aboriginal or Torres Strait Islander occupation of an area of Queensland.

This is a broad definition and captures both archaeology and places of social or spiritual significance.

Aboriginal and Torres Strait Islander archaeology can take many forms, including stone artefacts (sometimes resting on the ground surface but also below ground), evidence of habitation (e.g. cooking hearths) and human or animal burials, and landform or vegetation markings such as scarring on trees.

Aboriginal and Torres Strait Islander cultural heritage includes places that may not have any archaeology or obvious physical markers at all. These places may be significant for broader cultural reasons. For example:

- places associated with creation stories (sometimes called ‘Dreaming sites’);
- places associated with particular totemic species or where Aboriginal or Torres Strait Islander people may have particular obligations to care for country;
- places that are spiritually significant for other reasons e.g. as a place of birth, death or ceremony;
- places where other cultures came into contact with Aboriginal and Torres Strait Islander people; or
- places that are significant for more contemporary reasons (e.g. cemeteries, meeting places, community halls, churches).

A Risk Assessment should consider:

- existing records in relation to the site such as (but not limited to) the Heritage Overlay, any relevant statements of significance and the Queensland cultural heritage database;
- existing records in relation to the surrounding area such as (but not limited to) the Heritage Overlay, any relevant statements of significance and the Queensland cultural heritage database;
- the duty of care provisions, as detailed in **Figure SC6.1**;
- the advice of Indigenous parties obtained as part of consultation (see Section 3);
- the extent and nature of ground disturbance previously having occurred on the site;
- the setting and surrounding development pattern of the site; and
- the extent, location and nature of the development, particularly the extent of ground disturbance.

Based on the considerations detailed above, the Risk Assessment should determine the level of cultural heritage risk associated with the development and, if required, any further management controls to appropriately manage that risk.

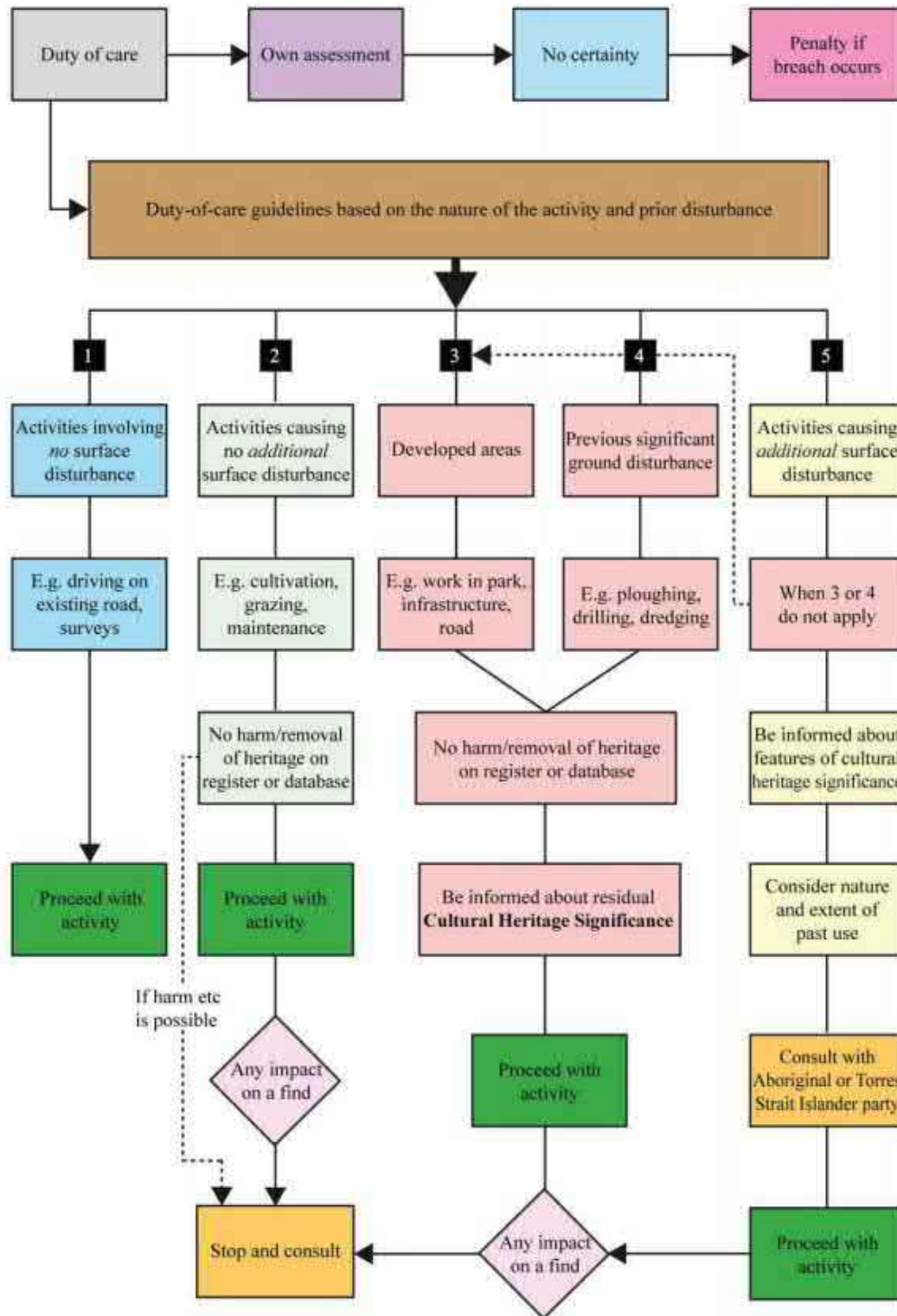


Figure SC6.1 – Duty of Care Risk Assessment Process Diagram

5. Indigenous Agreements and Management Plans

5.1 Basic Principles

In relation to Indigenous heritage, an Applicant may prepare a:

- Cultural Heritage Agreement (CHA); or
- Cultural Heritage Management Plan (CHMP).

A CHA or a CHMP must document management controls associated with a specific development on a specific site. The management controls documented in a CHA or a CHMP are to be prescribed in order to appropriately manage actual and potential impacts on matters of cultural heritage significance. CHAs and CHMPs are a way of protecting and managing identified cultural heritage values while allowing development to proceed.

A suitably qualified person is required to prepare a CHA or a CHMP. As well as the costs of the qualified person, fees may also be payable to the organisation who approves the CHA or CHMP. All fees associated with the process of preparing a CHA or a CHMP are to be borne by the applicant.

5.2 Identifying and Managing Impacts

Before starting any development activities, it is important to understand if and how development could affect known and potential cultural heritage values. This requires the consideration of:

- existing records in relation to the site such as (but not limited to) the Heritage Overlay, any relevant statements of significance and the Queensland cultural heritage database;
- the advice of Indigenous parties obtained as part of consultation (see Section 3);
- any relevant Risk Assessment prepared for the site (see Section 4);
- the extent, location and nature of the development, particularly the extent of ground disturbance or alteration of existing improvements that are of cultural heritage value; and
- the nature of the significance aspects and how any proposed changes minimise detrimental impact.

5.3 Cultural Heritage Agreements

A Cultural Heritage Agreement may be entered into with an Indigenous party in relation to a *Local Indigenous heritage place* or an *Indigenous heritage high risk area*. The CHA should be prepared consistent with the duty of care guidelines. A CHA is to be in the format of a formal written report prepared by a suitably qualified person. The CHA should document management controls that are agreed to by the Indigenous party in relation to the development proposal.

5.4 Cultural Heritage Management Plans

A Cultural Heritage Management Plan is a written report prepared by a suitably qualified person under the ACHA and TSICHA. A CHMP is an agreement between a land user (sponsor) and Traditional Owners (endorsed party) developed under Part 7 of those Acts. It includes results of an assessment of the potential impact of a proposed activity on matters of cultural heritage significance. It outlines measures to be taken before, during and after an activity to manage and protect cultural heritage.

Council requires all CHMPs to be prepared in accordance with the existing framework and processes under the ACHA and TSICHA and the guidelines available through the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) (see Section 9).

Under the ACHA and the TSICHA there is a statutory one-month notification of an intention to develop a plan followed by a three (3) month negotiation/consultation with the relevant party on the terms of the plan.

More information is also available on Council's *Cultural Heritage Management Plans* fact sheet.

6. Non-Indigenous Assessments and Management Plans

6.1 Basic Principles

In relation to non-Indigenous heritage, an Applicant may prepare a:

- Heritage Impact Statement (HIS); and/or
- Conservation Management Plan (CMP).

A suitably qualified person is required to prepare a HIS or CMP. All fees associated with the process of preparing a HIS or CMP are to be borne by the applicant.

6.2 Identifying and Managing Impacts

Before starting any development activities, it is important to understand if and how development could affect known and potential cultural heritage values. This requires the consideration of:

- existing records in relation to the site such as (but not limited to) the Heritage Overlay, any relevant statements of significance and the Queensland cultural heritage database;
- the extent, location and nature of the development, particularly the extent of ground disturbance or alteration of existing improvements that are of cultural heritage value; and
- the nature of the significance aspects and how any proposed changes minimise detrimental impact.

6.3 Heritage Impact Statement

Development applications are best supported by a Heritage Impact Statement (HIS) that addresses the specific type of development proposed.

A HIS is a report that identifies the nature and extent of potential impacts that a proposed development may have on the cultural heritage significance of a heritage place.

The HIS is to describe the detail of a particular development proposal, review the proposal against the identified aspects of heritage significance and demonstrate that the proposal would not make a detrimental impact on the cultural heritage significance.

A HIS does not reassess the statement of significance, however it must refer to the existing identified statement of significance (where provided) in order to demonstrate the proposed development does not make a detrimental impact.

The HIS is also to refer to any relevant CMP Policy, if available, to demonstrate the CMP policies have been followed.

A HIS is to be provided for any works that are beyond the works identified as minor maintenance. See Council's factsheet *Minor Maintenance Works* for further information and guidance.

See Council's factsheet *Heritage Impact Statements* further information and guidance on how to prepare a HIS.

6.4 Conservation Management Plan

A Conservation Management Plan (CMP) is a guiding document for the future conservation and management of State and *Local non-Indigenous heritage places*. CMP's are particularly useful for large or complex sites to provide appropriate conservation and inform future building management planning.

A CMP:

- identifies the historical background of the place;
- identifies the heritage values or significance of a place;
- provides a set of conservation policies to be applied to conserve that significance in the face of change; and
- may recommend a management strategy or master plan by which the policies could be put into action.

A CMP provides owners, property managers and approval authorities with a level of certainty about the heritage place in their care and control. A CMP is considered to be a 'best practice' management tool.

A CMP does not need to be prepared for a heritage place, however may be prepared by an Applicant or land owner.

If a CMP is to be prepared, it is to be provided in accordance with the Queensland Department of Environment and Science (DES) guidelines (see Section 9 of this Planning Scheme Policy).

The CMP may review and provide an updated or more detailed analysis of significance, beyond that already provided by a statement of significance in the planning scheme (if provided).

See Council's factsheet *Conservation Management Plans* for further information and guidance on how to prepare a CMP.

7. Approvals, Conditions and Compliance

7.1 Conditions

A copy of any approved CHA, CHMP, CMP or HIS will be recorded by Council on a Register of Heritage Management Plans. This register is a public document. Compliance with these documents, if relevant, will also be a condition of any development permit.

Further to Councils approval and record of any CHMP, a CHMP will also be a registered document with the Department of Aboriginal and Torres Strait Island Partnerships.

7.2 Compliance

Development to which a CHA, CHMP, CMP or HIS applies must be undertaken in accordance with the relevant management controls and any relevant conditions of the relevant development approval.

Council, under the planning framework, and DATSIP in conjunction with the Department of Environment and Heritage Protection (EHP) under the ACHA and TSICHA, are all responsible for investigating activities that have allegedly breached Aboriginal or Torres Strait Islander cultural heritage legislation.

A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage. It is important to note that the duty of care guidelines continue to apply, despite any development approval.

8. Supervision Requirements

On the site of identified Indigenous cultural heritage, upon development site works commencing in accordance with any development approval, management controls are required to be in place that support the supervision of all works undertaken by a suitably qualified person.

During site works, should additional or new elements of cultural heritage be found, the duty of care provisions apply and processes and procedures for chance finds should be followed.

Refer Council's *Chance Finds Procedure* fact sheet for further information.

9. Supporting Resources

The following resources support the implementation of this Planning Scheme Policy:

- *Aboriginal Cultural Heritage Act 2003.*
Available from:
<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2003-079>
- *Torres Strait Islander Cultural Heritage Act 2003.*
Available from:
<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2003-080>
- *Aboriginal Cultural Heritage Act 2003 Duty of Care Guidelines.*
Available from:
<https://www.datsip.qld.gov.au/resources/datsima/people-communities/cultural-heritage/duty-of-care-guidelines.pdf>
- *Guideline – Conservation Management Plans*
Available from:
https://www.qld.gov.au/data/assets/pdf_file/0023/68018/gl-conservation-management-plans.pdf
- *Torres Shire Council Heritage Factsheets.*
Available from www.torres.qld.gov.au

Schedule 7 Heritage Places

Table SC7.1 lists all places shown on **Map OM-701** to **Map OM-705b** as a *Local Indigenous heritage place* or a *Local non-Indigenous heritage place* of the Heritage Overlay. The ID number for each heritage place is shown on **Map OM-701** to **Map OM-705b**.

Table SC7.2 provides a statement of significance for places listed in **Table SC7.1**, where these are available. Where a ✓ (tick) appears in the right hand column of **Table SC7.1**, a statement of significance has been provided in **Table SC7.2**.

Note – The below listing is limited only to places of local significance. The below listing does not include *State heritage places*, which are also shown on **Map OM-701** to **Map OM-705b**. For *State heritage places* reference should be made to the Queensland Heritage Register.

Table SC7.1 – Heritage Places

ID	Place Type	Place Name	✓
1	<i>Local non-Indigenous heritage place</i>	Ken Brown Oval	✓
2	<i>Local non-Indigenous heritage place</i>	Possession Island National Park (including Cooks flag site, memorial erected 1988, historic gold/guano mine)	✓
3	<i>Local non-Indigenous heritage place</i>	Children's Memorial Park	✓
4	<i>Local non-Indigenous heritage place</i>	Remnant Rainforest	✓
5	<i>Local non-Indigenous heritage place</i>	Stand of Carbeen (<i>Eucalyptus tessellaris</i>)	✓
6	<i>Local non-Indigenous heritage place</i>	Remnant stands of Thursday Island bloodwood (<i>E. cambageana</i>) and wongai	✓
7	<i>Local non-Indigenous heritage place</i>	Bayo Beach	✓
8	<i>Local non-Indigenous heritage place</i>	Green Hill Fort	✓
9	<i>Local non-Indigenous heritage place</i>	Lion's Lookout	✓
10	<i>Local non-Indigenous heritage place</i>	Horn Island WW2 Airstrip	✓
11	<i>Local non-Indigenous heritage place</i>	Slit Trench and Machine Gun Trench	✓
12	<i>Local non-Indigenous heritage place</i>	P47 Thunderbolt Wreck	✓
13	<i>Local non-Indigenous heritage place</i>	34th Australian Heavy Anti-Aircraft Battery (Site B)	✓
14	<i>Local non-Indigenous heritage place</i>	36th Radar Station Unit	✓
15	<i>Local non-Indigenous heritage place</i>	26th Australian Infantry Battalion	✓
16	<i>Local non-Indigenous heritage place</i>	5th Australian Machine Gun Battalion	✓
17	<i>Local non-Indigenous heritage place</i>	95,000 Gallon Water Tanks	✓
18	<i>Local non-Indigenous heritage place</i>	Wreck of B17 Horn Island B17 41-2636	✓
19	<i>Local non-Indigenous heritage place</i>	17th Australian Field Company Camp	✓
20	<i>Local non-Indigenous heritage place</i>	157th Australian Light Anti-Aircraft Battery	✓

ID	Place Type	Place Name	✓
21	<i>Local non-Indigenous heritage place</i>	34th Australian Heavy Anti-Aircraft Battery Site A	✓
22	<i>Local non-Indigenous heritage place</i>	World War II Facilities	✓
23	<i>Local non-Indigenous heritage place</i>	World War II Facilities	✓
24	<i>Local non-Indigenous heritage place</i>	World War II Facilities	✓
25	<i>Local non-Indigenous heritage place</i>	Dispersal Bays and Taxi Ways	✓
26	<i>Local non-Indigenous heritage place</i>	Fuel Dump Dispersal Area	✓
27	<i>Local non-Indigenous heritage place</i>	Cemetery, Wasaga	✓
28	<i>Local Indigenous heritage place</i>	Milman Hill	
29	<i>Local non-Indigenous heritage place</i>	Cafe Gallery	
30	<i>Local non-Indigenous heritage place</i>	University of Queensland (38 Douglas St)	
31	<i>Local non-Indigenous heritage place</i>	Pearl Shop (former dentist)	
32	<i>Local non-Indigenous heritage place</i>	Maloney Carriers	
33	<i>Local non-Indigenous heritage place</i>	See Hop's Bakery	
34	<i>Local non-Indigenous heritage place</i>	Former Blacksmith	
35	<i>Local non-Indigenous heritage place</i>	R&F Self Service Store	✓
36	<i>Local non-Indigenous heritage place</i>	Japanese Club	✓
37	<i>Local non-Indigenous heritage place</i>	Federal Hotel	✓
38	<i>Local non-Indigenous heritage place</i>	Torres Hotel	✓
39	<i>Local non-Indigenous heritage place</i>	Burns Philp Store	✓
40	<i>Local non-Indigenous heritage place</i>	Former Pearl Shell Sheds	
41	<i>Local non-Indigenous heritage place</i>	Slipways	
42	<i>Local non-Indigenous heritage place</i>	Former Gold Mine (established 1894)	✓
43	<i>Local non-Indigenous heritage place</i>	House 40 John St	
44	<i>Local non-Indigenous heritage place</i>	Pearling Station	
45	<i>Local non-Indigenous heritage place</i>	Pearling Station	
46	<i>Local non-Indigenous heritage place</i>	Pearling Station	
47	<i>Local non-Indigenous heritage place</i>	Dr Wassell's Monument	✓
48	<i>Local non-Indigenous heritage place</i>	Our Lady of the Sacred Heart Church 120 Douglas Parade	✓
49	<i>Local non-Indigenous heritage place</i>	Quetta Anglican Church, Community Hall and Bishop's Residence	✓
50	<i>Local non-Indigenous heritage place</i>	Thursday Island Cemetery	✓
51	<i>Local non-Indigenous heritage place</i>	Former Quarantine Station	✓
52	<i>Local non-Indigenous heritage place</i>	Albany Island Cemetery	✓

ID	Place Type	Place Name	✓
53	<i>Local non-Indigenous heritage place</i>	Leper Station	✓
54	<i>Local non-Indigenous heritage place</i>	Post Office Cave	✓
55	<i>Local non-Indigenous heritage place</i>	Thursday Island Customs House	✓
56	<i>Local non-Indigenous heritage place</i>	Court House	✓
57	<i>Local non-Indigenous heritage place</i>	Booby Island Light Station	✓
58	<i>Local non-Indigenous heritage place</i>	Former Quarantine Tramway (narrow gauge) and Boiler	✓
59	<i>Local non-Indigenous heritage place</i>	Former Quarantine Jerry	✓
60	<i>Local non-Indigenous heritage place</i>	Concrete Water Tanks	
61	<i>Local non-Indigenous heritage place</i>	Lighthouse, Signal Station and Pilot Station	✓
62	<i>Local non-Indigenous heritage place</i>	Thursday Island Post Office	✓
63	<i>Local non-Indigenous heritage place</i>	"Little Yokahama" (Jap Town)	✓
64	<i>Local non-Indigenous heritage place</i>	Stone steps	✓
65	<i>Local non-Indigenous heritage place</i>	Stone Flagged Drains	
66	<i>Local non-Indigenous heritage place</i>	Streetscape See Hop Corner	✓
67	<i>Local non-Indigenous heritage place</i>	Streetscape Victoria Parade	✓
68	<i>Local non-Indigenous heritage place</i>	Streetscape Bach Beach	✓
69	<i>Local non-Indigenous heritage place</i>	Gab Titui	
70	<i>Local non-Indigenous heritage place</i>	Slit Trench (within airport perimeter)	✓
71	<i>Local non-Indigenous heritage place</i>	"Tojo's Nightmare" B17 41-2497 Flying Fortress USAAF	✓
72	<i>Local non-Indigenous heritage place</i>	"Tojo's Jinx" Flying Fortress B17 41-2421	✓
73	<i>Local non-Indigenous heritage place</i>	P-39 Airacobra	✓
74	<i>Local non-Indigenous heritage place</i>	Flying Fortress B17 41 2655	✓
75	<i>Local non-Indigenous heritage place</i>	Hudson Bomber (crashed post war 1954)	✓
76	<i>Local non-Indigenous heritage place</i>	Machine Gun Emplacement	✓
77	<i>Local non-Indigenous heritage place</i>	28 Operational Base Unit RAAF	✓
78	<i>Local Indigenous heritage place</i>	Cape York Significant landscape feature and Aboriginal ceremonial site	✓
79	<i>Local non-Indigenous heritage place</i>	Former open air picture theatre and house 85 Douglas St cnr Douglas and Blackall Streets	✓
80	<i>Local non-Indigenous heritage place</i>	Memorial Tommy Fuji (c1987) bronze bust and plaque Douglas St	✓
81	<i>Local non-Indigenous heritage place</i>	Eborac Island	✓

ID	Place Type	Place Name	✓
82	<i>Local Indigenous heritage place</i>	Frenchman's Cave	✓
83	<i>Local Indigenous heritage place</i>	Buttertin cave/rockshelter site with paintings and well(s)	✓
84	<i>Local Indigenous heritage place</i>	Former village site	
85	<i>Local Indigenous heritage place</i>	Open site with fish trap(s), stone	✓
86	<i>Local Indigenous heritage place</i>	Open site with hearth/oven(s), shell midden(s)	✓
87	<i>Local Indigenous heritage place</i>	Open site with stone circle(s), hearth/oven(s), shell midden(s)	✓
88	<i>Local Indigenous heritage place</i>	Open site with stone circle(s)	✓
89	<i>Local Indigenous heritage place</i>	Open site with shell midden(s)	✓
90	<i>Local Indigenous heritage place</i>	Open site with fish trap(s)	✓
91	<i>Local Indigenous heritage place</i>	Open site with shell midden(s)	✓
92	<i>Local Indigenous heritage place</i>	Open site campsite	✓
93	<i>Local Indigenous heritage place</i>	Open site campsite	✓
94	<i>Local Indigenous heritage place</i>	Open site with shell midden(s), artefact scatter	✓
95	<i>Local Indigenous heritage place</i>	Open site with shell scatter	✓
96	<i>Local Indigenous heritage place</i>	Open site with shell scatter	✓
97	<i>Local Indigenous heritage place</i>	Booby Island Ngianga Aboriginal site complex	✓
98	<i>Local Indigenous heritage place</i>	Amangguki	✓
99	<i>Local Indigenous heritage place</i>	Rabanguki	✓
100	<i>Local Indigenous heritage place</i>	Qoi Pidh	✓
101	<i>Local Indigenous heritage place</i>	King Point - Nurapai	✓
102	<i>Local Indigenous heritage place</i>	Hammond Rock - Waubin Story Place	✓
103	<i>Local Indigenous heritage place</i>	Frog Gully	✓
104	<i>Local Indigenous heritage place</i>	Ipatu (Mosquito Lady) Story Place - Nurapai	✓
105	<i>Local Indigenous heritage place</i>	Open site with fish trap(s)	✓
106	<i>Local Indigenous heritage place</i>	Stone arrangement and midden	✓
107	<i>Local Indigenous heritage place</i>	Albany Island Rock shelter with Art	✓
108	<i>Local Indigenous heritage place</i>	Albany Island Rock shelter with Art	✓
109	<i>Local Indigenous heritage place</i>	Tarrungi Ceremonial Site	✓
110	<i>Local Indigenous heritage place</i>	Contact site	✓
111	<i>Local Indigenous heritage place</i>	Aboriginal battle site	✓
112	<i>Local Indigenous heritage place</i>	Shell midden	✓

ID	Place Type	Place Name	✓
113	<i>Local Indigenous heritage place</i>	Stone arrangement /Turtle magic	✓
114	<i>Local Indigenous heritage place</i>	Frederick Point	✓
115	<i>Local Indigenous heritage place</i>	Fish traps	
116	<i>Local Indigenous heritage place</i>	Aboriginal Stone Cairn 1	
117	<i>Local Indigenous heritage place</i>	Aboriginal Stone Cairn 2	
118	<i>Local Indigenous heritage place</i>	Turtle Head Island	
119	<i>Local Indigenous heritage place</i>	Stone arrangements	
120	<i>Local Indigenous heritage place</i>	Red ochre	
121	<i>Local Indigenous heritage place</i>	Single stone artefact- white quartzite	
122	<i>Local Indigenous heritage place</i>	Campsite	
123	<i>Local Indigenous heritage place</i>	Artefact found or collected - glass core	
124	<i>Local Indigenous heritage place</i>	Single stone artefact quartz flake	
125	<i>Local Indigenous heritage place</i>	Other, shell scatter red and yellow ochre layer, fragmented shell	
126	<i>Local Indigenous heritage place</i>	Single stone artefact, cream chert	
127	<i>Local Indigenous heritage place</i>	Contact site, fish hook and line	
128	<i>Local Indigenous heritage place</i>	Campsite, contact site	
129	<i>Local Indigenous heritage place</i>	Shell Midden	
130	<i>Local Indigenous heritage place</i>	Stone Arrangement Evans Bay	
131	<i>Local Indigenous heritage place</i>	Stone Arrangement Evans Bay	
132	<i>Local Indigenous heritage place</i>	Burial, Campsite	
133	<i>Local Indigenous heritage place</i>	Campsite, stone arrangement	
134	<i>Local Indigenous heritage place</i>	Campsite	
135	<i>Local Indigenous heritage place</i>	Ceremonial site/ increase/ stone arrangement	
136	<i>Local Indigenous heritage place</i>	Aboriginal site	
137	<i>Local Indigenous heritage place</i>	Higginsfield WWII Airfield	✓
138	<i>Local Indigenous heritage place</i>	Shell midden	✓
139	<i>Local Indigenous heritage place</i>	Shell midden	✓
140	<i>Local Indigenous heritage place</i>	Shell midden, kup muri	✓
141	<i>Local Indigenous heritage place</i>	Historic post contact, other burnt turtle bone, broken glass	
142	<i>Local Indigenous heritage place</i>	historic post contact, broken glass, charcoal	
143	<i>Local Indigenous heritage place</i>	campsite, hearth	

ID	Place Type	Place Name	✓
144	<i>Local Indigenous heritage place</i>	stone artefact scatter, quartz flakes, bone (dugong)	
145	<i>Local Indigenous heritage place</i>	stone artefact scatter	
146	<i>Local Indigenous heritage place</i>	Story Place	
147	<i>Local Indigenous heritage place</i>	Stone arrangement	
148	<i>Local Indigenous heritage place</i>	shell midden	✓
149	<i>Local Indigenous heritage place</i>	Mai Island #2	
150	<i>Local Indigenous heritage place</i>	Pithulai	✓
151	<i>Local Indigenous heritage place</i>	Ibibin	✓
152	<i>Local Indigenous heritage place</i>	Other, single stone artefact	
153	<i>Local Indigenous heritage place</i>	Campsite, hearth	
154	<i>Local Indigenous heritage place</i>	campsite, other	
155	<i>Local Indigenous heritage place</i>	artefact found or collected made from clamshell	
156	<i>Local Indigenous heritage place</i>	campsite, stone artefact scatter	
157	<i>Local Indigenous heritage place</i>	burial or cemetery, indigenous skeleton (2)	
158	<i>Local Indigenous heritage place</i>	Ochre Source	
159	<i>Local Indigenous heritage place</i>	Garangar	✓
160	<i>Local Indigenous heritage place</i>	Rock shelter (art content unknown), Museum collection from here-British Museum	
161	<i>Local Indigenous heritage place</i>	stone arrangement	
162	<i>Local Indigenous heritage place</i>	Hunting magic, story place	
163	<i>Local Indigenous heritage place</i>	Archaeological site	
164	<i>Local Indigenous heritage place</i>	Historic post contact, Story Place	
165	<i>Local Indigenous heritage place</i>	Lockerbie Scrub	✓
166	<i>Local Indigenous heritage place</i>	Campsite	
167	<i>Local Indigenous heritage place</i>	Ipili (1)	
168	<i>Local Indigenous heritage place</i>	Ipili (2)	
169	<i>Local Indigenous heritage place</i>	Ipili (3)	
170	<i>Local Indigenous heritage place</i>	Moebenum stone arrangement and midden	
171	<i>Local Indigenous heritage place</i>	Story Place	
172	<i>Local Indigenous heritage place</i>	Aboriginal site	
173	<i>Local Indigenous heritage place</i>	hunting magic, Story Place, historic post contact, campsite	
174	<i>Local Indigenous heritage place</i>	shell scatter oyster, Anadarra sp.	

ID	Place Type	Place Name	✓
175	<i>Local Indigenous heritage place</i>	Kiwaine - Blue Fish Point	
176	<i>Local Indigenous heritage place</i>	Sacred rock	✓
177	<i>Local non-Indigenous heritage place</i>	20 John St	
178	<i>Local non-Indigenous heritage place</i>	WWII Command Post, Lookout Hill	
179	<i>Local non-Indigenous heritage place</i>	Coastal WWII Installations searchlights and engine room	

Table SC7.2 provides a statement of significance for places listed in **Table SC7.1**, where these are available. Where a place does not appear in **Table SC7.2**, a statement of significance has not been prepared.

Table SC7.2 – Heritage Places – Statements of Significance

ID	Place Name	Draft Statement of Significance for Consultation
1	Ken Brown Oval	<p>Ken Brown Oval has a strong association with the people of Thursday Island with the development of their community. As the main community sporting field on Thursday Island, the place has important associations for the community as a venue for sporting and cultural events. The place is important for its association with Mr Ken Brown, a former administrator for Thursday Island in the 1960s who made a notable contribution to the establishment of Thursday Island as a separate Shire.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. • The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history
2	Possession Island National Park (including Cooks flag site, memorial erected 1988, historic gold/guano mine)	<p>Non-indigenous heritage</p> <p>Possession Island National Park is a Queensland Parks and Wildlife protected area (including Coos flag site, memorial and historic gold/quano mine) and is an important European contact site. It is significant as the place where Lieutenant James Cook formally claimed the east coast of Australia for the British in 1770. A monument, erected during the 1988 Australian Bicentennial celebrations, is located on the headland above the beach on Possession Island where Cook raised the British flag. The area is also important for its associations with a historic guano mine.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons • The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history <p>Indigenous heritage</p> <p>Possession Island (known as Bedanug/Bedham Lag) is also a place of Indigenous significance for its association with the story of the journey of Norinori from mainland Australia through to Prince of Wales Island and Badu Island. The island also contains multiple Aboriginal cultural heritage sites.</p>

ID	Place Name	Draft Statement of Significance for Consultation
3	Children's Memorial Park	<p>The Children's Memorial Park has social value to the people of Thursday Island as a popular meeting and gathering place. The park contains three memorials and a time capsule.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
4	Remnant Rainforest	<p>The areas of remnant rainforest on Green Hill and at Rose Hill are significant as the only two stands of remnant rainforest on Thursday Island. These areas of remnant rainforest are important in understanding the evolution of the geography and environment of Thursday Island .</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage
5	Stand of Carbeen (Eucalyptus tessellaris)	<p>The remnant stand of Carbeen (<i>Eucalyptus tessellaris</i>) trees located on Hospital Point are the last remaining examples (approximately 20 trees) of this species on Thursday Island. These remnant species are important in understanding the evolution of the geography and environment of Thursday Island.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage
6	Remnant stands of Thursday Island bloodwood (<i>E. cambageana</i>) and wongai	<p>The remnant stand of Thursday Island bloodwood (<i>E. cambageana</i>) and Wongai trees is significant as containing the majority of the remaining natural vegetation on Thursday Island. Located in the reserve land at the reservoir on Milman Hill, this remnant vegetation is important in demonstrating the evolution of the geography and environment of Thursday Island.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage

ID	Place Name	Draft Statement of Significance for Consultation
7	Bayo Beach	<p>Bayo Beach is significant historically as the historic centre for pearling and maritime uses on Thursday Island. It also has social value for the Thursday Island community as a public recreation area. The Bayo Beach area is important in demonstrating the evolution of key maritime industries and their importance in the development of Thursday Island.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
8	Green Hill Fort	<p>Non-Indigenous heritage</p> <p>Built between 1891 and 1893 as part of Australia's defence against a possible Russian invasion, Green Hill Fort on Thursday Island is significant as one of the surviving WWII artillery sites in Torres Strait. It illustrates the important role that Thursday Island played throughout WWII, as the headquarters for Allied military operations in the Torres Strait. Green Hill Fort was used as a signals and wireless station and ammunition store for Australian and US forces. Post-WWII, the fort was used as a weather station as part of a national weather reporting system. Since 1993, Green Hill Fort has served as a public park and tourist attraction.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons <p>Indigenous Cultural Heritage</p> <p>The Green Hill Fort is a place of Indigenous significance for the Kaurareg people. According to Kaurareg elders, Green Hill is a sacred women's place that is not safe for boys after dark.</p>

ID	Place Name	Draft Statement of Significance for Consultation
9	Lion's Lookout, Thursday Island	<p>Lion's Lookout has aesthetic value for its sweeping vistas of the surrounding water and islands, including over Horn Island. The lookout is located at a remnant WWII bunker on Milman Hill, which illustrates the important role that Thursday Island played throughout WWII as the headquarters for Allied military operations in the Torres Strait.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place is important because of its aesthetic significance • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
10	Horn Island WW2 Airstrip	<p>Built in 1940, Horn Island Airstrip was constructed as part of the Advanced Operational Airbase system around Australia's north in preparation for a conflict in the Pacific. The original facility, constructed by the Civil Construction Corps, comprised a large aerodrome with two airstrips. This place illustrates the important role that Horn Island played throughout WWII as part of Allied military operations in the Torres Strait. Today, the Horn Island airbase is significant as the main connecting airport to the Torres Strait region.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
11	Slit Trench and Machine Gun Trench	<p>This slit trench is historically significant as it illustrates the important role that the Horn Island Airstrip defence system played throughout WWII as part of Allied military operations in the Torres Strait. This particular slit trench is constructed of concrete, not dirt, and also served as a defensive machine gun post, providing important protection for the troops and airmen from aerial attack.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history

ID	Place Name	Draft Statement of Significance for Consultation
12	P47 Thunderbolt Wreck	<p>The wreckage of the P47 Thunderbolt aircraft is important in demonstrating the role of the Horn Island Airstrip in Allied military operations in the Torres Strait during WWII. It is also of significance as an example of the largest single engine aircraft type flown by the United States during WWII, the P47 Thunderbolt. The place has the potential to reveal more about the nature of Allied military aircraft that operated during WWII in the Torres Strait.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history
13	34th Australian Heavy Anti-Aircraft Battery (Site B)	<p>The remains of the 34th Australian Heavy Anti-Aircraft Battery (Site B) are historically significant as evidence of the Horn Island Airstrip defence system (c.1940-1944). This particular unit was important as the only heavy anti-aircraft battery on the island, consisting of a battery of four 3.7 inch anti-aircraft concrete gun emplacements, three magazines and an underground command post. The battery is roughly in a circular pattern, with the command post being in the centre. A former camp site is located east of the eastern gun pit, comprising the remains of a kitchen stove, grease trap and concrete slabs. These remains of the 34th Australian Heavy Anti-Aircraft Battery have the potential to reveal more about the nature of Allied defensive operations, specifically anti-aircraft defences, operating during WWII in the Torres Strait.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history
14	36th Radar Station Unit	<p>The 36th Radar Station Unit located on Horn Hill, Horn Island, is significant as the physical remains of the former equipment room and engineers' room from the 36th Radar Station Unit built. The remains comprise two concrete igloos, which demonstrate the importance of Horn Island as part of Queensland's aerial defence system from August 1943 and have the potential to yield more information about the nature of Horn Island's RAAF radar unit.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history

ID	Place Name	Draft Statement of Significance for Consultation
15	26th Australian Infantry Battalion	<p>The former camp site of the 26th Australian Infantry Battalion, located on Horn Island off King Point Road, is of historical significance as the former camp site of one of the major battalions serving on Horn Island during WWII. The 26th Battalion was one of two complete infantry battalions posted on Horn Island, tasked with the protection of the King Point area from a possible landing of Japanese forces. Today, it remains an archaeological site with visible remains comprising concrete bases of former camp buildings, debris, dirt trenches at Kin Point, and a cement bunker dug into the hillside overlooking the Crescent Beach (engraved with names of unit members). The place also has the potential, through the physical remains of the camp site, to yield information about the nature of the island's wartime operations.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history
16	5th Australian Machine Gun Battalion	<p>The former camp site of the 5th Australian Machine Gun Battalion is located approximately three kilometres from Wasaga township to the west of Airport Road. It is of historical significance as physical evidence of the only machine gun battalion stationed on Horn Island during WWII, tasked with the protection of the airstrip and King Point's military assets. Today, it remains an archaeological site with limited visible physical remnants of the camp's buildings. The place also has the potential, through the physical remains of the camp site, to yield information about the nature of the island's wartime operations.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history
17	95,000 Gallon Water Tanks	<p>In 1942, twelve 95,000 gallon water tanks were built by the 17th Australian Field Company – Royal Australian Engineers. Although several have since been demolished, three remain intact in separate locations. Constructed during wartime to ensure fresh water consumption by defence personnel, these remnant structures are important in demonstrating the nature of the island's wartime operations.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history

ID	Place Name	Draft Statement of Significance for Consultation
18	Wreck of B17 41-2636, Horn Island	<p>The wreckage of a B17 41-2636 'Flying Fortress' aircraft is important in demonstrating the role of the Horn Island Airstrip in Allied military operations in the Torres Strait during WWII. The wreckage is located underwater but can be seen at low tide from the air. The place has the potential to reveal more about the nature of Allied military aircraft that operated during WWII in the Torres Strait. This site is also a Commonwealth-protected sea wreck site.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history
19	17th Australian Field Company Camp	<p>The former camp site of the 17th Australian Field Company, located 500 metres west of Airport Rd approximately three kilometres from the village, is of historical significance as the WWII camp site of one of two engineering units from the 17th Australian Field Company, responsible for the construction of the water tanks, dam, buildings, roads and wharves on Horn Island and Thursday Island, as well as drainage on Horn Island. This Company is important as it contained Torres Strait soldiers who were detached from the Torres Strait Light Infantry Battalion. Today, it remains an archaeological site with visible remains comprising concrete slabs denoting the locations of the former camp buildings with Fibro materials scattered on the slabs. The place has the potential, through the physical remains of the camp site, to yield information about the nature of the island's wartime operations.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history
20	157th Australian Light Anti-Aircraft Battery	<p>Operational from 1940-1944, the 157th Australian Light Anti-Aircraft Battery was built as part of the Horn Island Airstrip defence system. The former site of this battery, located to the east of the current east/west runway of Horn Island Airport, is of historical significance as it provided important anti-aircraft protection for military assets surrounding the airstrip with its 40 mm Bofor guns situated high on a ridge. Today, the site consists of two concrete light anti-aircraft gun emplacements, with the former camp situated at the bottom of the ridge. This place illustrates the important role that Horn Island played throughout WWII as part of Allied military operations in the Torres Strait.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history

ID	Place Name	Draft Statement of Significance for Consultation
21	34th Australian Heavy Anti-Aircraft Battery Site A	<p>The remains of the 34th Australian Heavy Anti-Aircraft Battery (Site A) are historically significant as evidence of the Horn Island Airstrip defence system (c.1940-1944) on Green Ant Hill (Double Hill). The complex consisted of the command post, four 3.7 inch anti-aircraft concrete gun emplacements, and three magazines. A former camp site is located in the valley behind the battery site. The integrity of these structures has been impacted by past alterations.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> The place is important in demonstrating the evolution or pattern of Queensland's history
22	World War II Facilities, Wednesday Island	<p>The surviving WWII facilities on Wednesday Island, including navy barracks and a signal station, are important in demonstrating the region's wartime history and illustrate the important role that Wednesday Island played throughout WWII as part of Allied military operations in the Torres Strait.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> The place is important in demonstrating the evolution or pattern of Queensland's history
23	World War II Facilities, Goods Island	<p>The surviving WWII facilities on Goods Island comprise a command post, engine room and barracks. These remnant facilities are important in demonstrating the region's wartime history and illustrate the important role that Goods Island played throughout WWII as part of Allied military operations in the Torres Strait.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> The place is important in demonstrating the evolution or pattern of Queensland's history
24	World War II Facilities, Booby Island	<p>The surviving WWII facilities on Booby Island are important in demonstrating the region's wartime history and illustrate the important role that Booby Island played throughout WWII as part of Allied military operations in the Torres Strait. These facilities are included within the Queensland Heritage Register boundary for Booby Island.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> The place is important in demonstrating the evolution or pattern of Queensland's history

ID	Place Name	Draft Statement of Significance for Consultation
25	Dispersal Bays and Taxi Ways	<p>In 1942, 52 dispersal bays and associated taxi bays were constructed in scrub to the south of Airport Road to support the Allied airbase operations on Horn Island. These large bitumen areas surrounded by earthen bank walls and lined by bitumen taxi ways are significant as they demonstrate the importance of maintaining and refuelling aircraft in a protected environment during wartime operations. Today, these dispersal and taxi bays form part of Horn Island's still active airport and illustrate the important role that Horn Island played throughout WWII as part of Allied military operations in the Torres Strait.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> The place is important in demonstrating the evolution or pattern of Queensland's history
26	Fuel Dump Dispersal Area	<p>The various fuel dump dispersal areas on Horn Island have the potential to yield information about the nature of the island's wartime operations. These dispersal points are identified by a large number of 44 gallon fuel drums, which were stacked in preparation for refuelling aircraft. There are two main dispersal sites: one on King Point Beach Road, approximately 500 metres from the shelters on the beach, and the other located adjacent to the Ergon Energy station on Airport Road, Wasaga.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> The place has potential to yield information that will contribute to an understanding of Queensland's history
27	Cemetery, Wasaga	<p>The site of the former cemetery in Wasaga, believed to be located at the southern end of Wees Street in Wasaga, is important as a place of former social and spiritual significance to the Horn Island community. Today, it is an archaeological site with a single surviving cross marker.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> The place has potential to yield information that will contribute to an understanding of Queensland's history The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons

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35	R&F Self Service Store	<p>The R&F Self Service Store is significant as a historical general store operating as on Thursday Island since at least 1907. 'The original store, named the 'SeeKee and Co. Shop', was the first store on Thursday Island where customers could enter the store and collect what they wanted to buy and bring it to the counter. Prior to this, stock was kept behind the counter and required the store clerk's service to access. The place also has a strong association with the See Kee family, who have owned businesses on Thursday Island and contributed to its economic activity since before 1907. The current R&F Self Service Store was established in 1967 by Richard and Fay See Kee.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
36	Japanese Club	<p>Founded in 1893, the original Japanese Club (Mokuyo-to Nihonjin Kai) on Thursday Island was a popular meeting and gathering place for the island's Japanese community. The Club Secretary, Haruyoshi Yamashita, was a businessman and a central figure amongst the Japanese community. The place is important in demonstrating the development and social customs of the Japanese community on Thursday Island and has social significance for the Torres Strait Japanese community in general. Today, it operates as a service station and residence.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
37	Federal Hotel	<p>The Federal Hotel, located on the corner of Victoria Parade and Jardine Street, is of general historical significance as a Federation era hotel (built 1901). It also possesses strong social significance for the local Thursday Island community as a popular social venue and gathering place.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons

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38	Torres Hotel	<p>The Torres Hotel, located at 68 Douglas Street, Thursday Island, is known as Australia's northern-most pub. It possesses social significance for the local Thursday Island community and visitors alike.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
39	Burns Philp Store	<p>The Burns Philp Store is historically significant as formerly one of the largest business operations in the Torres Strait, with its history dating well back into the nineteenth century. By 1900, Burns, Philp and Co. was undertaking the most extensive shipping and commercial business in Far North Queensland. The original solid concrete store, built in 1892, also featured an associated long jetty to facilitate its shipping operations. In June 1899, fire damaged the store building as well as the adjoining Tattersall's Hotel. The remnant store building, which was modernised in the 1930s, remains on the site immediately east of the current Federal Hotel. This place is significant as it contributes to our understanding of an important phase in the economic development of the Torres Strait islands. It is also important as a well-known landmark in the Thursday Island streetscape.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> The place is important in demonstrating the evolution or pattern of Queensland's history The place is important in demonstrating the principal characteristics of a particular class of cultural places The place is important because of its aesthetic significance The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history

ID	Place Name	Draft Statement of Significance for Consultation
42	Former Gold Mine (established 1894)	<p>In 1894, a gold mine was established on Cable Bay Road, Horn Island, and by the following year the discovery of reef gold saw a township springing up around the different shaft mines. By 1896, there were two hotels, a butcher, boarding house and other merchants. The site also accommodated a five stamp battery (or stamping mill), which was expanded to 10 and then eventually 40, which enabled the crushing of extracted material via pounding for further processing or for extraction of metallic ores. By 1910, the seam for mining gold was exhausted and the operation abandoned by the onset of WWII. In 1988, an open cut mine employing 200 local workers was established on the site, but closed a year later. Today, it remains an archaeological site with aboveground remnants including the abandoned open cut mine, a tailings dam, and stamp battery. The site is significant as it provides physical evidence of the development of mining practices in the Torres Strait, from the late 1800s through to the late 1980s. The place is also of historical significance as the major mining site on Horn Island established in the last quarter of the 19th century and has the potential, through archaeological investigation, to reveal further information about the nature of this mine and its associated township.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history
47	Dr Wassell Monument	<p>Located on the Victoria Parade foreshore reserve, the Dr Wassell Monument is a memorial that commemorates Dr Joseph Leathom Wassell, a medical practitioner, military medical officer and quarantine officer on Thursday Island. Dr Wassell died at the age of 42 in April 1915 as result of stonefish envenomation. This memorial is important in demonstrating the contribution that Dr Wassell made to the wellbeing and development of the Thursday Island community over his 15-year career in the Torres Strait, including saving many lives during an outbreak of the Spanish Influenza. This memorial was relocated to the foreshore reserve from its original location in front of the Thursday Island Town Hall.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the principal characteristics of a particular class of cultural places • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons • The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history

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48	Our Lady of the Sacred Heart Church	<p>Our Lady of the Sacred Heart Church is a place of State heritage significance and is entered on the Queensland Heritage Register. Refer to QHR citation 601287.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history • The place is important in demonstrating the principal characteristics of a particular class of cultural places • The place is important because of its aesthetic significance • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons • The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history
49	Quetta Memorial Precinct	<p>The Quetta Memorial Precinct is a place of State heritage significance and is entered on the Queensland Heritage Register. Refer to QHR citation 602168.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage • The place is important in demonstrating the principal characteristics of a particular class of cultural places • The place is important because of its aesthetic significance • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons • The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history

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50	Thursday Island Cemetery	<p>The Thursday Island Cemetery (incorporating the Japanese Cemetery and the Grave of the Hon. John Douglas) is a place of State heritage significance and is entered on the Queensland Heritage Register.</p> <p>Refer to QHR citation 600875.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage • The place has potential to yield information that will contribute to an understanding of Queensland's history • The place is important because of its aesthetic significance • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons • The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history
51	Former Quarantine Station, Friday Island	<p>Established in 1892, the Friday Island Lazaret is historically significant as a surviving example of a leprosarium for non-European sufferers of leprosy in Queensland. The Friday Island Lazaret (1892-1907) demonstrates, through its location on Friday Island, the response of past governments of Queensland to non-European leprosy patients. In contrast European patients were treated on the mainland. The site has potential to reveal, through further archaeological investigation and comparative research, new information on the activities of patients and staff. This will contribute to a greater understanding of Queensland's history - particularly the accommodation, treatment and isolation of Aboriginal and Torres Strait Islander patients. The place has a special association with former patients and staff, and their descendants, as a place which had a profound effect on their families. This lazaret site is important in demonstrating the characteristics of Queensland medical facilities for non-European patients, such as segregation on an island.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history • The place is important in demonstrating the principal characteristics of a particular class of cultural places • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons • The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history

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52	Albany Island Cemetery	<p>Albany Island Cemetery is historically significant as possibly the oldest cemetery in the Torres Strait, dating back to 1849. The cemetery is important in demonstrating the early social customs pertaining to burial rites in the Torres Strait and the site has potential to reveal, through further archaeological investigation and comparative research, information about the history of this most northern part of Queensland, and of late 19th century cemetery layouts. The place is valued by the community of Thursday Island and by those outside of the community who have relatives buried in the cemetery. The cemetery also has an association with Thomas Wall and Charles Niblett, who are both buried there. Wall and Niblett were part of the ill-fated Kennedy expedition from Rockingham Bay to Cape York.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons • The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history

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53	Leper Station	<p>Established in 1889, the Leper Station located on Dayman Island is historically significant as a surviving example of a leprosarium for non-European sufferers of leprosy. The Leper Station (1889-1892) demonstrates, through its location on Dayman Island, the response of past governments of Queensland to non-European leprosy patients. In contrast European patients were treated on the mainland. The site has potential to reveal, through further archaeological investigation and comparative research, new information on the activities of patients and staff. This will contribute to a greater understanding of Queensland's history - particularly the accommodation, treatment and isolation of Aboriginal and Torres Strait Islander patients. The place also as a special association with former patients and staff, and their descendants, as a place which had a profound effect on their families. This lazaret site is also important in demonstrating the characteristics of Queensland medical facilities for non-European patients, such as segregation on an island.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place is important in demonstrating the principal characteristics of a particular class of cultural places • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons • The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history

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54	Post Office Cave	<p>Known as the 'Post Office Cave', this site is of historical significance for its former use as a place for leaving messages and supplies for ships during the period of operation of the Booby Island's Lightstation. Its history of use and association with an intact lightkeeper's house from the nineteenth century is a rare occurrence and adds to the significance of Booby Island Lightstation. The place also has a strong association with the life of the lightkeepers, their families and maintenance and stores people, who contributed to the continuum of a system dedicated to the single aim of maintaining the navigational aid.</p> <p>The Post Office Cave site is located within the gazetted Queensland Heritage Register boundary for Booby Island Lightstation, which is itself a place of State heritage significance and is entered on the Queensland Heritage Register.</p> <p>Refer to QHR citation 601724.</p> <p>The Post Office Cave is also a registered DATSIP site.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage • The place has potential to yield information that will contribute to an understanding of Queensland's history • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
55	Thursday Island Customs House	<p>Thursday Island Customs House is a place of State heritage significance and is entered on the Queensland Heritage Register.</p> <p>Refer to QHR citation 601527.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place is important in demonstrating the principal characteristics of a particular class of cultural places • The place is important because of its aesthetic significance

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56	Court House	<p>Erected in 2005, to replace the previous court house dating from the 1930s, the Thursday Island Court House is an important illustration of the pattern of Thursday Island's development as the administrative centre in the Torres Strait. This new courthouse symbolises the traditional Torres Strait Islander concepts of law, order and justice being brought together with the concepts of the Western justice system. Its construction and use reflects the longstanding connection between Thursday Island and the Queensland Magistrates Court, which goes back to 1876 when the Island became the administrative centre in the Torres Strait. It reflects the high standard of Queensland Government buildings in the Torres Strait and its central location also demonstrates the importance of the court house within the town.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place is important in demonstrating the principal characteristics of a particular class of cultural places • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
57	Booby Island Lightstation	<p>Booby Island Lightstation is a place of State heritage significance and is entered on the Queensland Heritage Register. Refer to QHR citation 601724.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage • The place is important in demonstrating the principal characteristics of a particular class of cultural places • The place is important because of its aesthetic significance • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons • The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history

ID	Place Name	Draft Statement of Significance for Consultation
58	Former Quarantine Tramway (narrow gauge) and Boiler	<p>In 1912, the quarantine station for leprosy sufferers previously located on Friday Island was shifted to the north-eastern point of Thursday Island, a location later to be known as Quarantine Point. The Commonwealth Government constructed a new quarantine station, including a new jetty and tramway that ran along this jetty to terminate at the landward side by a steam boiler, which was used to dispose of wastes from the quarantine station. The quarantine station was in disuse by the 1960s and the station's buildings were subsequently pulled down. Today, the remains of some of the jetty tramway survive within the road reservation of Cook Esplanade. This remnant tramway demonstrates rare aspects of Queensland's cultural heritage as the last visible remaining railway left on Thursday Island (approximately 30 metres). This former quarantine tramway site is important in demonstrating the pattern of Queensland's history as one of only five tramways known to have operated on Thursday Island. It is also important as a surviving example of the island's purpose-built quarantine station tramway system that operated from 1912 until the 1960s. The eventual closure of the quarantine station and its tramway system demonstrates the evolution of Thursday Island's history. This remnant tramway also has the potential to yield information about the construction of tramway tracks by the Commonwealth Government in the Torres Strait, which represented a significant investment for relatively small communities.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage • The place has potential to yield information that will contribute to an understanding of Queensland's history

ID	Place Name	Draft Statement of Significance for Consultation
59	Former Quarantine Jetty	<p>In 1912, the quarantine station for leprosy sufferers previously located on Friday Island was shifted to the north-eastern point of Thursday Island, a location later known as Quarantine Point. The Commonwealth Government constructed a new quarantine station, including a new jetty and tramway that ran along this jetty to terminate by a steam boiler, which was used to dispose of wastes from the quarantine station. The quarantine station was in disuse by the 1960s and the station's buildings were subsequently pulled down. Today, the jetty associated with the former Thursday island quarantine station tramway survives within the road reservation of Cook Esplanade. This remnant jetty demonstrates rare aspects of Queensland's cultural heritage as it is both historically and functionally associated with the last visible remaining railway left on Thursday Island. This remnant jetty site is important as a surviving example of the island's purpose-built quarantine station tramway system that operated from 1912 until the 1960s. The eventual closure of the quarantine station and its tramway system demonstrates the evolution of Thursday Island's history. This jetty also has the potential to yield information about Commonwealth Government's construction of quarantine station infrastructure in the Torres Strait, which represented a significant investment for relatively small communities.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage
61	Goods Island Lighthouse, Signal Station and Pilot Station	<p>Goods Island Lighthouse, Thursday Island, is a place of National heritage significance and is entered on the Commonwealth Heritage List.</p> <p>Refer to CHL citation 105458.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage • The place is important in demonstrating the principal characteristics of a particular class of cultural places • The place is important in demonstrating a high degree of creative or technical achievement at a particular period

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62	Thursday Island Post Office	<p>The Thursday Island Post Office was proclaimed an official Post Office in 1901, with the present building opening in 1934. The Thursday Island Post Office is important in illustrating the pattern of Thursday Island as the administrative centre of the Torres Strait. As a government facility, it provided services that played an important part in assisting the town to develop. The post office makes a visual contribution to the townscape of Thursday Island. The Post Office has had a long connection with the people of Thursday Island and the wider Torres Strait region as a provider of communication services that have been conducted from this building since 1934 and on this island since 1901.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place is important because of its aesthetic significance • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
63	"Little Yokohama" (Jap Town)	<p>The site of the former Japanese township or 'Little Yokohama' is important in demonstrating the evolution of Queensland history in that Japanese pearlers were among the first to settle on Thursday Island and their involvement in the pearling industry in particular proved to be the mainstay of the island's economy for many years. In addition to those working the pearling boats, the Japanese occupants of the township also included merchants, providers of various kinds and boat builders, and as such played an important role in the area's settlement. 'Little Yokohama' developed in the area beneath Milman Hill on the eastern part of Thursday Island, not far from the main jetties and Customs House. Here were located the boarding houses of Wakayama prefecture, a boarding house of Iyo, the Japanese interpreter's house, a bathing house and a brothel. As a result of Thursday Island's central role in Allied military operations during WWII, many residences including most of Little Yokohama were demolished to make way for barracks. Today, it is an important archaeological site as it was a major Japanese settlement site in tropical Queensland and such a concentrated site of Japanese occupation is rare in Australia. It has potential to yield information that will contribute to an understanding of Thursday Island's and Queensland's history by demonstrating the formation of, and life within, a large Japanese settlement in tropical Queensland.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history

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64	Stone Steps	<p>The remnant stone steps located on Victoria Parade (adjoining the old power station) are important in demonstrating the development of Thursday Island during the war years, when Thursday Island was a garrison town and the centre of the Allied operations in the Torres Strait. These remnant steps are of circa 1940s construction and exhibit quality stonework.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage
66	Streetscape, See Hop Corner, Thursday Island	<p>The streetscape on See Hop Corner between Jetty Street and See Hop Beach, Thursday Island is of aesthetic significance for its streetscape value through the presence of mature trees and the surviving original buildings relating to the island's pearling industry. These qualities demonstrate the importance of the island's pearling industry to the development of Thursday Island.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important because of its aesthetic significance
67	Streetscape, Victoria Parade, Thursday Island	<p>The streetscape on Victoria Parade between Jetty Street and Hospital Point is of aesthetic significance for its streetscape value through the presence of surviving historical buildings with views of the coast line and Prince of Wales Island as a picturesque backdrop.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important because of its aesthetic significance
68	Streetscape, Bach Beach, Thursday Island	<p>The streetscape along Stephen Street between the Hospital and Poruma Street is of aesthetic significance for its scenic stretch of roadway with picturesque views west looking towards Friday Island, Wai Weer Island and Goods Island, as well as remnant mangrove habitat.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important because of its aesthetic significance

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70	Slit Trench (within airport perimeter)	<p>This slit trench is historically significant as it illustrates the important role that the Horn Island Airstrip defence system (c1940-1944) played throughout WWII as part of Allied military operations in the Torres Strait. This particular slit trench is constructed of concrete, not dirt, and also served as a defensive machine gun post, providing protection for the troops and airmen from aerial attack.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history
71	"Tojo's Nightmare" B17 41-2497 Flying Fortress USAAF	<p>The wreckage of "Tojo's Nightmare", a B17 41-2497 Flying Fortress USAAF aircraft, is important in demonstrating the role of the Horn Island Airstrip in Allied military operations in the Torres Strait during WWII. This aircraft crashed into the mangroves to the right of the runway's end on 24 March 1944, with 10 crew and seven passengers onboard. The place has the potential to reveal more about the nature of Allied military aircraft that operated during WWII in the Torres Strait. The wreckage consists of the wings, undercarriage and parts of the fuselage. The site is a Commonwealth-protected sea wreck site.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history
72	"Tojo's Jinx" Flying Fortress B17 41-2421	<p>The wreckage of "Tojo's Jinx", a Flying Fortress B17 41-2421 aircraft, is important in demonstrating the role of the Horn Island Airstrip in Allied military operations in the Torres Strait during WWII. The crash of this military bomber aircraft in 1942 is significant as the largest aviation disaster in Horn Island's history, with the loss of 10 crew and six engineers. The place has the potential to reveal more about the nature of Allied military aircraft that operated during WWII in the Torres Strait. The site is a Commonwealth-protected sea wreck site.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history

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73	P-39 Airacobra	<p>This wreckage of a military fighter aircraft (P-39 Airacobra) is important in demonstrating the role of the Horn Island Airstrip in Allied military operations in the Torres Strait during WWII. It has the potential to reveal more about the nature of Allied military aircraft that operated during WWII in the Torres Strait. The site is a Commonwealth-protected sea wreck site.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history
74	Flying Fortress B17 41-2655	<p>This wreckage of a B17 41-2655 'Flying Fortress' aircraft is important in demonstrating the role of the Horn Island Airstrip in Allied military operations in the Torres Strait during WWII. It has the potential to reveal more about the nature of Allied military aircraft that operated during WWII in the Torres Strait. The wreckage is visible at low tide, in combination with the wreckage of a second aircraft, a B17 41-2636 bomber, which crashed on the same night. The site is a Commonwealth-protected sea wreck site.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history
75	Hudson Bomber	<p>This wreckage of a Hudson Bomber aircraft is important in demonstrating the role of the Horn Island Airstrip in Allied military operations in the Torres Strait during and post-WWII. It has the potential to reveal more about the nature of Allied military aircraft that operated during and post-WWII in the Torres Strait. The wreckage is visible at low tide, in combination with the wreckage of a second aircraft, a B17 41-2655 'Flying Fortress' aircraft, which crashed on the same night. The site is a Commonwealth-protected sea wreck site.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history

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76	Machine Gun Emplacement	<p>This machine gun emplacement is of historical significance as it was constructed as part of the Horn Island Airstrip defence system during World War II (c1940-1944). This is an example of a light machine gun emplacement, with the galvanised support pole surrounded by an earthen wall. This remnant gun emplacement has the potential to reveal more about the nature of Allied defensive operations during WWII in the Torres Strait.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history
77	28 Operational Base Unit RAAF	<p>The former operational base of a RAAF unit, located within the scrub behind the Horn Island Airport terminal, is of historical significance as the evidence of the nature of Allied military operations during WWII in the Torres Strait. Today, it remains an archaeological site with concrete slabs denoting the location of former buildings. Although the integrity of the site has been disturbed by subsequent airport development, it still has the potential, through the physical remains of the site, to yield information about the nature of the RAAF unit's wartime operations on Horn Island.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place has potential to yield information that will contribute to an understanding of Queensland's history
78	Cape York Significant landscape feature and Aboriginal ceremonial site	<p>The Cape York Peninsula is the northern-most point of Australia and is significant as a well-known natural landscape with aesthetic value. This significant landscape is a known Gudang ceremonial site, with a strong or special association with the Gudang people for social, cultural or spiritual reasons. The site has the potential to yield information about the nature of Indigenous ceremonial sites found along the rocky coastal promontories and headlands of the Torres Strait. There is evidence of former Aboriginal stone arrangements unfortunately these are now largely destroyed by tourists.</p> <p>Other site identification - CW:00022</p>

ID	Place Name	Draft Statement of Significance for Consultation
79	Former open air picture theatre and house	<p>The vacant site of 85 Douglas Street, Thursday Island comprises the former location of an open air picture theatre and house. During its period of operation, the picture theatre showed films every night to both the Japanese and Islander populace. Although no physical remains of the picture theatre are visible, the site has remained largely undeveloped and has potential, through its archaeological record, to yield information about the past lifeways of the island's community. As the site of the former picture theatre, it also has some local social significance.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place has potential to yield information that will contribute to an understanding of Queensland's history • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
80	Memorial bust, 'Tommy Fujii'	<p>The 'Tommy Fuji' memorial (c1987) is important in demonstrating the hardship of the young Japanese workers imported into the Torres Strait between the 1870s and 1940 to work as pearl divers. It is also important in demonstrating the importance of the pearling industry to the economic development of the Torres Strait. At the peak of the pearling industry, about 200 luggers were working out of Thursday Island, all of them with Japanese crews and divers. This memorial bronze bust and plaque has a special association with the life and work of Tommy Fujii, a Japanese Pearl diver and businessman who was the only survivor of the 6000-odd young Japanese who worked as pearl divers between the 1870s and 1940. At age 19, Tommy followed an elder brother to Australia and worked as a pearl diver until 1951, when he joined a Japanese-Australian firm culturing pearls. Tommy Fuji was also known as a local businessman, responsible for the construction of the Rainbow Motel on Thursday Island.</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the principal characteristics of a particular class of cultural places • The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons • The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history

ID	Place Name	Draft Statement of Significance for Consultation
81	Eborac Island	<p>Eborac Island forms part of the Possession Islands and is historically significant for its lighthouse that has played, and continues to play, an important role for shipping navigation in the waters of the Torres Strait. The original lighthouse (c1921) stands on an elevated site and demonstrates the classic lighthouse form and architectural qualities. Eborac Island and its lighthouse are significant as marking the northern-most part of the mainland of Australia, with the island and its light clearly visible from Cape York. The site provides important evidence of the evolution of the light sources used by Queensland lighthouses to assist navigation, retaining evidence of nearly 70 years of operation before its later conversion to solar power in 1990. The whole of Eborac Island is also important as a QLD Parks and Wildlife protected area (including the light house and landing).</p> <p>Heritage Criteria</p> <ul style="list-style-type: none"> • The place is important in demonstrating the evolution or pattern of Queensland's history • The place is important in demonstrating the principal characteristics of a particular class of cultural places
82	Frenchman's Cave	<p>Frenchman's Cave is a shelter site with paintings and burial(s), located on the south-western side of Prince of Wales Island (Muralag). This site has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons.</p> <p>Other site identification - CW: A15</p>
83	Buttertin cave/rockshelter site with paintings and well(s)	<p>The Buttertin cave/rockshelter site, located on Prince of Wales Island (Muralag), includes paintings, and burial(s) has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons.</p> <p>Other site identification - CW: A19</p>
85	Open site with fish trap(s), stone	<p>An open site with fish trap(s) and stone, located on Goods Island (Palliug) has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons.</p> <p>Other site identification: CW: A24</p>

ID	Place Name	Draft Statement of Significance for Consultation
86	Open site with hearth/oven(s), shell midden(s), Prince of Wales Island	An open site with hearth/oven(s) and shell midden(s), located on Prince of Wales Island (Muralag) has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons. Other site identification: CW: A33
87	Open site with stone circle(s), hearth/oven(s), shell midden(s), Prince of Wales Island	An open site with stone circle(s), hearth/oven(s) and shell midden(s), located on Prince of Wales Island (Muralag) has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons. Other site identification: CW: A35
88	Open site with stone circle(s), Prince of Wales Island	An open site with stone circle(s), located on Prince of Wales Island (Muralag), has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons. Other site identification: CW: A36
89	Open site with shell midden(s), Friday Island	An open site with shell midden(s), located on Friday Island, has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons. Other site identification: CW: A41
90	Open site with fish trap(s), Friday Island	An open site with fish trap(s), located on Friday Island, has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons. Other site identification: CW: A42
91	Open site with shell midden(s), Prince of Wales Island	An open site with shell midden(s), located on Prince of Wales Island (Muralag), has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons. Other site identification: CW: A43

ID	Place Name	Draft Statement of Significance for Consultation
92	Open site - campsite, Port Lihou, Prince of Wales Island	An open campsite, located at Port Lihou on Prince of Wales Island (Muralag), has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons. Other site identification: CW: A54
93	Open site - campsite, Port Lihou, Prince of Wales Island	An open campsite, located at Port Lihou on Prince of Wales Island (Muralag), has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons. Other site identification: CW: A55
94	Open site with shell midden(s), artefact scatter, Horn Island	An open site with shell midden(s) and an artefact scatter, located on Horn Island (Nurapai) has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons. Other site identification: CW: A59
95	Open site with shell scatter, Horn Island	An open site with a shell scatter, located on Horn Island (Nurapai), has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons. Other site identification: CW: A75
96	Open site with shell scatter, Horn Island	An open site with a shell scatter, located on Horn Island (Nurapai), has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons. Other site identification: CW: A76
97	Booby Island Ngianga Aboriginal site complex	Booby Island (Ngianga) is a site complex with multiple Aboriginal archaeological sites including cave sites with drawings and paintings, rock art, stone arrangements, stone adzes and artefact scatters. The island includes Pouri Pouri Cave, Malachite Cave, Shell Cave, Fern Cave and Mystery Man Cave. The extent of rock art on the island is considered significant and unique. The island has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons. Other site identification - CW: A77

ID	Place Name	Draft Statement of Significance for Consultation
98	Amangniki	Amangniki is a sacred water hole/spring on Nurapai (Horn Island). The site is a traditional source of fresh water and has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons..
99	Rabanguki	Rabanguki is a sacred water hole/spring on Muralag (Prince of Wales Island). The site is a traditional source of fresh water and has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons.
100	Qoi Pidh	Qoi Pidh, located inside a creek opposite the Wongai Hotel on Nurapai (Horn Island), is a spiritual/story place with a strong or special association with the Kaurareg people for social, cultural and/or spiritual reasons. According to Kaurareg elders, 'Qoi Pidh' refers to Big Snake story place.
101	King Point - Nurapai	This stone arrangement site, located not far from King Point on Horn Island (Nurapai) has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons.
102	Hammond Rock - Waubin Story Place	Hammond Rock, located off Hammond Island, is a sacred and dangerous place with a strong or special association with the Kaurareg people for social, cultural and/or spiritual reasons. The site is an important spiritual/story place associated with the mythological figure Waubin, whose exploits are central to Kaurareg marine tenure. Waubin was a warrior and a giant who came from mainland Australia to the island of Muralag. Waubin was turned into stone and his metamorphosed body lies off the north-east end of Hammond Island as a rock named Waubin (also known as Hammond Rock).
103	Frog Gully	Frog Gully on Thursday Island is of both traditional and contemporary significance to the local Indigenous community for social, cultural and/or spiritual reasons. It used to be a place of traditional ceremony and a men's site. Today, it is a community garden.
104	Ipatu (Mosquito Lady) Story Place - Nurapai	The Ipatu (Mosquito Lady) story place is located on Horn Island (Nurapai) and has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons. It is a sacred site where people should not fish.
105	Open site with fish trap(s), Goods Island	An open site with fish trap(s), located on Goods Island, has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons. Other site identification: CW: A81

ID	Place Name	Draft Statement of Significance for Consultation
106	Stone arrangement and midden	A stone arrangement and midden, located in a tree islet has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons.
107	Albany Island Rock shelter with Art	A rock shelter / cave with rock art, located on Albany Island (Pabaju), forms part of the traditional lands of the Gudang Aboriginal people. This site is significant in illustrating the importance of Albany Island as an important resource and ceremonial area and has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of Albany Island by the Gudang people.
108	Albany Island Rock shelter with Art	A rock shelter / cave with rock art, located on Albany Island (Pabaju), forms part of the traditional lands of the Gudang Aboriginal people. This site is significant in illustrating the importance of Albany Island as an important resource and ceremonial area and has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of Albany Island by the Gudang people.
109	Tarrungi Ceremonial Site	The Tarrungi Ceremonial Site, featuring a large stone arrangement, is located at Frederick Point on Albany Island (Pabaju). This island is part of the traditional lands of the Gudang Aboriginal people and the Tarrungi stone arrangement marks the site of Gudang ceremonial activities. The site has the potential to yield important information that will contribute to an understanding of the traditional use of Albany Island by the Gudang people and it also has a strong or special association with the Gudang people for social, cultural and/or spiritual reasons.
110	Contact site	A contact site, located on Albany Island (Pabaju), forms part of the traditional lands of the Gudang Aboriginal people. The site is significant as a site of contact between Indigenous people and Europeans in the region, and it is associated with Saville Kent's experimental artificial pearl shell station. It has the potential to yield important information that will contribute to an understanding of the nature of life on Albany Island in the post-contact era. Other site identification - CW: 002
111	Aboriginal battle site	An Aboriginal battle site is located on Albany Island (Pabaju), which forms part of the traditional lands of the Gudang Aboriginal people. This site is important in that it provides evidence of conflict between Indigenous groups in the region and it has the potential to yield important information that will contribute to an understanding of the traditional activities of the Gudang people. As a former battle site, the place has a strong or special association with the Gudang people for social, cultural and/or spiritual reasons. Other site identification - CW: 008

ID	Place Name	Draft Statement of Significance for Consultation
112	Shell midden, Albany Island	<p>A shell midden is located on Albany Island (Pabaju), which has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by the Gudang people. The place is part of the traditional lands of the Gudang Aboriginal people and has a strong or special association with the Gudang people for social, cultural and/or spiritual reasons.</p> <p>Other site identification - CW: 009</p>
113	Stone arrangement /Turtle magic	<p>A stone arrangement is located on Albany Island (Pabaju), which has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by the Gudang people. The place is part of the traditional lands of the Gudang Aboriginal people and this stone arrangement marks a 'turtle magic' site with strong or special association with the Gudang people for social, cultural and/or spiritual reasons. This place is also important as it demonstrates the construction of stone arrangements as part of turtle increase ceremonies and provides evidence of traditional turtle increase cultural practices (turtle hunting).</p> <p>Other site identification - CW: 014</p>
114	Frederick Point	<p>Frederick Point, located on the north-west headland of Albany Island (Pabaju), is part of the traditional lands of the Gudang Aboriginal people. This particular area of Frederick Point is of significance for its association with Gudang ceremonial activities and contains a large stone arrangement (Tarrungi). This area has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of Albany Island (Pabaju) by the Gudang people.</p>
137	Higginsfield WWII Airfield	<p>Higginsfield Airfield (also known as 'Jacky Jacky Airport') has a special association with Flight Lieutenant Brian Hartley Higgins. The site was developed in 1942 as a dispersal airfield for the main Horn Island Airstrip, with upgrades undertaken in 1943-1944, and RAAF units were also based at Higginsfield during the war. The site is historically significant for its remnant WWII facilities that provide evidence of its former operations, including sections of the gravelled taxiways, bitumen-sealed dispersal bays (some with earth mound protection), a row of light machine gun posts near the control tower, concrete features around the former site of the OBU kitchen and mess, and a large hanger concrete floor. Two aircraft wrecks are also located near the airfield: a Beaufort A9-190 and a Douglas DC-3, VH-CXD, now in a fenced enclosure with a memorial. The site is important in demonstrating the role that the Cape York area played throughout WWII as part of the Allied military operations in the Torres Strait and has the potential to yield information about the nature of these Allied operations, such as the activities of the RAAF units stationed there. Today, the site operates as Injinoo/Bamaga Airport. The Higginsfield WWII Airport site is also located on the traditional lands of the local Aboriginal people, many of whom have stories relating to their experiences of the site's wartime use.</p>

ID	Place Name	Draft Statement of Significance for Consultation
138	Shell midden, Horn Island	<p>A shell midden is located on Horn Island (Nurapai), which has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons.</p> <p>Other site identification - CW: 00042</p>
139	Shell midden, Horn Island	<p>A shell midden is located on Horn Island (Nurapai), which has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons.</p> <p>Other site identification - CW: 00043</p>
140	Shell midden, kup muri	<p>A shell midden is located on Horn Island (Nurapai), which has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons.</p> <p>Other site identification - CW: 00044</p>
148	Shell midden, Jacky Jacky Creek	<p>A shell midden is located at Jacky Jacky Creek, which has the potential to yield important information that will contribute to an understanding of the traditional occupation and use of the area by Indigenous people. The place has a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons.</p> <p>Other site identification - CW: 00056</p>
150	Pithulai	<p>Pithulai is a rock in the sea, south of Hawkesbury Island, which is identified as a significant spiritual/story place.</p>
151	Ibibin	<p>Ibibin is a rock in the sea, west of Hawkesbury Island, which is identified as a significant spiritual/story place for local Indigenous people.</p>
159	Garaga	<p>Garaga is a traditional Kaurareg fishing site. The place has a strong or special association with the Kaurareg community for social, cultural and/or spiritual reasons.</p>

ID	Place Name	Draft Statement of Significance for Consultation
165	Lockerbie Scrub	Lockerbie Scrub is an area of significant forest located on the Cape York Peninsula Road in Bamaga, partially located within Torres Shire. The Lockerbie Scrub area is significant for its remnant forest vegetation, which is important in understanding the evolution of the geography and environment of the Cape York Peninsula. The place also a strong or special association with the local Indigenous community for social, cultural and/or spiritual reasons, as it contains Aboriginal cultural heritage sites and is identified as a story place home to 'short' people. The Lockerbie Scrub area is important as it demonstrates the pre and post-contact history and settlement of the Cape York Peninsula area in the second half of nineteenth century.
176	Sacred rock	A sacred rock is located on the lawn at the Thursday Island Hospital, which has particular cultural significance for the Kaurareg people. It is associated with a traditional story about how sand is replenished in the Thursday Island area. The story tells of a woman with stone "soomb" (basket in front and sand in it) who talks to the man at Blue Fish Point and walks about at night spreading the sand out from her basket creating the sandy beaches along the foreshore on Thursday Island.

Appendix 1 Glossary of Abbreviations and Acronyms

Table AP1 – Abbreviations and Acronyms

Abbreviation/ Acronym	Description
AEP	Annual Exceedance Probability
AHD	Australian Height Datum
AV	Articulated Vehicle
BCA	Building Code of Australia
Council	Torres Shire Council
GFA	<u>Gross Floor Area</u>
FNQROC	Far North Queensland Regional Organisation of Councils
HRV	Heavy Rigid Vehicle
LGIP	Local Government Infrastructure Plan
MCU	Material Change of Use as defined in the Act
MO	Merit Outcome (refer to Part 5)
MRV	Medium Rigid Vehicle
MSES	<u>Matter of State Environmental Significance</u>
NCC	National Construction Code
PSP	Planning Scheme Policy
QDC	Queensland Development Code
RAL	Reconfiguring a Lot as defined in the Act
RPEQ	Registered Professional Engineering of Queensland
Shire	Torres Shire
SO	Standard Outcome (refer to Part 6)
SRV	Small Rigid Vehicle
the Act	<i>Planning Act 2016</i>
the ILUA	The Indigenous Land Use Agreement between the Kaurareg people, Council and the Queensland Government relating to land on Horn Island (for further detail refer to Section 1.7.2 of the planning scheme)
the Regulation	<i>Planning Regulation 2017</i>

Appendix 2 Table of Amendments

Table AP2 – Table of Amendments

Date of Adoption and Effective Date	Planning Scheme Version Number	Amendment Type	Summary of Amendments
	Intentionally left blank		