



Cassowary Coast
Regional Council
planning scheme

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Citation and commencement^{1, 2}

This planning scheme may be cited as Cassowary Coast Regional Council planning scheme.

A notice was published in the Government Gazette No. 53 on 3 July, 2015 for the planning scheme for the Cassowary Coast Regional Council local government area.

The commencement date for the planning scheme was 3 July, 2015.

Amendments to the planning scheme are included at Appendix 2.

¹ Amended on 17 August 2018

² Amended on 3 July 2017

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Part 1 About the planning scheme

1.1 Introduction

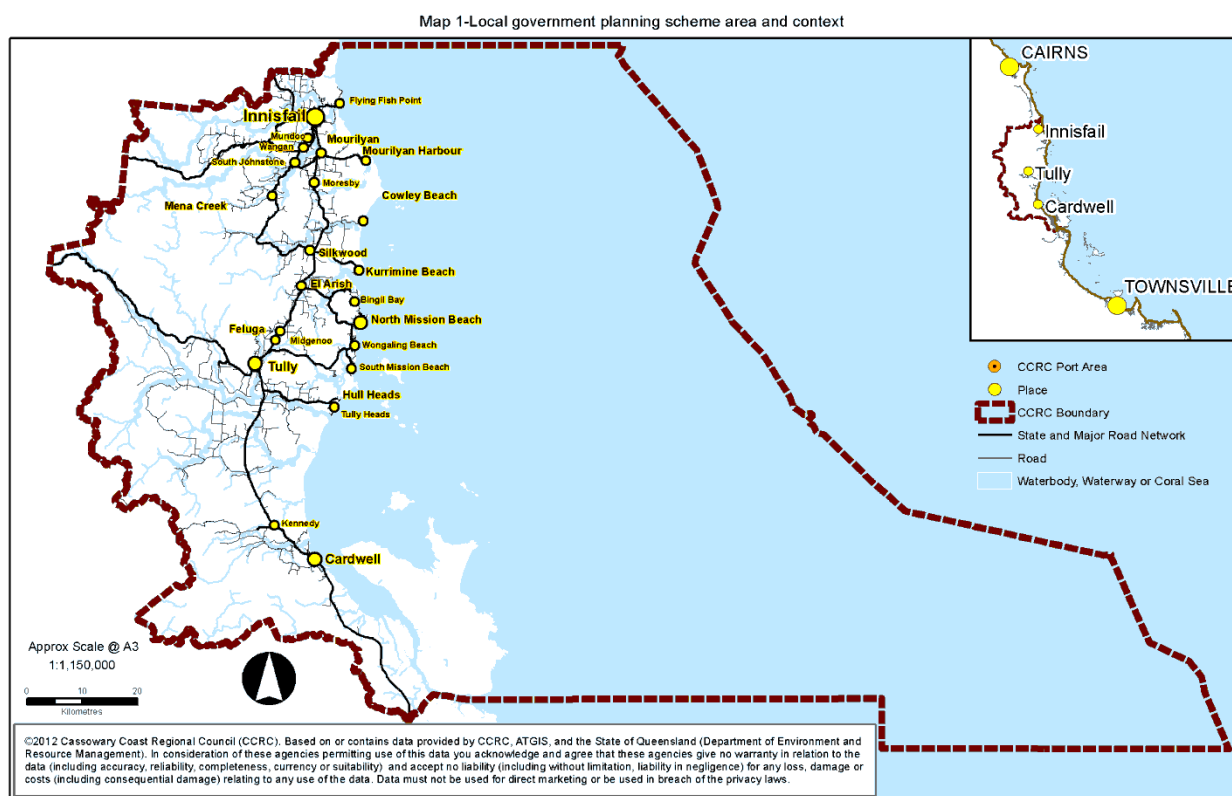
- (1) The Cassowary Coast Regional Council planning scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 22 June 2017 for commencement on 3 July 2017.
- (3) In seeking to achieve this purpose, the planning scheme sets out the Cassowary Coast Regional Council's intention for the future development in the planning scheme area, over the next 10 years.
- (4) The planning scheme seeks to advance state and regional strategies, including state planning policies and the regional plan, through more detailed local responses taking into account the local context.
- (5) 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.
- (6) The planning scheme applies to the local government area of the Cassowary Coast Regional Council including all premises, roads, internal waterways and local government tidal areas and interrelates with the surrounding local government areas illustrated in Map 1.

Editor's note—The planning scheme has been not been amended to align with the regulated requirements as provided in the *Planning Act 2016*. The regulated requirements do not apply to this planning scheme.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. Brisbane core port land where there is a land use plan only to the extent of any inconsistency.

Editor's note - In accordance with the provisions of section 26 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the planning scheme, to the extent of any inconsistency.

Map 1—Local government planning scheme area and context



1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme
 - (b) state planning provisions
 - (c) the strategic framework
 - (d) the priority infrastructure plan
 - (e) tables of assessment
 - (f) the following zones:
 - (i) Emerging community zone;
 - (ii) Environmental management and conservation zone;
 - (iii) Major tourism zone;
 - (iv) Rural zone;
 - (v) Rural residential zone;
 - (vi) Special purpose zone;
 - (vii) Township zone;
 - (g) the following local plans:
 - (i) Cardwell local plan:
 - (A) Cardwell business precinct;
 - (B) Cardwell community purpose precinct;
 - (C) Cardwell industry precinct;
 - (D) Cardwell Port Hinchinbrook precinct;
 - (E) Cardwell recreation precinct;
 - (F) Cardwell residential precinct;
 - (G) Cardwell residential choice precinct;
 - (H) Cardwell tourism precinct;
 - (ii) Greater Mission Beach local plan:
 - (A) Greater Mission Beach business precinct;
 - (B) Greater Mission Beach community purpose precinct;
 - (C) Greater Mission Beach industry precinct;
 - (D) Greater Mission Beach local business precinct;
 - (E) Greater Mission Beach recreation precinct;
 - (F) Greater Mission Beach residential precinct;
 - (G) Greater Mission Beach residential choice precinct;
 - (H) Greater Mission Beach tourism precinct;
 - (iii) Innisfail local plan:
 - (A) Innisfail business fringe precinct;
 - (B) Innisfail central business precinct;
 - (C) Innisfail community purpose precinct;
 - (D) Innisfail industry precinct;
 - (E) Innisfail recreation precinct;
 - (F) Innisfail residential precinct;
 - (G) Innisfail residential choice precinct;
 - (iv) Tully local plan:
 - (A) Tully business fringe precinct;
 - (B) Tully central business precinct;
 - (C) Tully community purpose precinct;
 - (D) Tully industry precinct;
 - (E) Tully recreation precinct;
 - (F) Tully residential precinct;
 - (G) Tully residential choice precinct;
 - (v) Villages local plan:
 - (A) Villages community purpose precinct;
 - (B) Villages industry precinct;
 - (C) Villages local business precinct;
 - (D) Villages recreation precinct;
 - (E) Villages residential precinct.
 - (h) the following overlays:
 - (i) Acid sulfate soils;

- (ii) Agricultural land;
- (iii) Airport environs;
- (iv) Bushfire hazard;
- (v) Coastal protection;
- (vi) Declared fish habitat areas;
- (vii) Environmental significance;
- (viii) Extractive resources;
- (ix) Flood hazard;
- (x) Heritage;
- (xi) Landslide hazard;
- (xii) Scenic amenity;
- (xiii) Transport noise corridors;
- (xiv) Waterway corridors and wetlands;
- (i) the following development codes:
 - (i) use codes:
 - (A) Accommodation code;
 - (B) Adult stores code;
 - (C) Agricultural activities code;
 - (D) Camping, caravans and cabins code;
 - (E) Caretaker's accommodation code;
 - (F) Child care centre code;
 - (G) Commercial activities code;
 - (H) Community activities code;
 - (I) Dual occupancy code;
 - (J) Dwelling house code;
 - (K) Extractive industry code;
 - (L) Home based business code;
 - (M) Industrial activities code;
 - (N) Multiple dwelling code;
 - (O) Recreational activities code;
 - (P) Retirement and residential care facilities code;
 - (Q) Telecommunications and major electricity facilities code;
 - (R) Tourism activities code; and
 - (S) Utility installations code;
 - (ii) other development codes:
 - (A) Advertising devices code;
 - (B) Design for safety code;
 - (C) Excavating and filling code;
 - (D) Infrastructure works code;
 - (E) Landscaping code;
 - (F) Parking and access code;
 - (G) Reconfiguring a lot code;
- (j) there are no other plans
- (k) schedules and appendices.
- (2) The following planning scheme policies support the planning scheme:
 - (a) Planning Scheme Policy SC6.2 Building design;
 - (b) Planning Scheme Policy SC6.3 FNQROC Development Manual;
 - (c) Planning Scheme Policy SC6.4 Landscaping.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - (a) the *Planning Act 2016* (the Act)
 - (b) the Planning Regulation 2017 (the Regulation), other than the regulated requirements
 - (c) the definitions in Schedule 1 of the planning scheme
 - (d) the *Acts Interpretation Act 1954*

- (e) the ordinary meaning where that term is not defined in the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in subsection 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note— The regulated requirements do not apply to this planning scheme.

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

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

Note—This is an example of a note.

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

Footnote³—See example at bottom of page.

1.3.3 Punctuation

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

1.3.4 Zones for roads, waterways and reclaimed land

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

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

1.4 Categories of development

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

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

³ Footnote—this is an example of a footnote.

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

Editor's note—A development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development.

- c) prohibited development.

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

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

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

1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:
 - (a) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment
 - (b) relevant codes as specified in schedules 6 and 10 of the Regulation- prevail over all other components to the extent of the inconsistency
 - (c) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency
 - (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency
 - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency
 - (f) provisions of Part 10 may override any of the above.

1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect 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 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

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

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

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

- (4) The building assessment provisions are contained in the following parts of this planning scheme:
- (a) 6.2.1 Emerging community zone code;
 - (b) 6.2.2 Environmental management and conservation zone code;
 - (c) 6.2.3 Major tourism zone code;
 - (d) 6.2.4 Rural zone code;
 - (e) 6.2.5 Rural residential zone code;
 - (f) 6.2.6 Special purpose zone code;
 - (g) 6.2.7 Township zone code;
 - (h) 7.2.1 Cardwell local plan code;
 - (i) 7.2.2 Greater Mission Beach local plan code;
 - (j) 7.2.3 Innisfail local plan code;
 - (k) 7.2.4 Tully local plan code;
 - (l) 7.2.5 Villages local plan code;
 - (m) 8.2.3 Bushfire hazard code;
 - (n) 8.2.7 Flood hazard code;
 - (o) 8.2.8 Heritage code;
 - (p) 8.2.10 Scenic amenity code;
 - (q) 9.3.1 Accommodation code;
 - (r) 9.3.3 Agricultural activities code;
 - (s) 9.3.4 Camping, caravans and cabins code;
 - (t) 9.3.5 Caretaker's accommodation code;
 - (u) 9.3.6 Child care centre code;
 - (v) 9.3.7 Commercial activities code;
 - (w) 9.3.9 Dual occupancy code;
 - (x) 9.3.10 Dwelling house code;
 - (y) 9.3.12 Home based business code;
 - (z) 9.3.13 Industrial activities code;
 - (aa) 9.3.14 Multiple dwelling code;
 - (bb) 9.3.15 Recreational activities code;
 - (cc) 9.3.16 Retirement and residential care facilities code;
 - (dd) 9.4.1 Advertising devices code;
 - (ee) 9.4.2 Design for safety code;
 - (ff) 9.4.6 Parking and access code.

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

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

1.7 Local government administrative matters

1.7.1 Identified requirements for accepted development subject to requirements

- (1) The identified requirements for accepted development subject to requirements are marked with a ▼.
- (2) Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development.
- (3) Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.
- (4) Despite Planning Scheme Policy SC6.3 FNQROC Development Manual identifying that it is not prescriptive and only a guideline for the purpose of satisfying acceptable outcomes in the planning scheme, the FNQROC Development Manual is to be treated as standards to be met when used as an acceptable outcome in the planning scheme.

Part 2 State planning provisions

2.1 State planning policies

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

State interests in the state planning policy appropriately integrated

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

State interests in the state planning policy not integrated

- Nil

State interests the state planning policy not relevant to Cassowary Coast Regional Council

- Nil

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

2.2 Regional plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area.

2.3 Referral agency delegations

Schedule 10 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to the Cassowary Coast Regional Council:

Table 2.3.1—Delegated referral agency jurisdictions

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

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

2.4 Regulated requirements

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

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent
 - (b) the following 9 themes that collectively represent the intent of the scheme:
 - (i) settlement pattern
 - (ii) natural environment
 - (iii) community identity and diversity
 - (iv) natural resources and landscape
 - (v) access and mobility
 - (vi) infrastructure and services
 - (vii) economic development
 - (viii) water management
 - (ix) natural hazards
 - (c) the strategic outcome(s) proposed for development in the planning scheme area for each theme
 - (d) the element(s) that refine and further describe the strategic outcome(s)
 - (e) the specific outcomes sought for each or a number of elements
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Strategic intent

CREATING OUR FUTURE: OUR VISION

Through working together we will be a vibrant, inclusive community based on a strong regional economy that will protect our exceptional natural environment and retain our unique tropical lifestyle.

In 2031, the Cassowary Coast Region will be known for its remarkable biodiversity within its rainforests, waterways, beaches and islands. Our water and air will be clean and healthy populations of the iconic species, the southern cassowary and the mahogany glider, will be thriving within our habitat networks which includes protected areas and habitat and corridors located on privately owned land.

Our commitment to good environmental management allows us to adopt a more sustainable approach to the use and management of natural resources, energy and waste. We will continue to develop new and exciting local industries based on nature-based tourism, value-added agriculture and technological innovation.

We want a resilient and diversified regional economy linked to markets near and far, and to support existing and new industries. We will use modern communication platforms, strategic partnering and distinctive local branding to support this outcome. Our thriving economy will benefit from an invigorated workforce empowered through training and creative learning.

We are an astute Region that has learnt there are benefits to being located in a fast developing part of our nation and we will take advantage of this by ensuring that our infrastructure management and development decisions are sound. We will ensure an effort alignment of service delivery by all levels of government, private sector and community organisations and benefit from a range of housing, health care and lifestyle support services.

We will value our unique heritage and cultural diversity and proudly celebrate these through our lifestyles, architecture, arts, festivals and events. We will be resilient in nature, quick to adapt to change and able to call upon our own resources in times of need.

3.3 Settlement pattern

3.3.1 Strategic outcomes

- (1) In 2031, the towns and villages of the Cassowary Coast Region are vibrant and sustainable. These towns and villages are interconnected, however residential accommodation, employment, transport and other services are available to the residents of each community within the town or village where they reside.
- (2) The Region is comprised of a network of centres, with the township of Innisfail containing the major regional activity centre, the township of Tully containing a district regional activity centre and the villages of Mission Beach, Wongaling Beach and Cardwell containing village activity centres. The villages of Mourilyan, South Johnstone and Wangan contain local activity centres supporting regionally significant local industries (Port of Mourilyan, South Johnstone Sugar Mill and Wangan foundry). This network of centres is shown on strategic framework map SFM-01.
- (3) The remaining urban areas in the Region, contained within the villages of Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Kennedy, Kurrimine Beach, Mena Creek, Midgenoo, Mundoo, Moresby, Silkwood and Tully-Hull Heads do not contain activity centres, but do perform a role in providing employment, commercial and community services to their local communities.
- (4) The Region's towns and villages are designed so that services are easy to locate and are designed to promote social interaction.
- (5) Development in Innisfail ensures that it retains its regional country town character strongly linked to its location in the tropics and its surrounding agricultural economic base.
- (6) Development in Tully ensures that Tully remains instantly recognisable as a Queensland sugar town, with its association to the Tully sugar mill and local agricultural industries.
- (7) Development in Greater Mission Beach ensures that it remains an area comprised of pristine natural environment and highly attractive coastal villages nestled in the rainforest beside the sea.
- (8) Development in Cardwell ensures that it remains an attractive coastal village built around a striking view of the ocean and providing a tourism hub for visitors and passing motorists. The village of Cardwell includes the Port Hinchinbrook locality, which contains a resort and associated facilities that provide an additional range of tourism related services for visitors to the area.
- (9) Development in the coastal villages of Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach and Tully-Hull Heads ensures that these villages remain scenic coastal communities.
- (10) Development in the villages of El Arish, Feluga, Kennedy, Mena Creek, Midgenoo, Mourilyan, Mundoo, Moresby, Silkwood, South Johnstone and Wangan ensures that these areas remain low scale settlements, each with their own character and identity developed around their location and local industries.
- (11) Future urban growth and development in the Cassowary Coast Region is accommodated within its existing towns and villages and within the designated urban footprint of these towns and villages. The majority of this growth will occur in Innisfail and Tully, with development in the remainder of the Region's villages largely occurring by way of infill and consolidation.
- (12) As new urban development occurs, it will be sequenced to minimise the burden on Council's infrastructure networks (for example, transport, water, sewerage). Infill development and urban consolidation is the preferred form of development to maximise efficiencies in the delivery of infrastructure and other services.
- (13) It is acknowledged that the extent of certain natural hazards and the historic pattern of development in the Region may make it impractical to avoid locating urban development in areas of natural

hazards, especially where the development takes the form of infill development. Therefore, development should be designed and located to ensure maximum resilience to natural hazard events. An example of a design solution for residential activities located in areas subject to flooding would be to locate habitable floor levels above the 1% annual exceedance probability level, leaving a ground floor level for car parking. However, land subject to extreme hazard flooding is not considered suitable for urban development and high coastal hazard areas are not considered suitable for any intensification of development.

- (14) A variety of housing types are available to provide residents with accommodation options suited to their lifestyle and within their means. A variety of attached and multiple dwellings are provided within walking distance to the Innisfail and Tully central business precincts. Similar development will also be suitable within walking distance of employment generators and services in Mission Beach, Wongaling Beach, South Mission Beach and Cardwell. In all circumstances, the design and location of dual occupancies and multiple dwellings must ensure the low scale character of the Region's towns and villages is not affected and in coastal villages and townships ensure that there are no detrimental impacts on the fragile coastal environment.
- (15) New development incorporates tropical design principles where practicable, taking into account siting, orientation and passive climate control that benefits from the Region's tropical climate. Urban development provides for public open space that encourages social interaction and takes advantage of the Region's natural features and assets.
- (16) Development is designed to take into account the potential impacts of climate change.
- (17) Rural residential development is located on land already within the rural residential zone. Rural residential development occurs so as to achieve cost-effective delivery of services and infrastructure.
- (18) Conflict between inconsistent land uses or zones/precincts is managed to protect human health and amenity from air, noise and odour emissions. Sensitive land uses do not encroach upon high impact activities, in particular airports, aerodromes, industrial activities, extractive industries and intensive animal industries.

3.3.2 Element—Network of centres:

The Region is comprised of a network of discrete but interconnected towns and villages

3.3.2.1 Specific outcomes:

- (1) Innisfail contains the major activity centre for the Region and is the regional hub for higher order retail, business, government and community activities servicing the Cassowary Coast Region as well as rural and urban communities outside the Region. Activity centre functions are located within the Innisfail central business, business fringe, industry and community purpose precincts.
- (2) Tully contains a district activity centre for the Region with a large concentration of retail, business, government and community activities servicing the southern part of the Cassowary Coast Region and surrounding agricultural areas. Activity centre functions are located within the Tully central business, business fringe, industry and community purpose precincts.
- (3) The villages of Mission Beach and Wongaling Beach contain village activity centres. The activity centre in Mission Beach is located within the Greater Mission Beach tourism precinct and provides dining, retail, tourism and tourist accommodation activities catering predominately to tourists and the local tourism industry. The activity centre in Wongaling Beach is contained within the Greater Mission Beach business and community purpose precincts and provides a range of retail, business, government and community activities servicing residents of the local Greater Mission Beach area.
- (4) Small scale industrial activities servicing residents of the local Greater Mission Beach area are contained in the Greater Mission Beach industry precinct at Mission Beach. The Greater Mission

Beach local business precinct located within Bingil Bay and South Mission Beach contains small scale commercial development that services the residents of and tourists visiting these villages.

- (5) Cardwell contains a village activity centre located within the Cardwell business, tourism, industry and community purpose precincts. This centre contains a range of small scale retail, business, government and community activities servicing local residents and a range of local industries, notably those with a cultural and tourism focus.
- (6) South Johnstone, Mourilyan and Wangan contain local activity centres providing a range of small scale commercial and community activities for local residents and surrounding smaller communities. These activities are located within the villages local business, industry and community purpose precincts.
- (7) The centre activities in South Johnstone support the ongoing operation of the South Johnstone Sugar Mill and the centre activities in Wangan support the ongoing operation of the Wangan foundry. The centre activities in Mourilyan support the ongoing operation and any future expansion of the Port of Mourilyan, as well as any future development of the former Mourilyan Sugar Mill site, which is considered suitable for development that is industrial in nature and/or supporting exports and imports through the Port of Mourilyan.
- (8) The villages of Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Kennedy, Kurrimine Beach, Mena Creek, Midgenoo, Mundoo, Moresby, Silkwood and Tully-Hull Heads do not contain activity centres, but do provide some small scale commercial, industrial and community activities for residents and residents of surrounding rural communities. These activities are provided within the villages business, industry and community purpose precincts.
- (9) Development which may impact on or detract from the vibrancy and viability of the Region's centres is not supported.
- (10) Centre activities will not occur outside an activity centre unless:
 - (a) the activity is required to support the residential population and/or local industries in the immediate locality; or
 - (b) there is sound economic justification for locating the activity outside an activity centre; or
 - (c) there are no alternative sites in an activity centre.
- (11) Where a centre activity is proposed outside an activity centre, it must not cause an adverse impact on the functionality of surrounding activity centres, infrastructure delivery, traffic congestion and amenity of any adjoining residential precinct. In addition, the proposed site of the centre activity must be adequately serviced by a range of adequate and suitable transport infrastructure and services.

3.3.2 Element—Infill development and compact urban form:

Infill development and consolidation of urban areas will be pursued while maintaining the unique character and "look and feel" of the Region's towns and villages

3.3.2.1 Specific outcomes:

- (12) To the maximum extent practicable, new urban development should be located within or adjacent to existing urban development. In particular, new residential subdivisions are located within or adjacent to existing urban areas. New commercial and residential subdivisions on greenfield sites are located adjacent to existing urban development.
- (13) Infill development and consolidation is the preferred form of development in Innisfail and should be pursued in preference to the development of greenfield areas.

- (14) Urban development in Cardwell and Greater Mission Beach is limited to the Cardwell and Greater Mission Beach local plan areas to maintain the existing village character of these areas, while minimising impacts on ecological values. The focus is on low density development to maintain existing character of these areas. Buildings will be limited to 2 storeys in the Greater Mission Beach local plan area.
- (15) The areas considered suitable for infill development in Cardwell, Innisfail, Tully and Greater Mission Beach are shown on strategic framework maps SFM-04 to SFM-07. While these areas have been identified as generally suitable for infill development, certain land within these areas may not be suitable for all types of development due to constraints that apply to that land.
- (16) Development in the remainder of the Region's villages occurs within the villages local plan area and is limited to 2 storeys in height to maintain the village character of these areas.

3.3.2 Element—Future urban areas:

The future urban areas in Innisfail and Tully have been provided to accommodate the future growth of the Region

3.3.2.1 Specific outcomes:

- (17) There is sufficient land within the Innisfail and Tully local plan areas to accommodate the growth of these towns over the next 10 years. While development in the Innisfail local plan area will predominately take the form of infill development, there are some small greenfield areas which may be developed. However, infill development is still the preferred form of development in Innisfail.
- (18) The future urban areas on strategic framework maps SFM-04 and SFM-05 shows the preferred future urban growth corridors of Innisfail and Tully. It is unlikely that this land will be required within the next 10 years and development in the Innisfail and Tully local plan areas should be developed first.
- (19) The future urban area north of Aluart Road in Innisfail must be developed in accordance with a master plan that ensures appropriate sequencing of development and resolves issues associated with infrastructure provision, flooding and drainage. The development of rural zoned land within the urban footprint north of the Tully local plan area must be designed to overcome natural and infrastructure constraints. For both areas, any master plan must:
 - (a) provide for the protection of any identified environmental values;
 - (b) provide for the revegetation of strategic rehabilitation areas, where this would result in the maintenance or enhancement of ecological connectivity and/or habitat extent;
 - (c) address dwelling mix and density;
 - (d) include transport planning for the master plan area, with details of the road network and provide opportunities for public and active transport.
- (20) The land outside the urban footprint and to the west of the township of Cardwell is identified as being required for future urban development. This land is shown as an investigation area on strategic framework map SFM-07 and is located within the emerging community zone. The role of this land is to provide greenfield land which is relatively free from natural hazards such as flooding and storm tide inundation, into which Cardwell can grow. This will provide land upon which an emergency shelter and essential community services can be located and in-turn improve the resilience of the township of Cardwell to natural hazards.
- (21) Further planning is required before this land at Cardwell can be developed for urban purposes. A master plan will be required, setting out what uses are appropriate and where within the emerging community zone they should be located. The master plan will take into account environmental factors and constraints that apply to the land and will also provide for the appropriate sequencing of development.

3.4 Natural environment

3.4.1 Strategic outcomes

- (1) The Cassowary Coast Region is rich in terrestrial and aquatic natural assets that are pristine and of the highest integrity.
- (2) The Region is home to national parks and the Wet Tropics and Great Barrier Reef World Heritage Areas. Given the extent of these areas within the Cassowary Coast Region, they are important to the identity of the Region. The Region's national parks and World Heritage Areas are rich in natural habitat and serve important ecological functions. Both residents and visitors frequent these areas to enjoy their natural ambience and natural attractions and the associated recreational opportunities.
- (3) Development allows for the Region's natural assets to be resilient to the impacts of climate change.
- (4) The ecological values of the Region are protected from the potential adverse impacts of urban development and urban development will only occur within the township zone, unless the locational requirements of the development necessitate its location outside the urban footprint.
- (5) Maintaining connectivity of the Region's important regional scale habitat links is essential. Broadly, these habitat links run east-west across the Region, and north-south along the western part of the Region and along the Region's coastline (see strategic framework map SFM-02). There is also connectivity between the mainland coast and the Region's islands, and through the Region's waterways and wetlands. Degraded or missing links within this habitat network will be restored. A minimum width of 200 metres is optimum for local scale habitat links.
- (6) The cassowary is recognised as an iconic symbol of the Region. Ensuring that conditions exist for its survival, for example through the preservation of cassowary habitat and habitat corridors and reducing/minimising conflicts with urban development and associated impacts such as traffic, is extremely important.
- (7) Development is carried out in a way that is sensitive to and protective of the Region's endangered and threatened species, including the cassowary and the mahogany glider. This means that urban impacts, such as fencing, traffic and the introduction of pest plants and animals do not impact on the future viability of these species.
- (8) The Region's coast, including its beaches, native plants and animals, littoral rainforest, coastal wetlands, coastal woodlands and the Great Barrier Reef is an important part of the Region's identity, the lifestyle of its residents and the economic viability of its tourism industry. Development in the Region will ensure the protection of the biodiversity values of coastal ecosystems. The coastal zone should be conserved in its natural or non-urban state outside of existing urban areas.
- (9) Development in coastal areas will avoid areas at risk of coastal hazards, including storm tide inundation, coastal erosion and projected sea level rise. Where avoidance is not practicable, there should be no intensification of existing levels of development. Affected land, such as that in the erosion prone area, should be surrendered to the State. Where coastal development does proceed in an area at risk of coastal hazards, it will need to be carried out so that it mitigates those risks to people, property, coastal resources and the environment.
- (10) The ecological values and biodiversity of the Region's islands remain largely intact.
- (11) Given the predominance of flood plains and coastal low lands throughout the Cassowary Coast Region, there is a high probability that acid sulfate soils will be present in many locations. Therefore, it is accepted that avoidance of acid sulfate soils may not be practicable. Instead, development will need to avoid and/or effectively manage the potential adverse effects of acid sulfate soils on the natural environment, built structures, infrastructure and human health.

- (12) Pest plants and animals pose a significant threat to the Region's biodiversity. The failure to control pest plants and animals also has economic and social impacts across the Region. Development will assist in achieving positive pest management outcomes for the Region by removing pest plants and animals from the development site and preventing the spread of weed seed from the site.

3.4.2 Element—Natural environment:

The Region's natural environment is protected and enhanced through the design and siting of development and infrastructure

3.4.2.1 Specific outcomes:

- (1) Development is designed to take into account the Region's biodiversity and environmental values, and seeks to protect the Region's biodiversity and environmental values.
- (2) Urban development is located within the township zone, except where this is not feasible due to the size and specific locational requirements of the development. However, development must avoid environmentally significant areas. Nature-based tourism may be located in environmentally significant areas, provided the activity:
 - (a) is low key and low impact;
 - (b) is reliant upon, consistent with and does not degrade the ecological values of the area;
 - (c) maintains ecological connectivity or habitat extent.
- (3) Development within a SRA results in improved ecological connectivity or habitat extent. Revegetation within a SRA results in the establishment of an appropriate mix of locally endemic native species that enhances the area's ecological values.
- (4) Development results in the removal of pest plants and animals from the development site and is undertaken in a way that prevents the spread of weed seed from the site.

3.4.2 Element—Coastal management:

Development in the coastal zone does not impact on coastal ecosystems and avoids coastal hazards

3.4.2.1 Specific outcomes:

- (5) Coastal development avoids or minimises adverse impacts on coastal resources and ecosystems by ensuring development is appropriately located and by reducing the scale of development. Urban development is located outside an area of HES in the coastal management district.
- (6) Development is designed and located to prevent the exposure of persons and property to coastal hazards.

3.5 Community identity and diversity

3.5.1 Strategic outcomes

- (1) The Cassowary Coast Region is comprised of a number of diverse rural and urban communities. The Region accommodates persons from a range of cultural backgrounds, including its traditional owners who identify as the Mamu, Jirrbal, Djiru, Gulnay, Girramay and Bandjin peoples. Over the next 25 years, it is anticipated that the average age of the Region's population will increase, while the average size of households will decrease. Development in the Region is sensitive to these factors and able to adapt to the changing needs of residents.
- (2) The Region's towns and villages are safe and healthy places for residents and visitors to the Region. Development in the Region's towns and villages creates, maintains and enhances a sense of community and local identity. The sense of community and local identity in rural and rural residential communities is also important.
- (3) The strength and viability of the Region's communities is improved through the establishment of adequate and accessible community services and facilities.
- (4) The layout of urban development ensures equitable access to services and avoids creating areas of disadvantage. It promotes neighbourhood cohesion while minimising social conflict and disharmony.
- (5) A variety of housing options are provided to facilitate housing choice and affordability. However, this must not compromise the character and "look and feel" of the Region's townships and villages. To achieve this, development seeking to provide higher residential densities must be integrated into existing townships and villages in a way that ensures the dominant character remains visually low in density.
- (6) Public spaces and opportunities for social interaction are included in the design of new residential development. These spaces are designed to take into account the Region's hot summers and high rainfall, providing for maximum usability regardless of the season. Redevelopment of established urban areas will protect and, where practicable, enhance existing local and regional open spaces.
- (7) The Region's cultural heritage is valued, protected and maintained. The Innisfail central business precinct contains a large number of art deco buildings and future development does not detract from the character of the precinct, which remains a highly attractive and distinctive art deco precinct. The Tully central business precinct contains a large number of historic and art deco buildings and future development does not detract from the character of the precinct, which remains a highly attractive and distinctive town centre.
- (8) The township of Cardwell is the oldest European settlement north of Bowen. The area centred around the local heritage places on Balliol Street and Victoria Street, including the public places between Victoria and Bowen Streets, is a historic precinct. Future development in this precinct does not detract from the character of the precinct, or impact on the architectural significance of its buildings.
- (9) Development is carried out in a way that is sensitive to and cognisant of local Aboriginal communities, their values and beliefs, traditions and cultural heritage. Planning in the Region provides opportunities and encourages a sense of belonging for all cultural groups.
- (10) Cultural development and the arts are supported through the development of cultural infrastructure, including theatres, improved library facilities and cultural spaces incorporating public artwork.

3.5.2 Element—Social infrastructure:

Adequate and appropriate social infrastructure is provided to service the Region's towns and villages

3.5.2.1 Specific outcomes:

- (1) The needs of the Region's aging population are catered for through the provision of aged care facilities and services in all of the Region's towns and villages. In general, the nature and scale of the aged care facility/service will be appropriate and commensurate to the size and needs of the town or village within which it is located. However, larger scale Regional facilities will be appropriate in Innisfail, Tully, Greater Mission Beach and Cardwell.
- (2) Adequate health care facilities, including allied health, are provided in all of the Region's towns and villages.
- (3) Disability support services are provided in activity centres where appropriate and required to support the needs of the Region's residents.
- (4) Vocational education and training is provided in Innisfail and Tully. The establishment of secondary schools in Greater Mission Beach and Cardwell is supported.
- (5) Opportunities are required for residents, and in particular the Region's young people, to meet, socialise and recreate in safe and appropriate locations.
- (6) The establishment of community food gardens is encouraged in all of the Region's towns and villages.
- (7) Existing recreation and open space is maintained, with its use rationalised to enhance opportunities for different types of recreational activities.
- (8) New social infrastructure is designed to:
 - (a) adapt to the changing needs of the community over time, and in particular the needs of an ageing population;
 - (b) be accessible by all members of the community, including those with disabilities, parents with prams and the aged.
- (9) Community facilities and services are co-located to increase accessibility and meet a broader range of needs.
- (10) Social infrastructure is provided in sequence with new residential development as appropriate.

3.5.2 Element—Safe and strong communities:

Development ensures that the Region's towns and villages remain safe and viable

3.5.2.1 Specific outcomes:

- (11) Development provides for:
 - (a) safe access to the surrounding road network;
 - (b) for development involving the reconfiguration of a lot, multiple points of access to the external road network;
 - (c) access to public transport (where applicable);
 - (d) access to useable open space and natural areas;
 - (e) integrated or linked pedestrian and bikeways;
 - (f) appropriate lighting;
 - (g) sight lines and passive surveillance of public areas;
 - (h) the incorporation of Crime Prevention through Environmental Design Principles;
 - (i) subdivision and building layout that minimises opportunities for criminal activity and situations causing social conflict between residents.
- (12) Urban development is designed to take into account the possible health impacts of biting insects and incorporates measures to prevent associated health impacts.
- (13) Development near estuaries, waterways and drains is designed and located to minimise the risk of residents interacting with hazardous wildlife, such as crocodiles.

3.5.2 Element—Community identity:

Development protects and enhances the character of the Region's towns and villages and places of cultural heritage significance

3.5.2.1 Specific outcomes:

- (14) Development in the Region's towns and villages is consistent with and complements the character of the town/village in which it is located.
- (15) Development in a business precinct is consistent in scale and general appearance with other buildings within the precinct.
- (16) Development in the Innisfail and Tully central business precincts contributes to the appearance of a consistent streetscape and is sympathetic to the art deco/heritage values of the area.
- (17) Development adjacent to or nearby a local heritage place is sympathetic to and will not detract from the heritage significance of that place.

3.6 Natural resources and landscape

3.6.1 Strategic outcomes

- (1) The Region's landscape predominately consists of shades of green, comprising open space, vegetated areas, waterways, cropping land and improved pastures, framed by mountain ranges. The scenic values of the Region's landscape is maintained, protected and enhanced. The features that comprise this landscape are protected from incompatible development so they remain the dominant visual elements of the Region.
- (2) The importance of the natural environment in contributing to tourism, scenic amenity and recreational activities is recognised in the design of development. Maintenance of the scenic values of the coastline is particularly important.
- (3) Land classified as important agricultural land is prevalent in the Region (see strategic framework maps SFM-03a, SFM-03b and SFM-03c). This land is important in maintaining the viability of the Region's agricultural industries. ALC Class A and B land must be protected from development that may lead to its alienation or diminished productivity.
- (4) Rural zoned land is acknowledged as being important in supporting rural and agricultural activities and development must ensure that its ability to do this is not compromised. Agricultural activities that do not require ALC Class A and B land should avoid establishing on land with this Agricultural Land Classification.
- (5) The multiple values of agricultural land are recognised, including the ecosystem services it can provide and its ability to contribute to the Region's scenic amenity. Development that negatively impacts on these values is not supported.
- (6) Development will not negatively impact on the Region's fishery resources and fish habitats. The ability for the Region to support aquaculture development has been proven through the operation of barramundi and prawn farms in the Region. Further sustainable aquaculture development in the Region should be located in areas that are able to support the physical and environmental requirements of the development, and where impacts on sensitive land uses and environmental values is minimised.
- (7) Resource/processing areas contain resources of State and regional significance and are where extractive industry is appropriate, in principle. Resource/processing areas and associated transport routes are protected from development that may prevent or severely constrain current or future extraction of those resources. The resources contained in resource/processing areas, local resource areas, other extractive resources and associated transport infrastructure are protected to allow for current and future extraction.
- (8) The focus of development involving the exploitation of the Region's natural resources is on increasing productivity, maximising efficiency and reducing waste. Doing this will maximise yield and economic viability of these industries, while minimising off-site, environmental and social impacts.

3.6.2 Element—Scenic amenity:

The scenic quality of the Region's landscape is recognised and protected

3.6.2.1 Specific outcomes:

- (1) Visually significant areas and areas that contribute to the overall scenic landscape of the Region are of paramount importance and are protected and enhanced. Development that may impact on the scenic values of these areas does not occur and is directed to a more suitable location where it will not have an impact on scenic amenity.
- (2) Development in coastal areas does not detract or impact on the locally and regionally significant views that characterise these areas. Vegetated buffers are used to screen development and protect views from the foreshore and ocean.
- (3) Development along tourist routes and State controlled roads must be designed to contribute positively to the impression of the Region provided to passing motorists and tourists. The decision whether to visit or stay in the Region is formed based on the impression given by the natural environment and development adjacent to these routes and it is important that any development visible from these routes is obscured from view or achieves a high level of visual amenity.
- (4) Opportunities for active and passive recreation in natural areas are maximised, but realised in a way that does not impact on the scenic values of those areas.
- (5) Urban areas are separated from rural and natural areas by vegetated inter-urban breaks. The four distinct villages comprising Greater Mission Beach remain separated and contained by vegetated areas.

3.6.2 Element—Rural and agricultural land:

The Region's rural and important agricultural land is protected and maintained to ensure ongoing use for agricultural and rural land uses

3.6.2.1 Specific outcomes:

- (6) ALC Class A and B land is not reconfigured into lot sizes or used for any purpose that is inconsistent with the current or potential use of the land for agriculture.
- (7) ALC Class A and B land is not alienated by development when suitable alternative land exists for that development. Development that would have the impact of alienating ALC Class A and B land does not occur on that land unless there is an overriding need for the development in terms of public benefit and no other site is suitable.
- (8) Boundary realignments involving ALC Class A and B land do not result in the creation of new small lots for rural residential or rural lifestyle purposes.
- (9) Where urban development occurs adjacent to land used for agricultural activities, rolling or sequential buffers are used if the land is developed in stages to allow continuing agricultural activities on the balance of the site.
- (10) The amalgamation of existing rural zoned lots less than 30 hectares in area is supported in order to achieve improved agricultural viability.

3.6.2 Element—Extractive resources:

The Region's quarries and extractive industries are protected for future use and development of those resources

3.6.2.1 Specific outcomes:

- (11) The Region's quarries and extractive resources are protected for future use and development of those resources.
- (12) Incompatible and sensitive land uses do not encroach into resource/processing areas, local resource areas and sites containing quarries and extractive industries.
- (13) The exploitation of quarries, and extractive resources occurs in a way that prevents, or if this is not practicable, minimises impacts on environmental values.
- (14) Transport infrastructure supporting resource/processing areas, local resource areas, quarries and extractive industries is not compromised by the encroachment of incompatible or sensitive land uses.
- (15) The impact of quarries and extractive industries on agricultural activities is minimised. Land used for such purposes is rehabilitated when extraction is completed, to allow the re-establishment of viable agricultural activities, in particular cropping and animal keeping.

3.7 Access and mobility

3.7.1 Strategic outcomes

- (1) The Region's transport network is well connected and provides for the safe and efficient movement of people and freight. The transport network promotes the interconnectedness of the Region's towns and villages, while allowing for ease of travel within. To ensure ease of travel within towns and villages, effective transport networks should link residential areas with employment generators and other services.
- (2) Upgrades to the State controlled road network are encouraged. In particular, the upgrading of the Palmerston Highway and the Bruce Highway to accommodate greater volumes of freight is supported, as is the construction of the Bruce Highway by-pass at Innisfail. The Bruce Highway by-pass at Cardwell should be considered when land west of the current township is released for urban development. The mapped corridors of both by-passes, as well as the Bruce Highway by-pass at Tully, will be protected from encroachment to allow this to occur in the future.
- (3) The Queensland Rail railway corridor is protected from encroachment of incompatible development to facilitate the efficient movement of people and freight. An increasing role in freight movement is encouraged for the Queensland Rail network, to reduce the reliance on road freight.
- (4) The Port of Mourilyan is located within Strategic Port Land. Development in the villages industry precinct adjacent to this Strategic Port Land will support the operations of the Port of Mourilyan, and facilitate the Port accommodating greater volumes of freight movement and freight from mining operations and other emerging industries.
- (5) Council's Mundoo Airport, Tully Aerodrome and Dallachy Aerodrome are provided the opportunity to expand existing operations while being protected from inappropriate development. In particular, the potential for the Mundoo Airport to accommodate an increased range of general aviation activities for the Far North region is preserved.
- (6) Development of an appropriate site for a multi-modal transport hub south of the township of Innisfail is encouraged. The investigation area shown on strategic framework map SFM-03a has been identified as potentially suitable for a multi-modal transport hub, subject to further investigation. The location of a suitable site for the facility will be determined following the detailed consideration of transport network requirements, environmental constraints, availability of infrastructure to service the facility and the potential to co-locate regional scale industrial activities.
- (7) Development will facilitate active transport (walking and cycling) and public transport where appropriate. An active transport system linking tourism features and areas of public interest will be implemented. Development for commercial or community activities in areas that are or are likely to be accessible by active transport networks will incorporate bicycle parking, showers and change rooms to facilitate use of those networks.
- (8) Where appropriate, disused cane railway corridors are utilised for other forms of transport, including bike riding, walking and horse riding.
- (9) The provision of marine infrastructure is important to allow residents and visitors access to the Region's waters and islands. A range of marine infrastructure is required across the Region, catering for recreational users and commercial operators. The siting, design and construction of this marine infrastructure will minimise impacts on aquatic and coastal ecosystems.

3.7.2 Element—Effective road networks:

Road networks are planned to facilitate the safe and efficient movement of people and freight

3.7.2.1 Specific outcomes:

- (1) Development provides for a road network that has high connectivity, both within a development site and to the surrounding area.
- (2) For development involving the reconfiguration of a lot, multiple points of access to the external road network is provided.
- (3) Development of the future urban area north of Aluart Road in Innisfail will include the construction of a new bridge over the Johnstone River once the number of lots created justifies the need for an alternative point of access across the River.

3.7.2 Element—Freight transport, rail corridors and the State controlled road network:

Freight transport routes, rail corridors and the State controlled road network are protected from the impacts of incompatible development

3.7.2.1 Specific outcomes:

- (4) Development is designed so it does not interfere with current and future transport infrastructure.
- (5) Noise and visually sensitive land uses are located away from freight transport routes, rail corridors and State controlled roads where practicable. Where sensitive land uses are anticipated within the planning scheme proximate to these transport corridors, design and construction of the sensitive land use minimises noise and visual impacts through:
 - (a) layout and building orientation;
 - (b) buffers;
 - (c) sound and visual barriers;
 - (d) insulation.
- (6) Development proximate to rail corridors is designed to minimise road and pedestrian conflicts with the rail corridor.

3.7.2 Element—Active and public transport:

Opportunities for public transport, walking and cycling are facilitated

3.7.2.1 Specific outcomes:

- (7) Increased use of active transport (walking and cycling) as an alternative to car travel is encouraged:
 - (a) into and within the Region's business and tourism precincts;
 - (b) from residential precincts to commercial activities, employment generators and social infrastructure.

- (8) Development incorporates integrated opportunities for walking and cycling between destinations within and outside the development site.
- (9) Road networks are configured to allow efficient bus movements where appropriate. Development in Innisfail provides public transport infrastructure. Development will provide for future public transport infrastructure in Tully, Greater Mission Beach and Cardwell.
- (10) Use of public transport as an alternative to car travel is supported and encouraged where it is available or can be provided in a cost efficient manner.

3.8 Infrastructure and services

3.8.1 Strategic outcomes

- (1) The Region's relatively low population is generally well serviced by extensive infrastructure networks. To minimise the need to further extend these infrastructure networks, infill and consolidation is the preferred form of development to ensure maximum efficiency and cost effectiveness.
- (2) Infrastructure will be provided to a standard that is consistent with community and industry expectations in a timely and efficient manner. The use of existing infrastructure networks is maximised in preference to constructing new infrastructure.
- (3) The Region's infrastructure is designed to take into account the Region's high rainfall, susceptibility to cyclones and the exposure of some areas to other hazards such as storm tide inundation and coastal erosion.
- (4) Infrastructure is protected by buffers from incompatible land uses, and constructed in a way that minimises impacts on visual amenity and environmental values.
- (5) New urban development incorporates energy efficiency principles in its design, layout and operation.
- (6) Connectivity within and outside the Region depends upon the availability of reliable, high speed telecommunication and internet services. Improvements to telecommunication and internet services in the Region are supported so that residents are able to work from home, engage in E-Learning and benefit from E-Health. The ability for residents of the Cassowary Coast Region to benefit from these technologies is particularly important given the distance of the Region's towns and villages from major centres outside the Region.
- (7) Sites and corridors for infrastructure supporting agricultural activities, such as cane railway infrastructure, are protected to allow the continued operation of that infrastructure. New infrastructure is developed as required, in a way that enhances, rather than detracts from the agricultural viability of land.

3.8.2 Element—Delivery of infrastructure:

Infrastructure is provided in an efficient and cost effective manner

3.8.2.1 Specific outcomes:

- (1) Urban development is located in areas where adequate infrastructure exists or can be provided easily, with infill development the preferred form of development. The areas where adequate infrastructure is considered to exist are the priority infrastructure areas identified in the priority infrastructure plan. These areas are shown as the areas for infill development in Cardwell, Innisfail, Tully and Greater Mission Beach on strategic framework maps SFM-04 to SFM-07.
- (2) In Innisfail, Tully, Mission Beach, South Mission Beach, Wongaling Beach and Cardwell, development occurs within the priority infrastructure area.
- (3) Development of greenfield land is sequenced so that areas within the township zone and adjacent to existing serviced areas are developed first, to minimise the cost of extending existing infrastructure networks.
- (4) New infrastructure is designed and located to avoid areas at risk of natural hazards, such as bushfire, storm tide inundation, landslide and flooding. Where avoidance is not practicable, infrastructure is

designed and located to ensure maximum resilience from the impacts of natural hazards. The design of infrastructure also takes into account the impacts of climate change.

- (5) Waste management infrastructure is important and must be available to service a development.
- (6) Development results in improvements to telecommunication and internet services, especially those that increase the Region's high speed digital data connectivity, or at least provides for connection to reliable (and where available digital) telecommunication and internet services.

3.8.2 Element—Energy:

Development provides for a diverse and reliable energy supply and does not impact on existing energy infrastructure

3.8.2.1 Specific outcomes:

- (7) Underground electricity is provided in new urban areas within the township zone. Underground electricity is provided in redeveloped areas in the township zone where practical and feasible.
- (8) Urban development is designed to allow for infrastructure to supply reticulated gas to individual premises, should reticulated gas become available in the Region at some point in the future.
- (9) Energy generation utilising renewable sources is supported, where established in consultation with the distributing entity. Development of renewable energy infrastructure is designed and located to avoid impacts on environmental and scenic values and sensitive land uses. The ability for residents to access locally sourced energy supply is supported.
- (10) Existing and approved major electricity infrastructure locations and corridors, including substations, are protected from development that would compromise the integrity of the infrastructure. The efficient delivery and functioning of major electricity infrastructure is maintained.

3.9 Economic development

3.9.1 Strategic outcomes

- (1) Development in the Cassowary Coast Region seeks to create and maintain a sustainable and diversified economy. In 2014, the Region's economy is largely reliant on cane farming, banana farming and tourism. The goal for planning and development is to assist in diversifying this economic base to provide greater economic resilience and employment opportunities.
- (2) The Region's existing industries, commercial activities and employment generators must be protected from incompatible development and provided the opportunity to expand.
- (3) Agricultural landholders are encouraged to generate additional income from complementary small scale commercial activities on their rural properties. One example is the establishment of small scale camping activities, not including facilities such as a kiosk, office, manager's residence or the like, which take advantage of natural areas that are not farmed. Such activities will not impact on the agricultural viability of the land or any ecological values present.
- (4) Commercial activities with minimal impact on the Region's environment as well as those that develop green technologies, are desirable additions to the Region's economy. Innovative industries utilising the Region's natural features (abundance of water, biodiversity, etc) and involving research and development in areas such as tropical medicine, indigenous health and education, pharmaceuticals and alternative energies are also encouraged in appropriate locations.
- (5) Self containment within the Region's villages is promoted. However, the role of Innisfail as the major regional activity centre and Tully as the district regional activity centre is maintained.
- (6) The design and location of new major industries minimises undesirable social impacts on the Region's residents. New economic development does not detract from the character or environmental and scenic values of the Region's towns and villages. Economic development in the Region minimises the Region's contribution to the causes of climate change and ensures industries are resilient to its impacts.
- (7) Land located within a business and industry precinct is protected from incompatible development. Better use of the Region's business and industry precincts is encouraged by way of infill and consolidation of these areas. Development that results in job creation is encouraged in these precincts.
- (8) The establishment of big box/large format retail development is supported in the Region, with Innisfail, as the major activity centre, being the suitable location for this type of development. Only big box/large format retail development can be established in the Innisfail business fringe precinct located at South Innisfail.
- (9) Economic development with a direct connection to the rural or resource value of land is encouraged in the rural zone. Economic development which relies on the natural or environmental values of land may be allowed in the environmental management and conservation zone, if it is of an appropriate scale and will not detrimentally impact on the environmental values of the subject land.
- (10) The Port of Mourilyan has the potential to play a greater role in the economic diversification of the Region. Development in and around the Port facilitates a greater role for the Port in the Region's economy, and contributes to the ability of the Port to expand in the future.
- (11) There is scope for the expansion of the Region's commercial fishing and aquaculture industries. Growth of these industries will provide a greater range of employment opportunities and further diversify the Region's economic base.
- (12) Tourism and nature-based tourism development that is easily integrated and consistent with the Region's natural and scenic values is envisaged as the dominant form of tourism development in the

Region. A range of compatible tourism products throughout the Region is encouraged where their location and design is consistent with the maintenance of the Region's character and environmental and scenic values. Regardless of scale, all tourism and nature-based tourism development will only be undertaken in a way and in locations that ensures the development does not detract from the environmental values, scenic values, coastal values and town/village character that attracts visitors to the Region.

- (13) The Cardstone Village site is located on Tully Gorge Road, Cardstone and has been identified as suitable for tourism and nature-based tourism related activities. The development of this site will be consistent with a master plan prepared for the site.
- (14) The Coordinator-General has approved the Ella Bay integrated resort development for land located at Ella Bay, north of Innisfail. This development is large scale and comprises an integrated tourism and residential community, with provision made for wildlife corridors and the retention of areas with significant biodiversity value. The development is anticipated to be delivered over the next ten to fifteen years. Some other form of 'interim' tourism development may be appropriate at the site until such time as the integrated resort development proceeds. The development of this land for the Ella Bay integrated resort development:
 - (a) will not be inconsistent with the approval under the *State Development and Public Works Organisation Act 1971* as outlined in 'Ella Bay Integrated Resort Coordinator-General's report on the environmental impact statement November 2012';
 - (b) will occur in accordance with a local area plan and associated development codes approved in accordance with an approval granted under section 242 of the Act.

3.9.2 Element—Industrial development:

There is an increase in industrial development in designated locations across the Region

3.9.2.1 Specific outcomes:

- (1) Industrial activities in the Region's towns and villages are located within the industry precinct. The consolidation of industrial activities within the industry precinct will ensure a greater use of this precinct to the benefit of the Region's economy.
- (2) The former Mourilyan Sugar Mill site is redeveloped for industrial activities that complement and facilitate surrounding land uses and industries, in particular the Port of Mourilyan. Development of this land will be appropriate taking into account the location of the site, in particular its proximity to residential land uses and the South Johnstone River.
- (3) Industrial development is designed and located so that it does not impact on human health, human safety and amenity. Existing industrial activities and land in the industry precinct is protected from the encroachment of sensitive land uses.

3.9.2 Element—Regionally significant industry:

Industry that contributes to the economic wellbeing of the entire Region is recognised and protected from incompatible land uses

3.9.2.1 Specific outcomes:

- (4) The establishment of uses complementary to the activities of the Port of Mourilyan are encouraged in the industry precinct at Mourilyan and in particular at the Mourilyan Harbour locality.

- (5) The Tully and South Johnstone Sugar Mills are protected from incompatible development and are able to expand operations if required.
- (6) The Mundoo Airport is protected from incompatible development to ensure that it retains the potential to become a regionally significant airport and accommodate general aviation for Far North Queensland. Development within the Airport Protection Area at the Mundoo Airport is consistent with the Mundoo Airport Masterplan (Cummings Project Group, 2013) and for an aeronautical related or dependent activity. Development within the Airport Protection Area does not interfere with the future expansion of the Airport or the expansion in the nature and scale of aeronautical activities carried out at the Airport.
- (7) The Tully and Dallachy Aerodromes are protected from encroachment by incompatible development.
- (8) Should any urban development occur adjacent to the Innisfail sawmill, the urban development must incorporate buffers and noise amelioration measures to ensure the viable, ongoing operation of the sawmill is not affected.

3.9.2 Element—Economic diversity:

The economic stability of the Region is assured through diversity in the Region's economic and employment base

3.9.2.1 Specific outcomes:

- (9) Home based businesses are considered an acceptable way for the Region's residents to generate income and are permitted (as accepted development subject to requirements) in all zones and precincts where a dwelling house is accepted development subject to requirements.
- (10) Small scale tourism and food retail activities are permitted on rural zoned properties as long as they do not impact on the agricultural viability of land and the rural or scenic values of the area.
- (11) Food tourism is encouraged, particularly as an additional income generator for persons operating an agricultural activity on a rural zoned property. To further this goal, food and drink outlets will be permitted on rural zoned properties where they are small in scale (less than 150m² gross floor area), carried out in conjunction with an agricultural activity on the same lot and predominately utilise and promote produce sourced from the local area. However, a restaurant, bistro, drive-through facility or food and drink outlet selling liquor would not be considered appropriate outside the township zone.
- (12) The development of permanent or periodic food markets are encouraged in locations convenient to residents and producers and on sites that are suitable for that purpose. The site must be able to accommodate the market without any conflicting off-site impacts such as noise and traffic/parking congestion.

3.9.2 Element—Tourism and ecotourism:

The expansion of the tourism industry in the Region is supported

3.9.2.1 Specific outcomes:

- (13) Tourism activities may occur in the rural zone and the environmental management and conservation zone where:

- (a) the development does not include a permanent residential component, except for on-site manager's or caretaker's accommodation;
 - (b) the locational requirements of the development necessitate its location outside the township zone;
 - (c) the development is of a nature and scale that is consistent with the scenic values of the subject lot and surrounding area;
 - (d) the development minimises impacts on ALC Class A and B land;
 - (e) the development minimises impacts on areas of environmental significance;
 - (f) the development is not located on a coastal headland.
- (14) The requirements in paragraph (13) above do not apply where the development is for the previously approved Ella Bay Little Cove development, comprising an ecotourism resort containing 30 units and 70 self contained villa houses. The Ella Bay Little Cove development must be carried out in accordance with the rezoning and subdivision approvals dated 22 March 1996, the Master Plan 5589SK1-5 dated February 1995 and the Schedule to the Precinct Plan of Development No. 5589 SK2 dated 22 May 1996.
- (15) Tourism activities in the environmental management and conservation zone are designed to minimise impacts on environmental and scenic values. The number, location and type of tourism facilities in the environmental management and conservation zone are managed so that they do not have a cumulative impact on environmental and scenic values.
- (16) The Coordinator-General has approved the Ella Bay integrated resort development for land located at Ella Bay, approximately 10 kilometres north of Innisfail. The land subject to this approval has been included in the major tourism zone. The land within the major tourism zone is set aside for the Ella Bay integrated resort development, but is also considered generally suitable for tourism activities. Any tourism activity on the land in the tourism major zone must ensure that:
- (a) access to the site is adequate to accommodate the use and minimises impacts on the existing residents of Flying Fish Point;
 - (b) the development is designed to protect, conserve and enhance the environmental values of the land and in particular the Cassowary habitat and corridors that traverse the land.

3.10 Water management

3.10.1 Strategic outcomes

- (1) Water is a prominent feature of the Cassowary Coast Region. The Region's high rainfall and location within the Wet Tropics means that the ocean, rivers, creeks and wetlands are highly visible within the Region's landscape. These waters are integral to the lifestyle of the Region's residents and the economic viability of local industries.
- (2) Development will not interfere with the ability of the general public to access the Region's waters, including the ocean, rivers and creeks.
- (3) The Region's waterways are protected to maintain their ecological functions, scenic value, tourism and recreational value and suitability as water sources for industry and residents.
- (4) The hydrological capacity of waterways to safely drain existing and future urban areas is protected. Waterway widening, bank erosion and meander migration are contained within waterway buffers and do not impact on buildings and infrastructure in urban areas. The ecological integrity and processes necessary for biodiversity (with particular reference to aquatic and riparian biodiversity) are resilient to climate change and other threats.
- (5) Large wetland systems exist across the Region, and the wetlands located in the Ella Bay area, the Bulguru/Ninds Creek wetland system, the Moresby catchment and from Maria Creek/Mission Beach down to the northern end of Cardwell are considered particularly vulnerable to human impacts (see strategic framework map SFM-02). All of the Region's wetlands, and in the particular those wetland systems listed, are protected from loss and degradation caused by physical disturbance and contaminated run off.
- (6) Development is planned and managed to ensure that the supply of water to other users of the same water system is not affected. Land for potential significant water resource development, such as dams, weirs or agricultural irrigation is protected from development or incompatible uses.

3.10.2 Element—Healthy waters:

The integrity of the Region's waterways and wetlands is maintained and enhanced through sustainable land use practices and best practice design of development

3.10.2.1 Specific outcomes:

- (1) The hydrological functions of surface water and groundwater systems, including waterways, wetlands, estuaries and the waters of the Great Barrier Reef lagoon, are protected and their physical condition (including the stability of bed and banks and existing riparian vegetation), ecological health, environmental and scenic values and water quality are maintained or, where practicable, improved.
- (2) Development avoids creating additional run-off into waterways and wetlands that causes pollution, erosion, channel widening and sedimentation.
- (3) Waterways and wetlands are surrounded by vegetated buffers. Vegetation clearing within these buffer zones does not occur, unless it is for required community infrastructure. Where practicable, disturbed and degraded areas within waterway envelopes, waterway buffer zones and wetland buffer zones are revegetated with locally endemic native species.
- (4) Activities suitable for a waterway envelope, waterway buffer or wetland buffer are conservation and passive recreation.

3.10.2 Element—Access to waters:

The public has access to the Region's coastal and inland waters

3.10.2.1 Specific outcomes:

- (5) Development ensures there is no net loss of public access to waterways, foreshores or the ocean, and is designed to enhance, improve or increase public access, where practicable.
- (6) Public access to waterways and the ocean is designed and maintained to protect natural processes and aquatic and adjacent land based ecosystems.

3.10.2 Element—Rural water supplies:

Sustainable water supplies exist for agricultural activities

3.10.2.1 Specific outcomes:

- (7) Development in the rural residential zone, the rural zone and the environmental management and conservation zone does not undermine any water sources, including ground water, relied on by other users.

3.10.2 Element—Urban water management:

Urban water supplies and stormwater are managed effectively within the Region's towns and villages

3.10.2.1 Specific outcomes:

- (8) Water harvesting and storage on site is supported for new urban development. Infrastructure to establish water harvesting and storage does not impact on waterways, wetlands or areas of environmental significance.
- (9) Urban development appropriately manages stormwater and waste water arising from the development, minimising impacts on the Region's environmental values. Stormwater is managed and stormwater infrastructure is designed taking into account the Region's high rainfall and landscape characteristics.
- (10) The principles of water sensitive urban design are incorporated in new urban development, to the extent that this is appropriate given the high amount of rainfall received in the Region.

3.11 Natural hazards

3.11.1 Strategic outcomes

- (1) The Cassowary Coast Region is subject to a range of natural hazards, notably flooding and cyclones. Development in the Region must be able to either withstand the impacts of these natural hazards or recover quickly when affected. The highest priority in the design of a development is that people are kept safe from natural hazards. The protection of property is also important, although a secondary concern to ensuring people are safe.
- (2) The first option is always to locate development away from natural hazards and outside areas subject to natural hazards. However, this may not always be practical given the extent of certain natural hazards in the Region, such as flooding, and the pattern of historical development making infill development likely. Therefore, the focus is on designing and locating development to ensure maximum resilience to natural hazard events. However, land subject to extreme hazard flooding is not considered suitable for urban development and high coastal hazard areas are not considered suitable for any intensification of development.
- (3) Where practicable, development for essential community infrastructure and services is designed to be able to operate and function during and immediately following a hazard event. Other development is designed to allow for maximum resilience and the ability to absorb the impact of natural hazards, allowing for a return to "business as usual" as quickly as possible following an event. These principles apply equally to residential activities, with residents able to return to their homes and daily activities as quickly as possible.
- (4) Climate change, and in particular the likelihood of more intense and frequent events, is taken into account when incorporating disaster and natural hazard mitigation features into a development.
- (5) Development in the Region's coastal towns and villages is located, designed, constructed, operated and of a scale to avoid or reduce the impacts of coastal hazards, including storm tide inundation, coastal erosion and predicted sea level rise.
- (6) Large parts of the Region are subject to flooding. The Region's residents accept this aspect of living in the Wet Tropics, and are resilient to this aspect of living "up north". However, new development must be designed to provide maximum protection to people and property during flood events. Subdivision design provides for an evacuation route for persons wanting to leave a potentially affected property for the duration of a flood event.
- (7) Infill development in areas at risk of natural hazards, in particular, flooding and storm tide inundation, is designed and located to avoid, or if this is not feasible, minimise the damage caused by a natural hazard event. The development will also be designed to ensure no worsening of the impact of the natural hazard on the subject property and surrounding properties.
- (8) Transport infrastructure is designed and located to minimise the impact of natural hazard events and maximise usability during and immediately after an event.

3.11.2 Element—Safety and resilience:

Development ensures the safety of persons from natural hazards and community resilience from such events

3.11.2.1 Specific outcomes:

- (1) Development provides for the safe evacuation of persons by road.

- (2) Access from a development site to an adjacent road is constructed at or above the level of the adjacent road.
- (3) New residential and commercial subdivisions allow persons to be evacuated by road out of the development site.
- (4) If part of a development is below the 1% annual exceedance probability flood event level, the development site or building contains an area above the 1% annual exceedance probability flood event level for persons within the development site to evacuate to during a flood.

Note— this is not intended to result in a subdivision where only the building footprints are above the 1% annual exceedance probability flood event level. Subdivision design that addresses flooding by constructing only the building footprints above the 1% annual exceedance probability flood event level does not represent a sound planning outcome.

- (5) Development allows for easy access by emergency services.
- (6) Evacuation facilities are located in each of the Region's towns and villages outside of coastal hazard areas and at or above the 0.5% annual exceedance probability level for flooding.

Part 4 Priority infrastructure plan

4.1 Preliminary

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

4.2 Planning assumptions

- (1) The planning assumptions form a logical and consistent basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (2) The planning assumptions summarised in Tables 4.2.A to 4.2.J outline the projections of residential and non-residential development for the area to which the priority infrastructure plan applies.
- (3) The assumptions have been developed in accordance with the land use planning provisions of the planning scheme and the anticipated growth in population and employment within the area to which the priority infrastructure plan applies.
- (4) There are mathematical discrepancies within the projected population, persons per dwelling house and the number of dwellings required in the Tables.
- (5) Land constraints mapping for the net developable area was found to be spatially inaccurate and consequently has not been applied.
- (6) Population projections in the PIP modelling reflected in the Tables were based on mid range growth projections and show a population of 33,774 at 2011, growing to 34,478 at 2016.
- (7) Current census material indicates the population has declined to below 30,000 people as at 30 June 2012.
- (8) Table 4.2H identifies the total net developable area required for:
 - (a) dwellings within the PIA at 2026 as 645.25 hectares with 863.29 hectares currently available;
 - (b) dwellings in the urban footprint outside the PIA at 2026 as 256.18 hectares with 910.5 hectares currently available.
- (9) Table 4.2J identifies the total net developable area required for:
 - (a) Retail at 2026 is 700.29 hectares with 1005.95 hectares currently available;
 - (b) Commercial at 2026 is 46.84 hectares with 49.06 hectares currently available;
 - (c) Industrial at 2026 is 259.29 hectares with 419.5 hectares currently available;
 - (d) Community purposes at 2026 is 635.87 hectares with 798.44 hectares currently available.
- (10) The assumption that is made, from the projection of population exceeding the actual population and the supply of land exceeding in all categories the land required for 2026, is that once the constraints mapping is completed the true net developable area will satisfy the requirements for development out to 2026 despite any mathematical inaccuracies.
- (11) Further detailed background information concerning the planning assumptions is referenced in Section 4.6 (extrinsic material).

4.2.1 Dwellings, non-residential gross floor area and land area

- (1) The distribution and timing of future development (residential dwellings, non-residential gross floor area and land area) to accommodate projected population and employment growth have been estimated taking into account the following factors:
 - (a) land use planning provisions of the planning scheme;
 - (b) current development applications and approvals;
 - (c) development trends;
 - (d) cost efficient provision of infrastructure;
 - (e) average occupancy rate projections;
 - (f) average gross floor area to land area ratios;
 - (g) existing level of development.

4.2.2 Geographical areas

- (1) The projections about residential and non-residential development are prepared at a level that allows re-aggregation of data into areas to support infrastructure planning for the service catchments of different trunk infrastructure networks.
- (2) Tables 4.2.G to 4.2.J provide a geographical overview of the growth projections for residential and non-residential development for each of the PIA localities. The PIA localities and the planning scheme precincts and zones (relative to the priority infrastructure area) are identified on PIA Maps PIP-001 to PIP-007.

4.2.3 Time periods

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

4.2.4 Existing level of development

- (1) The existing level of development (base year for the priority infrastructure plan) has been estimated at 2011.

4.2.5 Development potential of land

- (1) The net developable area is land designated for urban purposes under the planning scheme minus land required for infrastructure and land containing easements which constrain development.

4.2.6 Assumed scale of development

- (1) The assumed scale of development for the purposes of the priority infrastructure plan has been determined to reflect the realistic level (scale and intensity) of development having regard to the land use planning provisions of the planning scheme, site constraints and development trends. These assumptions are reflected in Tables 4.2A and 4.2B.

- (2) Table 4.2.A identifies the assumed scale of development for residential precincts expressed as a number of dwellings per net developable hectare.

Table 4.2.A Assumed scale of development for residential precincts

Zone/Precinct	Planning scheme use type	Assumed density (dwellings/net developable hectares)
Rural residential zone	Dwelling house	1
Cardwell residential precinct Innisfail residential precinct Greater Mission Beach residential precinct Tully residential precinct Villages residential precinct	Community residence Dwelling house Dual occupancy	12
Cardwell residential choice precinct Innisfail residential choice precinct Greater Mission Beach residential choice precinct Tully residential choice precinct	Community residence Dwelling house Dual occupancy Multiple dwelling Retirement facility Residential care facility Rooming accommodation	40

- (3) Table 4.2.B identifies the assumed density (scale) of development for non-residential zones expressed as gross floor area per net developable hectare.

Table 4.2.B Assumed scale of development for non-residential precincts

Zone/Precinct	Planning scheme use type	Assumed density (gross floor area/net developable hectares)
Cardwell business precinct Greater Mission Beach business precinct	Commercial activities	6000m ²
Innisfail business fringe precinct Tully business fringe precinct	Commercial activities	6000m ²
Innisfail central business precinct Tully central business precinct	Commercial activities	6000m ²
Greater Mission Beach local business precinct Villages local business precinct	Commercial activities	6000m ²
Cardwell industry precinct Innisfail industry precinct Greater Mission Beach industry precinct Tully industry precinct Villages industry precinct	Industrial activities	4000m ²
Cardwell tourism precinct Greater Mission Beach tourism precinct	Commercial activities Tourism activities	3000m ²
Cardwell community purpose precinct Innisfail community purpose precinct Greater Mission Beach community purpose precinct Tully community purpose precinct Villages community purpose precinct	Community activities	500m ²

4.2.7 Occupancy rates

- (1) Table 4.2.C outlines the average residential occupancy rates for different types of residential dwellings.

Table 4.2.C Average residential occupancy rates

PIP projection category	Occupancy rate (persons/dwelling)
Single residential	2.58
Multiple residential	1.69
Other residential	2.04
Visitor	2.04

4.2.8 Gross floor area and jobs

- (1) Table 4.2.D outlines the average number of jobs per gross floor area for different types of non-residential development.

Table 4.2.D Average number of jobs per gross floor area

PIP projection category	Employment ratio (m ² per employee)
Retail	25
Commercial	20
Industrial	110
Other	Not applicable

4.2.9 PIP projection categories

- (1) Tables 4.2.E and 4.2.F identify the relationship between the residential and non-residential planning scheme land uses and the PIP projection categories used in Tables 4.2.C and 4.2.D.

Table 4.2.E PIP projection categories and residential planning scheme uses

PIP projection category	Defined use
Single residential	Caretaker's accommodation Dwelling house Dwelling unit
Multiple residential	Dual occupancy Multiple dwelling Relocatable home park Retirement facility
Other residential	Community residence Residential care facility Rooming accommodation
Visitor	Hotel Nature-based tourism Resort complex Rural workers accommodation Short-term accommodation Tourist park

Table 4.2.F PIP projection categories and non-residential planning scheme uses

PIP projection category	Queensland Planning Provision use
Retail	Market Roadside stall Service station Shop Shopping centre
Commercial	Agricultural supplies store Bulk landscape supplies Car wash Child care centre Food and drink outlet Function facility Garden centre Hardware and trade supplies Health care services Home based business Hotel Indoor sport and recreation Major sport, recreation and entertainment facility Nightclub entertainment facility Office Outdoor sales Outdoor sport and recreation Showroom Theatre Tourist attraction Veterinary services Wholesale nursery Winery
Industrial	Extractive industry High impact industry Intensive animal industry Intensive horticulture Low impact industry Marine industry Medium impact industry Research and technology industry Rural industry Service industry Special industry Transport depot Warehouse
Community purposes	Cemetery Club Community care centre Community use Educational establishment Emergency services Hospital Place of worship
Other	Air services Animal husbandry Animal keeping Aquaculture Cropping Environment facility Landing

PIP projection category	Queensland Planning Provision use
	Major electrical infrastructure Park Parking station Permanent plantation Port services Substation Utility installation

4.2.10 Population and employment

- (1) Projections of population and employment growth expected to occur within the local government area are contained in Tables 4.2.G to 4.2.J.

Note—Further details in relation to the data used to populate Tables 4.2G to 4.2J are provided in Cassowary Coast Regional Council Priority Infrastructure Plans Planning Assumptions for Johnstone Shire and Cardwell Shire Areas & Supporting Information Report included as extrinsic material in Section 4.6.

Table 4.2.G Existing and projected population

PIA locality	PIP projection category	Existing and projected population				
		2011 (existing)	2016	2021	2026	Ultimate development
Cardwell	Single residential	1090	1120	1172	1229	1280
	Multiple residential	93	99	109	120	98 Note (1)
	Other residential	100	104	111	119	104 Note (1)
	Visitor	258	273	289	307	265 Note (1)
	Total	1541	1596	1681	1775	1747
Innisfail	Single residential	7628	7777	8037	8324	8363
	Multiple residential	1145	1185	1254	1330	1168 Note (1)
	Other residential	117	127	144	163	124 Note (1)
	Visitor	550	578	609	643	551 Note (1)
	Total	9440	9667	10044	10460	10206
Mission Beach	Single residential	526	554	603	657	2337 Note (2)
	Multiple residential	29	33	39	46	253 Note (2)
	Other residential	64	68	74	81	288 Note (2)
	Visitor	344	367	390	416	1611 Note (2)
	Total	963	1022	1106	1200	4489 Note (2)
South Mission Beach and Wongaling Beach	Single residential	1543	1602	1706	1820	4361 Note (2)
	Multiple residential	328	335	348	362	599 Note (2)
	Other residential	49	56	69	83	320 Note (2)
	Visitor	709	760	815	877	2576 Note (2)
	Total	2629	2753	2938	3142	7856
Tully	Single residential	2235	2294	2398	2512	2690
	Multiple residential	289	300	320	341	302 Note (1)
	Other residential	68	72	79	86	73 Note (1)
	Visitor	177	188	201	213	186 Note (1)
	Total	2769	2854	2998	3152	3251
Total PIA	Single residential	13022	13347	13916	14542	19031

PIA locality	PIP projection category	Existing and projected population				
		2011 (existing)	2016	2021	2026	Ultimate development
	Multiple residential	1884	1952	2070	2199	2420
	Other residential	398	427	477	532	909
	Visitor	2038	2166	2304	2456	5189
	Total	17342	17892	18767	19729	27549
Urban footprint (outside PIA)	Single residential	5149	5199	5286	5380	21598
	Multiple residential	220	223	228	233	312 Note (2)
	Other residential	176	179	184	189	268 Note (2)
	Visitor	756	795	838	883	1767 Note (2)
	Total	6301	6396	6536	6685	23945
Total urban (above categories)	Single residential	18171	18546	19202	19922	40629
	Multiple residential	2104	2175	2298	2432	2732
	Other residential	574	606	661	721	1177
	Visitor	2794	2961	3142	3339	6956
	Total	23643	24288	25303	26414	51494

- (1) Note—The projected population at ultimate development is less than the population growth shown at 2026. This is due to the ultimate development population reflecting the land supply within the planning scheme zones rather than the demand for each land use type. Changes to the PIA boundary are not required to resolve this shortfall. For the purposes of determining the ultimate capacity of trunk infrastructure, utilise the largest of the 5 year cohort projections.
- (2) Note—The projected population at ultimate development is much larger than the population growth shown at 2026. This is due to the ultimate development population reflecting the land supply within the existing planning scheme zones rather than the demand for each land use type. All zoned land within the PIA projection areas is serviced and therefore must be included in accordance with the definition of the PIA. Priorities for sequencing of any development within PIA projection areas post 2026 must be considered to optimally utilise the existing infrastructure and minimise any new trunk infrastructure requirements. Note that the Regional Plan envisages the population growth of the Mission Beach, South Mission Beach and Wongaling Beach area to be constrained due to environmental issues, particularly the preservation of cassowary habitat and limitation of traffic generation to reduce bird strikes by vehicles. The intents of the Regional Plan are reflected in the 5 year cohorts of development populations up to 2026. For the purposes of determining the ultimate capacity of trunk infrastructure, utilise the largest of the 5 year cohort projections and critically consider whether there may be any likelihood of further development beyond this date. In view of the Regional Plan constraints, trunk infrastructure to service development beyond 2026 should be considered as future stages, and therefore should not be costed within this PIP.

Table 4.2.H Existing and projected dwellings and land area

PIA locality	PIP projection category	Existing and projected number of dwellings (land area in net developable hectares)				
		2011 (existing)	2016	2021	2026	Ultimate development (capacity)
Cardwell	Single dwelling	412 (47.74)	425 (48.91)	448 (50.98)	474 (53.32)	496 (55.3)
	Multiple dwelling	48 (3.38)	52 (3.46)	60 (3.62)	69 (3.8)	52 (3.47) Note (1)
	Other dwelling	49 (5.12)	52 (5.18)	57 (5.28)	63 (5.4)	52 (5.18) Note (1)
	Visitor dwelling	170 (3.47)	178 (3.63)	186 (3.79)	195 (3.97)	173 (3.52) Note (1)
	Total	679 (59.7)	707 (61.17)	751 (63.66)	801 (66.48)	773 (67.47)
Innisfail	Single dwelling	2415 (264.24)	2476 (268.82)	2588 (277.22)	2717 (286.89)	2738 (288.49)
	Multiple dwelling	522 (26.7)	544 (27.14)	584 (27.94)	631 (28.88)	536 (26.99) Note (1)
	Other dwelling	47 (5.12)	53 (5.24)	63 (5.44)	75 (5.68)	51 (5.19) Note (1)
	Visitor dwelling	364 (2.22)	383 (2.6)	404 (3.02)	427 (3.48)	365 (2.24) Note (1)
	Total	3348 (298.28)	3456 (303.8)	3639 (313.62)	3850 (324.93)	3690 (322.91)
Mission Beach	Single dwelling	163 (22.3)	174 (23.29)	195 (25.18)	219 (27.34)	959 (93.97) Note (2)
	Multiple dwelling	16 (3.33)	18 (3.37)	22 (3.45)	26 (3.53)	150 (6.01) Note (2)
	Other dwelling	35 (2.43)	37 (2.47)	41 (2.55)	45 (2.63)	169 (5.1) Note (2)
	Visitor dwelling	228 (1.54)	243 (1.84)	258 (2.14)	275 (2.48)	1067 (18.31) Note (2)
	Total	442 (29.59)	472 (30.96)	516 (33.31)	565 (35.97)	2345 (123.39) Note (2)
South Mission Beach and Wongaling Beach	Single dwelling	509 (73.71)	534 (75.96)	579 (80.01)	630 (84.6)	1754 (185.79) Note (2)
	Multiple dwelling	160 (13.44)	165 (13.54)	175 (13.74)	186 (13.96)	369 (17.63) Note (2)
	Other dwelling	25 (16.52)	30 (16.62)	40 (16.82)	51 (17.04)	234 (20.71) Note (2)
	Visitor dwelling	465 (6.95)	491 (7.47)	519 (8.03)	550 (8.65)	1400 (25.66) Note (2)
	Total	1159 (110.62)	1220 (113.59)	1313 (118.6)	1417 (124.25)	3757 (249.78)
Tully	Single dwelling	777 (71.36)	802 (73.61)	847 (77.66)	898 (82.25)	978 (89.44)
	Multiple dwelling	126 (5.98)	134 (6.14)	149 (6.44)	165 (6.76)	136 (6.18) Note (1)
	Other dwelling	36 (2.83)	39 (2.89)	44 (2.99)	49 (3.09)	40 (2.9) Note (1)
	Visitor dwelling	117 (1.13)	123 (1.25)	130 (1.39)	136 (1.51)	121 (1.21) Note (1)

PIA locality	PIP projection category	Existing and projected number of dwellings (land area in net developable hectares)				
		2011 (existing)	2016	2021	2026	Ultimate development (capacity)
	Total	1056 (81.31)	1098 (83.9)	1170 (88.49)	1248 (93.62)	1275 (99.74)
Total PIA	Single dwelling	4276 (479.35)	4411 (490.59)	4657 (511.05)	4938 (534.40)	6925 (712.99)
	Multiple dwelling	872 (52.83)	913 (53.65)	990 (55.19)	1077 (56.93)	1243 (60.28) Note (2)
	Other dwelling	192 (32.02)	211 (32.40)	245 (33.08)	283 (33.84)	546 (39.08) Note (2)
	Visitor dwelling	1344 (15.31)	1418 (16.79)	1497 (18.37)	1583 (20.09)	3126 (50.94) Note (2)
	Total	6684 (579.50)	6953 (593.42)	7389 (617.68)	7881 (645.25)	11840 (863.29)
Urban footprint (outside PIA)	Single dwelling	1936 (224.38)	1957 (226.27)	1995 (229.69)	2037 (233.47)	9185 (876.85)
	Multiple dwelling	117 (10.08)	119 (10.12)	123 (10.2)	127 (10.28)	188 (11.5) Note (2)
	Other dwelling	83 (8.78)	85 (8.82)	89 (8.9)	93 (8.98)	154 (10.19) Note (2)
	Visitor dwelling	500 (1.89)	524 (2.37)	550 (2.89)	578 (3.45)	1004 (11.96) Note (2)
	Total	2636 (245.13)	2685 (247.58)	2757 (251.68)	2835 (256.18)	10531 (910.5)
Total urban (above categories)	Single dwelling	6212 (703.73)	6368 (716.86)	6652 (740.74)	6975 (767.87)	16110 (1589.84)
	Multiple dwelling	989 (62.91)	1032 (63.77)	1113 (65.39)	1204 (67.21)	1431 (71.78)
	Other dwelling	275 (40.80)	296 (41.22)	334 (41.98)	376 (42.82)	700 (49.27)
	Visitor dwelling	1844 (17.20)	1942 (19.16)	2047 (21.26)	2161 (23.54)	4130 (62.90)
	Total	9320 (824.63)	9638 (841)	10146 (869.36)	10716 (901.43)	22371 (1773.79)

- (1) Note—The projected dwellings at ultimate development are less than the dwelling growth shown at 2026. This is due to the ultimate development dwellings reflecting the land supply within the existing planning scheme zones rather than the demand for each land use type. Changes to the PIA boundary are not required to resolve this shortfall. For the purposes of determining the ultimate capacity of trunk infrastructure, utilise the largest of the 5 year cohort projections.
- (2) Note—The projected dwellings at ultimate development are much larger than the dwelling growth shown at 2026. This is due to the ultimate development dwellings reflecting the land supply within the existing planning scheme zones rather than the demand for each land use type. All zoned land within the PIA projection areas is serviced and therefore must be included in accordance with the definition of the PIA. Priorities for sequencing of any development within PIA projection areas post 2026 must be considered to optimally utilise the existing infrastructure and minimise any new trunk infrastructure requirements. Note that the Regional Plan envisages the population growth of Mission Beach, South Mission Beach and Wongaling Beach area to be constrained due to environmental issues, particularly the preservation of cassowary habitat and limitation of traffic generation to reduce bird strikes by vehicles. The intents of the Regional Plan are reflected in the 5 year cohorts of development dwellings up to 2026. For the purposes of determining the ultimate capacity of trunk infrastructure, utilise the largest of the 5 year cohort projections and critically consider whether there may be any likelihood of further development beyond this date. In view of the Regional Plan constraints, trunk infrastructure to service development beyond 2026 should be considered as future stages, and therefore should not be costed within this PIP.

Table 4.2.I Existing and projected employment

PIA locality	PIP projection category	Existing and projected number of employees				
		2011 (existing)	2016	2021	2026	Ultimate development (capacity)
Cardwell	Retail	47	48	51	54	88
	Commercial	156	161	169	178	291
	Industrial	62	64	67	71	101
	Community purposes	28	29	31	33	97
	Other	201	207	218	230	Not applicable - see Note (1)
	Total	494	509	536	566	577
Innisfail	Retail	449	459	477	496	718
	Commercial	1232	1259	1307	1360	1951
	Industrial	642	656	681	709	774
	Community purposes	273	279	290	302	351
	Other	800	818	849	883	Not applicable - see Note (1)
	Total	3396	3471	3604	3750	3794
Mission Beach	Retail	31	33	36	39	64
	Commercial	124	131	143	156	250
	Industrial	10	11	12	13	151
	Community purposes	19	20	22	24	22
	Other	81	86	94	103	Not applicable - see Note (1)
	Total	265	281	307	335	487
South Mission Beach and Wongaling Beach	Retail	96	100	107	114	146
	Commercial	350	363	387	413	518
	Industrial	97	101	108	115	97
	Community purposes	77	80	85	91	88

PIA locality	PIP projection category	Existing and projected number of employees				
		2011 (existing)	2016	2021	2026	Ultimate development (capacity)
	Other	249	259	276	295	Not applicable - see Note (1)
	Total	869	903	963	1028	849
Tully	Retail	143	147	154	162	153
	Commercial	258	265	278	292	277
	Industrial	239	246	258	271	258
	Community purposes	61	63	66	69	145
	Other	420	432	453	476	Not applicable - see Note (1)
	Total	1121	1153	1209	1270	833
Total PIA	Retail	766	787	825	865	1169
	Commercial	2120	2179	2284	2399	3287
	Industrial	1050	1078	1126	1179	1381
	Community purposes	458	471	494	519	703
	Other	1751	1802	1890	1987	Not applicable - see Note (1)
	Total	6145	6317	6619	6949	6540
Urban footprint (outside PIA)	Retail	299	302	307	313	518
	Commercial	695	702	713	726	1150
	Industrial	492	496	504	513	6123
	Community purposes	176	177	180	183	1664
	Other	686	693	705	719	Not applicable - see Note (1)
	Total	2348	2370	2409	2454	9455
Total urban (above categories)	Retail	1065	1089	1132	1178	1687
	Commercial	2815	2881	2997	3125	4437
	Industrial	1542	1574	1630	1692	7504

PIA locality	PIP projection category	Existing and projected number of employees				
		2011 (existing)	2016	2021	2026	Ultimate development (capacity)
	Community purposes	634	648	674	702	2367
	Other	2437	2495	2595	2706	Not applicable - see Note (1)
	Total	8493	8687	9028	9403	15995

(1) Note—The ultimate capacity for employees is determined from land supply. As there is no land zoned as “Other”, there is no corresponding ultimate employment for this land use. To resolve demand from “Other” employment, add “Other” demand into retail, commercial, industrial and community on a pro-rata basis.

Table 4.2.J Existing and projected non-residential gross floor area and land area

PIA locality	PIP projection category	Existing and projected gross floor area - square metres gross floor area (land area in net developable hectares)				
		2011 (existing)	2016	2021	2026	Ultimate development (capacity)
Cardwell	Retail	1.28 (2.13)	1.28 (2.14)	1.29 (2.15)	1.3 (2.16)	1.38 (2.31)
	Commercial	0.39 (1.31)	0.4 (1.34)	0.42 (1.38)	0.44 (1.43)	0.66 (2.21)
	Industrial	4.22 (10.56)	4.25 (10.61)	4.28 (10.68)	4.32 (10.78)	4.65 (11.62)
	Community purposes	0.54 (10.72)	0.55 (10.91)	0.56 (11.24)	0.58 (11.61)	0.88 (17.58)
	Other	Not applicable - see Note (1)				
	Total	6.43 (24.72)	6.48 (24.99)	6.55 (25.45)	6.64 (25.97)	7.57 (33.71)
Innisfail	Retail	7.99 (13.32)	8.02 (13.36)	8.06 (13.42)	8.11 (13.48)	8.66 (14.44)
	Commercial	2.18 (7.28)	2.24 (7.42)	2.33 (7.68)	2.44 (7.96)	3.62 (12.08)
	Industrial	10.28 (25.71)	10.44 (26.06)	10.71 (26.68)	11.02 (27.37)	11.74 (29.35)
	Community purposes	1.11 (22.12)	1.15 (23.07)	1.24 (24.74)	1.33 (26.57)	1.49 (29.89)
	Other	Not applicable - see Note (1)				
	Total	21.57 (68.43)	21.85 (69.91)	22.35 (72.51)	22.9 (75.38)	25.52 (85.76)
Mission Beach	Retail	4.88 (8.13)	4.88 (8.13)	4.89 (8.14)	4.9 (8.15)	4.96 (8.27)
	Commercial	0.65 (2.16)	0.66 (2.2)	0.69 (2.26)	0.71 (2.33)	0.9 (3)

PIA locality	PIP projection category	Existing and projected gross floor area - square metres gross floor area (land area in net developable hectares)				
		2011 (existing)	2016	2021	2026	Ultimate development (capacity)
	Industrial	0.35 (0.87)	0.36 (0.9)	0.37 (0.92)	0.38 (0.95)	1.9 (4.74)
	Community purposes	0.61 (12.27)	0.62 (12.44)	0.64 (12.73)	0.65 (13.05)	0.63 (12.59)
	Other	Not applicable - see Note (1)				
	Total	6.49 (23.43)	6.53 (23.67)	6.58 (24.06)	6.64 (24.48)	8.39 (28.6)
South Mission Beach and Wongaling Beach	Retail	0.87 (1.44)	0.88 (1.46)	0.89 (1.48)	0.91 (1.5)	0.99 (1.65)
	Commercial	2.46 (8.2)	2.49 (8.27)	2.54 (8.4)	2.59 (8.54)	2.8 (9.32)
	Industrial	0.34 (0.84)	0.38 (0.94)	0.46 (1.12)	0.54 (1.29)	0.34 (0.84)
	Community purposes	0.61 (12.24)	0.63 (12.59)	0.66 (13.22)	0.7 (13.9)	0.67 (13.31)
	Other	Not applicable - see Note (1)				
	Total	4.28 (22.73)	4.37 (23.27)	4.55 (24.21)	4.73 (25.24)	4.79 (25.13)
Tully	Retail	3.53 (5.89)	3.54 (5.9)	3.56 (5.93)	3.58 (5.95)	3.56 (5.93)
	Commercial	1.12 (3.73)	1.13 (3.77)	1.16 (3.84)	1.19 (3.91)	1.16 (3.86)
	Industrial	9.69 (24.22)	9.76 (24.39)	9.9 (24.69)	10.04 (25.01)	9.89 (24.73)
	Community purposes	5.31 (106.3)	5.33 (106.65)	5.36 (107.28)	5.4 (107.97)	5.73 (114.69)
	Other	Not applicable - see Note (1)				
	Total	19.66 (140.14)	19.78 (140.72)	19.98 (141.74)	20.21 (142.84)	20.34 (149.21)
Total PIA	Retail	18.55 (30.91)	18.60 (30.99)	18.69 (31.12)	18.80 (31.24)	19.55 (32.60)
	Commercial	6.80 (22.68)	6.92 (23.00)	7.14 (23.56)	7.37 (24.17)	9.14 (30.47)
	Industrial	24.88 (62.20)	25.19 (62.90)	25.72 (64.09)	26.30 (65.40)	28.52 (71.28)
	Community purposes	(8.18) (163.65)	8.28 (165.66)	8.46 (169.21)	8.66 (173.10)	9.40 (188.06)
	Other	Not applicable - see Note (1)				
	Total	58.43 (279.45)	59.52 (282.56)	60.01 (287.97)	61.12 (293.91)	66.61 (322.41)
Urban Footprint (Outside PIA)	Retail	9.33 (15.55)	9.34 (15.55)	9.35 (15.57)	9.37 (15.6)	9.88 (16.46)
	Commercial	8.36 (27.86)	8.38 (27.9)	8.39 (27.96)	8.42 (28.03)	9.27 (30.89)

PIA locality	PIP projection category	Existing and projected gross floor area - square metres gross floor area (land area in net developable hectares)				
		2011 (existing)	2016	2021	2026	Ultimate development (capacity)
	Industrial	77.35 (193.37)	77.39 (193.47)	77.48 (193.67)	77.58 (193.89)	139.29 (348.22)
	Community purposes	23.07 (461.54)	23.09 (461.80)	23.12 (462.26)	23.14 (462.77)	30.52 (610.38)
	Other	Not applicable - see Note (1)				
	Total	118.11 (698.32)	118.2 (698.72)	118.34 (699.46)	118.51 (700.29)	188.96 (1005.95)
Total urban (above categories)	Retail	27.88 (46.46)	27.94 (46.54)	28.04 (46.69)	28.17 (46.84)	29.43 (49.06)
	Commercial	15.16 (50.54)	15.30 (50.90)	15.53 (52.52)	15.79 (52.20)	18.41 (61.36)
	Industrial	102.23 (255.57)	102.58 (256.37)	103.20 (257.76)	103.88 (259.29)	167.81 (419.50)
	Community purposes	31.25 (625.19)	31.37 (627.46)	31.58 (631.47)	31.80 (635.87)	39.92 (798.44)
	Other	Not applicable - see Note (1)				
	Total	176.54 (977.77)	177.72 (981.28)	178.35 (987.43)	179.63 (994.20)	255.57 (1328.36)

(1) Note—"Other" is agriculture, forestry, fishing, mining and service industries that do not require urban gross floor area.

4.3 Priority infrastructure area

- (1) The priority infrastructure area is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.
- (2) The priority infrastructure area identifies the area where Council gives priority to provide trunk infrastructure for urban development up to 2026.
- (3) The priority infrastructure area is identified in PIA Maps PIP-001 to PIP-007.

4.4 Desired standards of service

- (1) The desired standard of service details the standards that comprise an infrastructure network most suitable for the local context.
- (2) The desired standard of service is supported by the more detailed network design standards included in planning scheme policies, legislation, statutory guidelines and other relevant controlled documents about design standards identified below.
- (3) Further detailed background information concerning the desired standards of service is referenced in Section 4.6 (extrinsic material).

4.4.1 Water

Table 4.4.A Water network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> • Cassowary Coast Regional Council Strategic Asset Management Plan (Water and Sewerage Services); • Cassowary Coast Regional Council Asset Management Portfolio; • Planning Scheme Policy SC6.2 FNQROC Development Manual.
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> • Cassowary Coast Regional Council Strategic Asset Management Plan (Water and Sewerage Services); • Cassowary Coast Regional Council Asset Management Portfolio; • Planning Scheme Policy SC6.2 FNQROC Development Manual.

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> • Cassowary Coast Regional Council Drinking Water Quality Management Plan; • Queensland Water Quality Guidelines 2009; • Cassowary Coast Regional Council Strategic Asset Management Plan (Water and Sewerage Services); • Cassowary Coast Regional Council Asset Management Portfolio.
Pressure and normal supply	The water supply network is monitored and managed to maintain the reliability and adequacy of supply.	<ul style="list-style-type: none"> • Cassowary Coast Regional Council Strategic Asset Management Plan (Water and Sewerage Services); • Cassowary Coast Regional Council Asset Management Portfolio; • Planning Scheme Policy SC6.2 FNQROC Development Manual.
Infrastructure design/planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> • Planning Scheme Policy SC6.2 FNQROC Development Manual; • Relevant Australian Standards.

4.4.2 Sewerage

Table 4.4.B Sewerage network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> • Cassowary Coast Regional Council Strategic Asset Management Plan (Water and Sewerage Services); • Cassowary Coast Regional Council Asset Management Portfolio; • Planning Scheme Policy SC6.2 FNQROC Development Manual.
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> • Cassowary Coast Regional Council Strategic Asset Management Plan (Water and Sewerage Services); • Cassowary Coast Regional Council Asset Management Portfolio.
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> • Cassowary Coast Regional Council Strategic Asset Management Plan (Water and Sewerage Services); • Cassowary Coast Regional Council Asset Management Portfolio; • Planning Scheme Policy SC6.2 FNQROC Development Manual. • <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies.
Effluent re-use	Reuse effluent wherever practical.	<ul style="list-style-type: none"> • Cassowary Coast Regional Council Strategic Asset Management Plan (Water and Sewerage Services); • <i>Queensland Water Recycling Guidelines—December 2005</i>; • Planning Scheme Policy SC6.2 FNQROC Development Manual; • Relevant Australian Standards.
Infrastructure design/ planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> • Planning Scheme Policy SC6.2 FNQROC Development Manual; • Relevant Australian Standards.

4.4.3 Transport

Table 4.4.C Desired standards of service for transport

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
<p>Road network design/ planning standards</p>	<p>The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.</p> <p>Design of the road system will comply with established codes and standards.</p>	<ul style="list-style-type: none"> • The planning scheme; • Planning Scheme Policy SC6.2 FNQROC Development Manual; • AUSTRROADS Guidelines; • Interim Guide to Road Planning and Design Practice developed by the Department of Transport and Main Roads; • Relevant Australian Standards; • Manual of Uniform Traffic Control Devices.
<p>Public transport design/ planning standards</p>	<p>New urban development is designed to achieve safe and convenient walking distance to existing or potential bus stops, or existing or proposed demand-responsive public transport routes.</p> <p>Design of the road system will comply with established codes and standards.</p>	<ul style="list-style-type: none"> • The planning scheme; • Planning Scheme Policy SC6.2 FNQROC Development Manual; • AUSTRROADS guidelines; • Interim Guide to Road Planning and Design Practice developed by the Department of Transport and Main Roads; • Relevant Australian Standards; • Manual of Uniform Traffic Control Devices.
<p>Pedestrian and bikeway facilities design/planning standards</p>	<p>Bikeways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives.</p> <p>Design of the network will comply with established codes and standards.</p>	<ul style="list-style-type: none"> • The planning scheme; • Planning Scheme Policy SC6.2 FNQROC Development Manual; • AUSTRROADS Guide to Road Design—Part 6A Pedestrian and Cycle Paths; • Relevant Australian Standards; • Manual of Uniform Traffic Control Devices.

4.4.4 Public parks and land for community facilities

Table 4.4.D Desired standards of service for public parks and land for community facilities

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and land for community facilities is established to provide for the full range of recreational and sporting activities and provide for the development of community facilities.	<ul style="list-style-type: none"> • Parks and land for community facilities are provided at a local, district and local government area wide level; • Parks and land for community facilities address the needs of both recreational and sporting users and provides for the development of community facilities.
Accessibility	Public parks and land for community facilities are located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> • Planning Scheme Policy SC6.2 FNQROC Development Manual; • Relevant Australian Standards.
Land quality/suitability Area/1000 persons Minimum size Maximum grade Flood immunity	Public parks and land for community facilities are provided to a standard that supports a diverse range of recreational, sporting and health and services-promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> • The land required for public parks and communities facilities is identified in Table 4.4.E below; • The design criteria including requirements for land quality/suitability, minimum size, maximum grade and flood immunity is identified in Table 4.4.F below.
Facilities/embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> • Standard embellishments for each type of park are identified in Table 4.4.G below.
Infrastructure design/ performance standards	Maximise opportunities to co-locate recreational parks and community facilities in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> • The planning scheme; • Planning Scheme Policy SC6.2 FNQROC Development Manual; • Relevant Australian Standards.

Table 4.4.E Land required for public parks and communities facilities (area in hectares/1000 people)

Infrastructure type	Local	District	Local government area wide
Recreation park	1	1	0.5
Sport park	n/a	1	0.5
Community facility	n/a	0.25	1
Total	5.25		

Table 4.4.F Design criteria for public parks and land for community facilities

Park type	Minimum park size	Maximum grade	Service access radius	Flooding & other hazards
Local parks	0.5 hectares	<ul style="list-style-type: none"> • 1:20 for main use area; and • 1:6 for remainder. 	500 metres	New buildings and hard standing areas are above the 1% annual exceedance probability level for flooding.
District parks	2 hectares	<ul style="list-style-type: none"> • 1:20 for main use area; and • 1:50 for kick about area; and • no maximum slope specified for all other areas. 	10-15 minutes drive	New buildings and hard standing areas are above the 1% annual exceedance probability level for flooding.
District sports/ township sports park	5 hectares	1:50 for all playing surfaces	<ul style="list-style-type: none"> • Adjacent to arterial road or to future arterial road; and • 10-20 minute drive 	<ul style="list-style-type: none"> • fields/courts are above the 2% annual exceedance probability level for flooding.
Land for community facilities	Co-location with existing parks, services and facilities is preferred. Useable areas, including areas for buildings and structures, are in accordance with the requirements of this planning scheme and the <i>Building Act 1975</i> .			

Table 4.4.G Standard embellishments for public parks

Park type/features	Local park/village park	District park	Village sports park	Township/district sports park/ precinct	Local government wide/regional destination park or local government wide sports precinct	Rest areas and other open space
Boundary fencing	Bollards to prevent car access.	Bollards to prevent car access.	Bollards to prevent car access onto fields.	Fencing/bollards to control access into site as well as limiting internal traffic access to field and facilities.	Range of fencing/boundary definition styles as appropriate to location.	As needed.
Water taps irrigation	1-2 drinking taps/fountains where potable water is available.	2 or more drinking fountains where potable water is available. Taps for picnic areas and active recreation nodes.	Taps located on built facilities and 1 per field where potable water is available.	Taps located on built facilities where potable water is available.	Drinking fountains and taps provided at picnic nodes and built amenities/ facilities.	Not usually provided. Water may be provided at larger rest areas or in association with trail access points.
Toilets	Not provided for local parks. Provided for village parks.	Usually provided.	Provided if not being provided as part of club facilities.	Provided as part of facilities.	Provided.	Not usually provided unless combined with village park.
Walk/bike paths and facilities	On footpath and providing access to boundary (local parks only).	Paths and links to park and within park. Bike racks provided.	Bikeway links to park. Bike racks provided.	Bikeway links to park. Internal links to facilities. Bike racks provided.	Internal paths to facilities and use areas.	Paths provided in linear open space forming connections between recreation nodes.

Park type/features	Local park/village park	District park	Village sports park	Township/district sports park/precinct	Local government wide/regional destination park or local government wide sports precinct	Rest areas and other open space
Lighting	Safety lighting provided to street lights.	For carpark, toilets, youth space and picnic area. For natural area parks, lights in carpark and toilets.	For carpark, toilets, security lighting for buildings. Field lighting responsibility of clubs.	For carpark, toilets, security lighting for buildings. Field lighting responsibility of clubs.	For carpark, toilets, picnic shelters. Where possible. May include field lighting for sports precinct.	Not normally provided.
Playgrounds	1 play event provided.	Large multiple play events provided.	Not provided except in associated recreation nodes (e.g. local park).	Not provided except as part of recreation nodes.	Sometimes provided as part of picnic and use area. Depends on the other opportunities at park (e.g. safe water play area).	Not provided.
Youth facilities-informal active facilities	Facility for older youth, for example a half court or open area for kick-a-bout. Usually provided in village park or nearby.	Youth "active" facilities provided, for example, a half court, bike tracks, youth space, etc.	Not provided except as public access to sporting fields.	Not provided except as public access to sporting fields or as a dedicated facility (for example, a skate park).	No specific facility provided as park "features" accommodate (for example, swimming).	Not provided.

Park type/features	Local park/village park	District park	Village sports park	Township/district sports park/precinct	Local government wide/regional destination park or local government wide sports precinct	Rest areas and other open space
Sporting fields	Sometimes provided if space permits as an informal field.	Sometimes provided if space permits as an informal field.	Fields provided and developed to playing standard.	Fields developed to playing standard.	Informal fields/playing areas sometimes provided in regional parks. Fields and amenities sometimes provided for sports precincts.	Not applicable.
Picnic tables, seats, BBQ's	1-2 tables. At least 2 seats. BBQ normally provided for village parks.	At least 2 tables. At least 4 seats. BBQs usually provided. Sheltered tables.	Not provided except as recreation nodes. 2-4 perimeter seats.	0.2 perimeter seats per field. Picnic facilities provided as part of recreation node.	Multiple picnic nodes provided as required.	1-2 tables in rest areas. Seats provided in association with pathways.
Shade	Shade from trees or structures provided for play events and picnic nodes.	Built shade for play and picnic facilities if natural shade unavailable.	Perimeter shade from appropriate tree species.	Perimeter shade for fields from trees.	Shade for picnic facilities and all use nodes. Combination of shade planting and structures as required.	Natural shade and picnic shelters.

Park type/features	Local park/village park	District park	Village sports park	Township/district sports park/precinct	Local government wide/regional destination park or local government wide sports precinct	Rest areas and other open space
Landscape works	Ornamental plantings. Shade species. Buffer plantings with other use nodes.	Enhancement plantings and shade plantings along with screening and buffers.	Planted buffer areas adjacent to residential activities. Screening/buffer plantings for recreation nodes.	Planted buffer areas adjacent to residential activities. Screening/buffer plantings for recreation.	Significant works including planting, features and rehabilitation work where natural vegetation critical to site. Works at entry points and plantings as appropriate to enhance or rehabilitate site.	Defined access points, regeneration and enhancement plantings.
Car parks and internal roads	On-street. Mainly a walk to park.	Off-street parking provided unless sufficient on-street available.	Off-street parking provided.	Off-street parking provided as central hubs to facilities/field areas - linked by internal road network.	Off-street or dedicated on-street parking possibly provided in several locations. Internal roads if needed.	Off-street or on-street parking at trail heads.
Special elements	Footpath kerbing and entry to park should allow for people with mobility challenges.	Location and directional signage. May also provide larger open areas for neighbourhood events.	Location and directional signage. May also provide large informal open spaces for community and civic events.	Location and directional signage.	Location and directional signage. Interpretation signs where required. May also provide large informal open spaces for community and civic events.	Location and directional signage in association with pathways or access points to bushland parks. Interpretive signage if conservation area.

4.4.5 Stormwater

Table 4.4.H Desired standards of service for stormwater

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in a system of natural and engineered channels, piped drainage networks and overland flow path systems to a lawful point of discharge, in a safe manner that minimises, nuisance, damage and inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> • The planning scheme; • Planning Scheme Policy SC6.2 FNQROC Development Manual; • <i>Queensland Urban Drainage Manual</i>—Department of Energy and Water Supply.
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> • Planning Scheme Policy SC6.2 FNQROC Development Manual; • <i>Queensland Water Quality Guidelines 2009</i>—Department of Environment and Heritage Protection; • <i>National Water Quality Guidelines</i>—National Water Quality Management Strategy; • <i>Urban Stormwater Quality Planning Guidelines 2010</i>; • <i>Queensland Urban Drainage Manual</i>—Department of Energy and Water Supply.
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve Department of Environment and Heritage Protection water quality objectives.	<ul style="list-style-type: none"> • The planning scheme; • Planning Scheme Policy SC6.2 FNQROC Development Manual; • <i>Environmental Protection (Water) Policy 2009</i>; • <i>Urban Stormwater Quality Planning Guidelines</i>.
Infrastructure design / planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> • The planning scheme; • Planning Scheme Policy SC6.2 FNQROC Development Manual; • <i>Queensland Urban Drainage Manual</i>—Department of Energy and Water Supply.

4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the existing and proposed trunk infrastructure networks intended to service the assumed development at the desired standard of service stated in the priority infrastructure plan.
- (2) The plans for trunk infrastructure are as identified in section 4.5.2.

4.5.1 Trunk infrastructure networks, systems and items

- (1) Table 4.5.A broadly outlines the trunk infrastructure networks, systems and items covered by the priority infrastructure plan.

Table 4.5.A Trunk infrastructure networks, systems and items

Network	System	Items
Water	Bulk supply	<ul style="list-style-type: none"> • Water sources (dams, groundwater, bulk supply mains) • Raw water mains • Water treatment plants (including recycled water treatment plants) • Associated monitoring systems
	Distribution	<ul style="list-style-type: none"> • Reservoirs • Pump stations • Chlorination facilities • Distribution mains generally greater than 150 millimetre diameter • Associated monitoring systems
Sewerage	Reticulation	<ul style="list-style-type: none"> • Pump stations • Rising mains generally greater than or equal to 150 millimetre diameter • Gravity sewers generally greater than or equal to 225 millimetre diameter • Odour and corrosion control systems • Associated monitoring systems
	Sewerage treatment	<ul style="list-style-type: none"> • Sewerage treatment plants • Storage facilities • Release systems • Associated monitoring systems
Transport	Local government and State controlled roads	<ul style="list-style-type: none"> • Arterial, sub-arterial, major collector roads and high order roads (referred to as Higher Order Roads) • Associated intersections, local road drainage, kerb and channel, swales, culverts, bridges and pathways within the road reserve
	Off-road pathways	<ul style="list-style-type: none"> • Bikeways and pedestrian pathways not within the road carriageway • Associated culverts and bridges

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

4.5.2 Plans for trunk infrastructure

- (1) Plans identifying the existing and future trunk infrastructure for each infrastructure network are shown on the following maps:
- PFTI Maps PIP-008 to PIP-012 - Water Infrastructure
 - PFTI Maps PIP-013 to PIP-016 - Sewerage Infrastructure
 - PFTI Maps PIP-017 to PIP-023 - Transport Infrastructure: Roads
 - PFTI Maps PIP-024 to PIP-026 - Transport Infrastructure: Bridges
 - PFTI Maps PIP-027 to PIP-029 - Transport Infrastructure: Intersections
 - PFTI Maps PIP-030 to PIP-036 - Transport Infrastructure: Off-road Pathways
 - PFTI Maps PIP-037 to PIP-041 - Public Parks and Land for Community Facilities
 - PFTI Map PIP-042 - Stormwater Infrastructure

4.5.3 Schedule of works

- (1) PFTI Maps PIP-008 to PIP-042 identify the existing and future trunk infrastructure items to service anticipated growth. The maps are supported by additional information shown in Tables 4.5.A to 4.5.H below.
- (2) The included schedules of works for future assets identify the estimated cost of each asset, the service catchment(s) to which it relates and the assumed time of completion. These dates relate to the assumed timing of development. The location of these future assets are cross referenced and identified in the plans for trunk infrastructure.
- (3) The full schedule of works, including details of existing and future trunk infrastructure, is provided as extrinsic material.
- (4) Projects have been grouped into 5 year cohorts as follows:
 - (a) 2011-2016;
 - (b) 2016-2021;
 - (c) 2021-2026.

Table 4.5.A Water Infrastructure - Schedule of Works for Future Infrastructure

Map No.	Item No.	Future infrastructure asset description	Estimated cohort for completion	Estimated cost (\$)
PIP-008	1	Installation of 100mm pipe connector on Gregory Street	2011-2016	6,730
PIP-008	2	Installation of 300mm pipe connector near State Forest	2011-2016	20,150
PIP-009	3	Replacement of 250mm trunk main on Dodds Rd	2011-2016	5,500,000
PIP-011	4	Installation of new 2.7ML Wheatley's Hill reservoir	2011-2016	4,100,000
PIP-011	5	Installation of 300mm outlet main for new reservoir at Wheatley's Hill	2011-2016	373,060
PIP-011	6	Installation of 300mm water main to service Mantons Hill development	2011-2016	404,010
PIP-012	7	Installation of new 3.5ML Hyatt St reservoir	2011-2016	2,638,950
PIP-012	8	Installation of 300mm outlet main for Hyatt St Reservoir	2011-2016	10,050
PIP-012	9	Installation of 300mm water main	2011-2016	652,770
		Total		13,705,720

Note—The existing water infrastructure as shown on the PFTI Maps PIP-008 to PIP-012 are not itemised in this table. Further details are provided in the extrinsic material in Section 4.6.

Table 4.5.B Sewerage Infrastructure - Schedule of Works for Future Infrastructure

Map No.	Item No.	Future infrastructure asset description	Estimated cohort for completion	Estimated cost (\$)
PIP-013	1	Upgrade SPS01	2011-2016	100,000
PIP-013	2	New bypass rising main from SPS02 to SPS01 including upgrade to SPS02	2016-2021	500,000
PIP-013	3	Upgrade SPS03	2021-2026	100,000
PIP-013	4	New DN600 rising main to the Sewerage Treatment Plant	2016-2021	3,350,000
PIP-013	5	New Parallel DN200 rising main	2016-2021	300,000
PIP-013	6	New Parallel DN300 rising main	2016-2021	700,000
PIP-013	7	Upgrade SPS24	2011-2016	750,000
PIP-013	8	Upgrade SPS27	2016-2021	350,000
PIP-015	9	Upgrade WB2 pump station capacity	2021-2026	400,000
PIP-015	10	Upgrade WB3 pump station capacity	2021-2026	275,000
PIP-015	11	New bypass main - Interconnected (Service new development and meet DSS)	2021-2026	3,100,000
PIP-016	12	Upgrade Sewerage Treatment Plant	2016-2021	6,100,000
		Total		16,025,000

Note—The existing sewerage infrastructure as shown on the PFTI Maps PIP-013 to PIP-016 are not itemised in this table. Further details are provided in the extrinsic material in Section 4.6.

Table 4.5.C Transport Infrastructure: Roads - Schedule of Works for Future Infrastructure

Map No.	Item No.	Road name	Project Length (m)	Estimated year of completion	Estimated cost (\$)
PIP-018	1	Goondi Mill Road	620	2021-2026	1,358,660.25
PIP-018	2	Clifford Road	79	2016-2021	196,648.31
PIP-018	3	Clifford Road	1001	2016-2021	2,382,738.25
PIP-018	4	McGowan Drive	238	2016-2021	814,538.19
PIP-021	5	Wongaling Beach Road	833	2021-2026	1,877,799.04
PIP-021	6	Banfield Parade	556	2016-2021	1,236,806.24
PIP-021	7	Banfield Parade	492	2016-2021	1,078,812.94
PIP-021	8	Webb Road	564	2021-2026	1,236,806.24
PIP-023	9	Murray Street	1105	2021-2026	2,632,162.18
PIP-023	10	Murray Street	339	2021-2026	808,120.18
PIP-023	11	Murray Street	329	2016-2021	784,604.90
PIP-023	12	Butler Street	124	2016-2021	424,934.61
PIP-023	13	Hort Street	76	2016-2021	234,868.55
PIP-023	14	Morris Street	383	2016-2021	1,315,049.57
PIP-023	15	Bryant Street	1717	2021-2026	4,208,904.12
		Total			20,591,453.57

Note—The existing local higher order roads as shown on the PFTI Maps PIP-017 to PIP-023 are not itemised in this table. Further details are provided in the extrinsic material in Section 4.6.

Note— Proposed works include seal and formation widening, pavement strengthening, kerb and channel, lighting, drainage, landscaping and land resumption costs. Further details are provided in the extrinsic material in Section 4.6.

Table 4.5.D Transport Infrastructure: Bridges - Schedule of Works for Future Infrastructure

Map No.	Item No.	Bridge name	Future action	Estimated year of completion	Estimated Cost (\$)
PIP-024	1	Geraldton Bridge	Planning for provision of additional pedestrian /road bridge	2021-2026	2,750,000
		Total			2,750,000

Note—The existing bridges as shown on the PFTI Maps PIP-024 to PIP-026 are not itemised in this table. Further details are provided in the extrinsic material in Section 4.6.

Table 4.5.E Transport Infrastructure: Intersections - Schedule of Works for Future Infrastructure

Map No.	Item No.	Road Name - Major	Road Name - Minor	Upgrade required - action	Estimated Year of Completion	Estimated Cost (\$)
PIP-027	1	Ernest Street	Emily Street	Channelise (X intersection)	2021-2026	253,600
PIP-027	2	McGowan Drive	Owen Street	Roundabout	2021-2026	950,000
PIP-027	3	Martin Street	Ryan Street	Roundabout	2021-2026	950,000
PIP-029	4	Butler Street	Hort Street	Roundabout	2016-2021	950,000
PIP-029	5	Butler St	Bryant Street	Roundabout	2016-2021	950,000
		Total				4,053,600

Note—The existing intersections as shown on the PFTI Maps PIP-027 to PIP-029 are not itemised in this table. Further details are provided in the extrinsic material in Section 4.6.

Table 4.5.F Transport Infrastructure: Off-road Pathways - Schedule of Works for Future Infrastructure

Map No.	Item No.	Off-Road Pathway Type	Length (kilometre)	Nominal Width (metre)	Estimated Year of Completion	Estimated Cost (\$)
PIP-030	1	Principal	0.386	3.5	2016-2026	148,000
PIP-032	2	District	0.37	3	2016-2026	122,000
PIP-032	3	Principal	0.269	3.5	2016-2026	103,000
PIP-032	4	District	0.414	3	2016-2026	137,000
PIP-032	5	District	0.691	3	2016-2026	228,000
PIP-032	6	District	0.276	3	2016-2026	91,000
PIP-032	7	District	0.069	3	2014-2016	23,000
PIP-032	8	Local	0.735	2.5	2016-2026	175,000
PIP-032	9	Local	0.684	2.5	2016-2026	162,000
PIP-032	10	District	0.258	3	2016-2026	85,000
PIP-032	11	District	0.378	3	2016-2026	125,000
PIP-032	12	District	0.15	3	2016-2026	49,000
PIP-032	13	District	0.148	3	2016-2026	49,000
PIP-032	14	District	0.056	3	2014-2016	19,000
PIP-033	15	Principal	0.366	3.5	2016-2026	141,000
PIP-033	16	Principal	0.418	3.5	2014-2016	161,000
PIP-033	17	Principal	1.196	3.5	2014-2016	461,000
PIP-033	18	Principal	0.312	3.5	2014-2016	120,000
PIP-033	19	District	0.129	3	2016-2026	43,000
PIP-034	20	Principal	1.034	3.5	2016-2026	398,000
PIP-034	21	District	0.801	3	2016-2026	264,000
PIP-034	22	Principal	1.072	3.5	2016-2026	413,000
PIP-036	23	District	0.569	3	2014-2016	188,000
PIP-036	24	District	0.578	3	2016-2026	191,000
PIP-036	25	Principal	0.62	3.5	2016-2026	239,000
PIP-036	26	Principal	0.586	3.5	2016-2026	226,000
PIP-036	27	Local	0.17	2.5	2016-2026	40,000
			Total			4,464,000

Note—The existing off-road pathways as shown on the PFTI Maps PIP-030 to PIP-036 are not itemised in this table. Further details are provided in in the extrinsic material in Section 4.6.

Table 4.5.G Public Parks and Land for Community Facilities - Schedule of Works for Future Infrastructure

Map No.	Item No.	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
PIP-037	1	Upgrade Cardwell Sports Facilities	2021-2026	300,000
PIP-038	2	Upgrade Callendar Park - Sporting facility	2016-2021	1,600,000
PIP-039	3	Upgrade Marcs Park to District Level facility	2021-2026	1,600,000
PIP-040	4	Upgrade Rotary Park	2016-2021	300,000
PIP-040	5	Upgrade foreshore parkland	2016-2021	200,000
PIP-040	6	Upgrade Frogs Hollow sports facilities	2021-2026	300,000
PIP-041	7	Upgrade Wildsoet Park to District	2021-2026	500,000
PIP-041	8	Upgrade Tully Showgrounds	2021-2026	1,600,000
		Total		6,400,000

Note—Please refer to the desired standards of service in section 4.4.4 for the requirements for public parks and land for community facilities.

Note—The existing infrastructure as shown on the PFTI Maps PIP-037 to PIP-041 are not itemised in this table. Further details in relation to this infrastructure are provided in the extrinsic material in Section 4.6.

Table 4.5H Stormwater Infrastructure - Schedule of Works for Future Infrastructure

Map No.	Item No.	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
PIP-042	1	Upgrade flow capacity	2016-2021	650,000
PIP-042	2	Upgrade open drainage, culvert and pipe network capacity	2016-2021	800,000
PIP-042	3	Upgrade interception drainage and capacity	2011-2016	550,000
PIP-042	4	Upgrade interception drainage and flow capacity	2021-2026	850,000
		Total		2,850,000

Note—Details of existing stormwater infrastructure not planned for upgrade have not been itemised here and are not shown on PFTI Map PIP-042 due to concerns regarding the completeness and quality of this data.

Note—Stormwater infrastructure that is considered trunk infrastructure for the purposes of the PIP is outlined in Table 4.5.A.

4.6 Extrinsic material

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

Title of document	Date	Author or organisation who prepared document	Other relevant information
Cassowary Coast Regional Council Asset Database	Various	Cassowary Coast Regional Council	
Cassowary Coast Regional Council Priority Infrastructure Plans Planning Assumptions for Johnstone Shire and Cardwell Shire Areas & Supporting Information Report	November 2010	Flanagan Consulting	
Cassowary Coast Transport Network Plan	December 2011	Flanagan Consulting	
Cassowary Coast Cycle & Pedestrian Strategy	December 2009	Cardno Eppell Olsen	
Cardwell Shire Council Sport, Recreation & Open Space Plan	July 2007	Strategic Leisure Group	
Public Parks Plan for Trunk Infrastructure - Old Johnstone Shire PIA	August 2008	Strategic Leisure Group	
Cassowary Coast Regional Council Water Supply Network Model Verification (Draft)	June 2013	Cardno	
Cassowary Coast Regional Council Report for Sewerage Models for Innisfail, Tully and Mission Beach Sewerage Systems Summary Report (Draft)	April 2013	GHD	
CCRC 10 year Forward Works Program 2013 to 2023	July 2013	CCRC	
Southern Water Supply Planning Report	March 2010	GHD	
Innisfail Sewerage Master Planning Report	June 2007	GHD	
Tully Sewerage Planning Report	February 2010	GHD	
CCRC Asset Revaluation Report and Roads Alliance Valuation Report	October 2014	Cassowary Coast Regional Council/ LGAQ	

Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

- (1) The category of development:
 - (a) prohibited;
 - (b) accepted, including accepted with requirements; and
 - (c) assessable development, that requires either code or impact assessment
- (2) the category of assessment-code or impact- for assessable development in:
 - (a) a zone and, where used, a precinct of a zone
 - (b) a local plan and, where used, a precinct of a local plan
 - (c) an overlay where used
- (3) the assessment benchmarks for assessable development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column)
 - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment benchmarks' column)
 - (c) if there is an overlay:
 - (i) whether an overlay code applies (shown in Table 5.10.1) or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies
 - (d) any other applicable code(s) (shown in the 'assessment benchmarks' column)
- (4) any variation to the category of assessment (shown as an 'if' in the 'category of assessment' column) that applies to the development.

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

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

5.3 Categories of development and assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2
 - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2
 - (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2
- (3) determine if the development is accepted development under schedules 6 of the Regulation

Editor's note— Schedule 6 of the Regulation prescribes development that a planning scheme can not state is assessable development where the matters identified in the schedule are met.

- (4) determine if the development is assessable development under schedule 10 of the Regulation, by reference to section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation
- (5) if the development is not prescribed under schedule 6 of the Regulation or section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation, determine the initial category of assessment by reference to the tables in:
 - section 5.5 Categories of development and assessment—Material change of use
 - section 5.6 Categories of development and assessment—Reconfiguring a lot
 - section 5.7 Categories of development and assessment—Building work
 - section 5.8 Categories of development and assessment—Operational work
- (6) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'category of assessment' column of the tables in sections 5.5, 5.6, 5.7 and 5.8
- (7) if a local plan applies refer to the table(s) in section 5.9 Categories of development and assessment—Local plans, to determine if the local plan changes the category of assessment for the zone
- (8) if a precinct of a local plan changes the category of development or assessment this is to be shown in the 'Category of development and assessment' column of the table(s) in section 5.9;
- (9) if an overlay applies refer to section 5.10 Category of development and assessment—Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and categories of assessment

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

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

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

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

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

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

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

- (5) Impact assessable development:
 - (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant)
 - (b) assessment is to have regard to the whole of the planning scheme, to the extent relevant.
 - (c) Is to be assessed against any assessment benchmarks for the development identified in schedule 12 of the Regulation.

Note—The first row of each table of assessment is to be checked to confirm if there are assessment benchmarks that commonly apply to generic scenarios in the zone, local plan or overlay.

Editor's note—schedule 12 of the Regulation identifies the matters that impact assessment must have regard to.

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

Editor's note – The following schedules of the Regulation are relevant to the Cassowary Coast Regional Council planning scheme:

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

5.5 Categories of development and assessment—Material change of use

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

Table 5.5.1—Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks
Animal husbandry	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.1 Emerging community zone code 9.3.3 Agricultural activities code	Not applicable
Cropping	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.1 Emerging community zone code 9.3.3 Agricultural activities code	Not applicable
Permanent plantation	Accepted development	
	Development approval is not required	Not applicable
Substation	Accepted development	
	Development approval is not required	Not applicable
Telecommunications facility	Assessable development - Code assessment	
	If on the same site as an existing telecommunications facility	6.2.1 Emerging community zone code 9.3.17 Telecommunications and electricity facilities code All Other development codes
Utility installation	Accepted development	
	Development approval is not required for any utility installation, except for a waste facility or sewage treatment plant, unless the waste facility or sewage treatment plant is: <ul style="list-style-type: none"> • on the same site as an existing waste facility or sewage treatment plant; or • on a site adjoining an existing waste facility or sewage treatment plant • 	Not applicable

Use	Categories of development and assessment	Assessment benchmarks
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column. Any other undefined use.	The planning scheme	

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

Editor's note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the planning scheme.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Table 5.5.2—Environmental management and conservation zone

Use	Categories of development and assessment	Assessment benchmarks
Animal husbandry	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.2 Environmental management and conservation zone code 9.3.3 Agricultural activities code	Not applicable
Caretaker's accommodation	Accepted development subject to requirements	
	If there is no dwelling house on the lot; and If complying with all identified requirements in the: 6.2.2 Environmental management and conservation zone code 9.3.5 Caretaker's accommodation code	Not applicable
	Assessable development - Code assessment	
If not accepted development subject to requirements	6.2.2 Environmental management and conservation zone code 9.3.5 Caretaker's accommodation code All Other development codes	
Cropping	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.2 Environmental management and conservation zone code 9.3.3 Agricultural activities code	Not applicable
Dwelling house	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.2 Environmental management and conservation zone code 9.3.10 Dwelling house code	Not applicable
Environment facility	Accepted development subject to requirements	
	If the development is undertaken by Council; and If complying with all identified requirements in the:	Not applicable

	Use	Categories of development and assessment	Assessment benchmarks
		6.2.2 Environmental management and conservation zone code 9.4.1 Advertising devices code	
		Assessable development - Code assessment	
		If not accepted development subject to requirements	6.2.2 Environmental management and conservation zone code 9.3.18 Tourism activities code All Other development codes
	Home based business	Accepted development subject to requirements	
		If complying with all identified requirements in the: 6.2.2 Environmental management and conservation zone code 9.3.12 Home based business code 9.4.6 Parking and access code	Not applicable
	Intensive horticulture	Accepted development subject to requirements	
		If the development: <ul style="list-style-type: none"> • does not involve the growing of mushrooms; • is set back a minimum of 20 metres from the property boundary and any sensitive land use; and If complying with all identified requirements in the: 6.2.2 Environmental management and conservation zone code 9.3.3 Agricultural activities code	Not applicable
		Assessable development - Code assessment	
		If not accepted development subject to requirements	6.2.2 Environmental management and conservation zone code 9.3.3 Agricultural activities code All Other development codes
	Landing	Accepted development	
		Development approval is not required if the development is undertaken by Council or the State government	Not applicable

Use	Categories of development and assessment	Assessment benchmarks
Park	Accepted development	
	Development approval is not required if the development does not involve the clearing of native vegetation, construction of any buildings or on-site car parking	Not applicable
	Assessable development - Code assessment	
	If not accepted development	6.2.2 Environmental management and conservation zone code 9.3.15 Recreational activities code All Other development codes
Permanent plantation	Accepted development	
	Development approval is not required	Not applicable
Roadside stall	Assessable development - Code assessment	
	If the area of the development site does not exceed 100m ²	6.2.2 Environmental management and conservation zone code 9.3.3 Agricultural activities code All Other development codes
Substation	Accepted development	
	Development approval is not required	Not applicable
Tourist park	Assessable development - Code assessment	
	If the development does not involve: <ul style="list-style-type: none"> the clearing of native vegetation; the provision of recreation facilities; accommodation for staff; a food and drink outlet or kiosk; the construction of a manager's residence or office 	6.2.2 Environmental management and conservation zone code 9.3.4 Camping, caravans and cabins code All Other development codes
Utility installation	Accepted development	
	Development approval is not required if the development is undertaken by Council	Not applicable
Wholesale nursery	Assessable development - Code assessment	
		6.2.2 Environmental management and conservation zone code 9.3.3 Agricultural activities code All Other development codes
Ella Bay Little Cove development		
Any material change of use in accordance with the documents listed in Table	Assessable development - Code assessment	
	If the material change of use: <ul style="list-style-type: none"> is carried out on Lot 337 on NR53 located at Ella Bay Road, Wanjuru; 	6.2.2 Environmental management and conservation zone code

Use	Categories of development and assessment	Assessment benchmarks
SC7.1 in Schedule 7	<ul style="list-style-type: none"> complies with the documents listed in Table SC7.1 in Schedule 7. 	
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column. Any other undefined use.	The planning scheme	

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

Editor's note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the planning scheme.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Table 5.5.3—Major tourism zone

Use	Categories of development and assessment	Assessment benchmarks
Animal husbandry	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.3 Major tourism zone code 9.3.3 Agricultural activities code	Not applicable
Caretaker's accommodation	Accepted development subject to requirements	
	If there is no dwelling house on the lot; and If complying with all identified requirements in the: 6.2.3 Major tourism zone code 9.3.5 Caretaker's accommodation code	Not applicable
	Assessable development - Code assessment	
If not accepted development subject to requirements	6.2.3 Major tourism zone code 9.3.5 Caretaker's accommodation code All Other development codes	
Cropping	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.3 Major tourism zone code 9.3.3 Agricultural activities code	Not applicable
Dwelling house	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.3 Major tourism zone code 9.3.10 Dwelling house code	Not applicable
Home based business	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.3 Major tourism zone code 9.3.12 Home based business code	Not applicable
Landing	Accepted development	

Use	Categories of development and assessment	Assessment benchmarks
	Development approval is not required if the development is undertaken by Council or the State government	Not applicable
Permanent plantation	Accepted development	
	Development approval is not required	Not applicable
Utility installation	Accepted development	
	Development approval is not required if the development is undertaken by Council	Not applicable
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

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

Editor's note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the planning scheme.

Editor's note—The development of this land for the Ella Bay integrated resort development will not be inconsistent with the approval under the *State Development and Public Works Organisation Act 1971* as outlined in 'Ella Bay Integrated Resort Coordinator-General's report on the environmental impact statement November 2012' and will occur in accordance with a local area plan and associated development codes approved in accordance with a variation approval granted under the Act.

Editor's note—While a variation request under the Act will be impact assessable, section 37 of the *State Development and Public Works Organisation Act 1971* applies.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Table 5.5.4—Rural zone

Use	Categories of development and assessment	Assessment benchmarks
Animal husbandry	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.4 Rural zone code 9.3.3 Agricultural activities code	Not applicable
Caretaker's accommodation	Accepted development subject to requirements	
	If there is no dwelling house on the lot; and If complying with all identified requirements in the: 6.2.4 Rural zone code 9.3.5 Caretaker's accommodation code	Not applicable
	Assessable development - Code assessment	
	If not accepted development subject to requirements	6.2.4 Rural zone code 9.3.5 Caretaker's accommodation code All Other development codes
Cropping	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.4 Rural zone code 9.3.3 Agricultural activities code	Not applicable
Dwelling house	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.4 Rural zone code 9.3.10 Dwelling house code	Not applicable
Food and drink outlet	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> • the gross floor area is no greater than 150m²; • the development is carried out in conjunction with an agricultural activity on the same lot; • the development predominately utilises and promotes produce 	6.2.4 Rural zone code 9.3.7 Commercial activities code All Other development codes

	Use	Categories of development and assessment	Assessment benchmarks
		from agricultural activities in the local area; <ul style="list-style-type: none"> the development does not involve a restaurant, bistro, drive-through facility or the sale of liquor 	
	Home based business	Accepted development subject to requirements	
		If complying with all identified requirements in the: 6.2.4 Rural zone code 9.3.12 Home based business code	Not applicable
	Intensive horticulture	Accepted development subject to requirements	
		If the development: <ul style="list-style-type: none"> does not involve the growing of mushrooms; is set back a minimum of 20 metres from the property boundary and any sensitive land use; and If complying with all identified requirements in the: 6.2.4 Rural zone code 9.3.3 Agricultural activities code	Not applicable
		Assessable development - Code assessment	
		If not accepted development subject to requirements	6.2.4 Rural zone code 9.3.3 Agricultural activities code All Other development codes
	Landing	Accepted development	
		Development approval is not required if the development is undertaken by Council or the State government	Not applicable
	Permanent plantation	Accepted development	
		Development approval is not required	Not applicable
	Roadside stall	Accepted development subject to requirements	
		If the area of the development site does not exceed 100m ² ; and If complying with all identified requirements in the: 6.2.4 Rural zone code 9.3.3 Agricultural activities code	Not applicable

	Use	Categories of development and assessment	Assessment benchmarks
		9.4.1 Advertising devices code 9.4.6 Parking and access code	
		Assessable development - Code assessment	
		If not accepted development subject to requirements	6.2.4 Rural zone code 9.3.3 Agricultural activities code All Other development codes
	Rural industry	Accepted development subject to requirements	
		If the development involves the storage, processing and packaging of products from an agricultural activity on the same lot; and If complying with all identified requirements in the: 6.2.4 Rural zone code 9.3.3 Agricultural activities code 9.4.6 Parking and access code	Not applicable
		Assessable development - Code assessment	
		If not accepted development subject to requirements	6.2.4 Rural zone code 9.3.3 Agricultural activities code All Other development codes
	Rural workers accommodation	Assessable development - Code assessment	
			6.2.4 Rural zone code 9.3.3 Agricultural activities code All Other development codes
	Substation	Accepted development	
		Development approval is not required	Not applicable
	Tourist park	Assessable development - Code assessment	
		If the development: <ul style="list-style-type: none"> • is not located on ALC Class A and B land as shown on the Agricultural Land Overlay Map (OM-002); • does not involve: <ul style="list-style-type: none"> - the clearing of native vegetation; - the provision of recreation facilities; - accommodation for staff; - a food and drink outlet or kiosk; 	6.2.4 Rural zone code 9.3.4 Camping, caravans and cabins code All Other development codes

	Use	Categories of development and assessment	Assessment benchmarks
		- the construction of a manager's residence or office	
	Utility installation	Accepted development subject to requirements	
		Development approval is not required if the development is undertaken by Council	Not applicable
	Wholesale nursery	Assessable development - Code assessment	
			6.2.4 Rural zone code 9.3.3 Agricultural activities code All Other development codes
	Assessable development - Impact assessment		
	Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

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

Editor's note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the planning scheme.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Table 5.5.5—Rural residential zone

Use	Categories of development and assessment	Assessment benchmarks
Dwelling house	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.5 Rural residential zone code 9.3.10 Dwelling house code	Not applicable
Home based business	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.5 Rural residential zone code 9.3.12 Home based business code	Not applicable
Park	Accepted development	
	Development approval is not required if the development does not involve the construction of any buildings or on-site car parking	Not applicable
	Assessable development - Code assessment	
Permanent plantation	If not accepted development	6.2.5 Rural residential zone code 9.3.15 Recreational activities code All Other development codes
	Accepted development	
Substation	Development approval is not required	Not applicable
	Accepted development	
Utility installation	Development approval is not required	Not applicable
	Accepted development	
Development approval is not required for any utility installation, except for a waste facility or sewage treatment plant unless the waste facility or sewage treatment plant is:	<ul style="list-style-type: none"> • on the same site as an existing waste facility or sewage treatment plant; or • on a site adjoining an existing waste facility or sewage treatment plant 	
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column. Any other undefined use.	The planning scheme	

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

Editor's note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the planning scheme.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Table 5.5.6—Special purpose zone

Use	Categories of development and assessment	Assessment benchmarks
Air services	Assessable development - Code assessment	
	If located within the same lot as the Dallachy Aerodrome, Mundoo Airport or Tully Aerodrome	6.2.6 Special purpose zone code All Other development codes
Animal husbandry	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.6 Special purpose zone code 9.3.3 Agricultural activities code	Not applicable
Caretaker's accommodation	Assessable development - Code assessment	
		6.2.6 Special purpose zone code 9.3.5 Caretaker's accommodation code All Other development codes
Cropping	Accepted development subject to requirements	
	If complying with all identified requirements in the: 6.2.6 Special purpose zone code 9.3.3 Agricultural activities code	Not applicable
Landing	Accepted development	
	Development approval is not required if the development is undertaken by Council or the State government	Not applicable
Major electricity infrastructure	Assessable development - Code assessment	
	If the development involves the construction of new infrastructure on the same site as existing major electricity infrastructure	6.2.6 Special purpose zone code 9.3.17 Telecommunications and electricity facilities code All Other development codes
Park	Accepted development	
	Development approval is not required if the development does not involve the construction of any buildings or on-site car parking	Not applicable
	Assessable development - Code assessment	
	If not accepted development	6.2.6 Special purpose zone code 9.3.15 Recreational activities code All Other development codes
	Accepted development	

Use	Categories of development and assessment	Assessment benchmarks
Permanent plantation	Development approval is not required	Not applicable
Port services	Accepted development	
	Development approval is not required if the development occurs within the strategic port land at Mourilyan Harbour	Not applicable
Substation	Accepted development	
	Development approval is not required	Not applicable
Telecommunications facility	Assessable development - Code assessment	
	If on the same site as an existing telecommunications facility	6.2.6 Special purpose zone code 9.3.17 Telecommunications and electricity facilities code All Other development codes
Utility installation	Accepted development	
	Development approval is not required if the development is undertaken by Council	Not applicable
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

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

Editor's note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the planning scheme.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Table 5.5.7—Township zone

	Use	Categories of development and assessment	Assessment benchmarks
	Bulk landscape supplies	<p>Assessable development - Code assessment</p> <p>If in an industry precinct outside the Coconuts and Webb localities</p>	<p>6.2.7 Township zone code</p> <p>Applicable local plan code</p> <p>9.3.7 Commercial activities code</p> <p>All Other development codes</p>
	Cemetery	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> • in a community purpose precinct; • on the same site or adjoining an existing cemetery; and <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>Applicable local plan code</p> <p>9.3.8 Community activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p> <p>9.4.6 Parking and access code</p>	<p>Not applicable</p>
	Club	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> • in a recreation precinct; • on Council owned or controlled land; and <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>Applicable local plan code</p> <p>9.3.15 Recreational activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p>	<p>Not applicable</p>

	Use	Categories of development and assessment	Assessment benchmarks
		9.4.5 Landscaping code 9.4.6 Parking and access code	
		Assessable development - Code assessment	
		If: <ul style="list-style-type: none"> • not accepted development subject to requirements ; • in a: <ul style="list-style-type: none"> - community purpose precinct; or - recreation precinct 	6.2.7 Township zone code Applicable local plan code 9.3.8 Community activities code All Other development codes
	Community residence	Assessable development - Code assessment	
		If in a community purpose precinct	6.2.7 Township zone code Applicable local plan code 9.2.1 Community residence code All Other development codes
	Dwelling unit	Accepted development subject to requirements	
		If: <ul style="list-style-type: none"> • in a business precinct; • there is no building work involving the construction of a new building; • there is no building work involving the alteration of the external structure of an existing building; • located above and in the same building as an existing commercial activity; and If complying with all identified requirements in the: Applicable local plan code 9.4.6 Parking and access code	Not applicable
		Assessable development - Code assessment	
		If not accepted development subject to requirements	Applicable local plan code All Other development codes
	Educational establishment	Accepted development subject to requirements	
		If: <ul style="list-style-type: none"> • in a community purpose precinct; • on the same site or adjoining an existing educational establishment; and 	Not applicable

	Use	Categories of development and assessment	Assessment benchmarks
		<p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>Applicable local plan code</p> <p>9.3.8 Community activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p> <p>9.4.6 Parking and access code</p>	
	Emergency services	<p>Accepted development subject to requirements</p> <p>If in a community purpose precinct; and</p> <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>Applicable local plan code</p> <p>9.3.8 Community activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p> <p>9.4.6 Parking and access code</p>	Not applicable
	Hospital	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> • in a community purpose precinct; • on the same site or adjacent to an existing hospital; and <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>Applicable local plan code</p> <p>9.3.8 Community activities code</p>	Not applicable

	Use	Categories of development and assessment	Assessment benchmarks
		9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.5 Landscaping code 9.4.6 Parking and access code	
	Landing	Accepted development	
		No development approval is required if the development is undertaken by Council or the State government	Not applicable
	Market	Accepted development subject to requirements	
		If: <ul style="list-style-type: none"> • in a recreation precinct; • the market is held not more than once a week and goods are sold from temporary structures; and If complying with all identified requirements in the: 6.2.7 Township zone code Applicable local plan code 9.4.1 Advertising devices code	Not applicable
	Outdoor sport and recreation	Assessable development - Code assessment	
		If in a recreation precinct	6.2.7 Township zone code Applicable local plan code 9.3.15 Recreational activities code All Other development codes
	Parking station	Accepted development	
		No development approval is required if the development occurs on Council owned or controlled land	Not applicable
	Permanent plantation	Accepted development	
		Development approval is not required	Not applicable
	Residential care facility	Assessable development - Code assessment	
		If: <ul style="list-style-type: none"> • in a community purpose precinct; • on the same site or adjacent to an existing residential care facility or retirement facility 	6.2.7 Township zone code Applicable local plan code 9.3.16 Retirement and residential care facilities code

Use	Categories of development and assessment	Assessment benchmarks
		All Other development codes
Retirement facility	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> in a community purpose precinct; on the same site or adjacent to an existing residential care facility or retirement facility 	6.2.7 Township zone code Applicable local plan code 9.3.16 Retirement and residential care facilities code All Other development codes
Substation	Accepted development	
	Development approval is not required if outside a residential precinct	Not applicable
	Assessable development - Code assessment	
	If not accepted development	6.2.7 Township zone code Applicable local plan code 9.3.17 Telecommunications and electricity facilities code All Other development codes
Utility installation	Accepted development	
	Development approval is not required for any utility installation, except for a waste facility or sewage treatment plant unless the waste facility or sewage treatment plant is: <ul style="list-style-type: none"> on the same site as an existing waste facility or sewage treatment plant; or on a site adjoining an existing waste facility or sewage treatment plant 	Not applicable
Assessable development - Impact assessment		
	Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column. Any other undefined use.	The planning scheme

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

Editor's note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the planning scheme.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

5.6 Categories of development and assessment—Reconfiguring a lot

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

Table 5.6.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks
Emerging community zone Environmental management and conservation zone Major tourism zone Rural zone Rural residential zone Special purpose zone	Assessable development - Code assessment	Applicable zone code 9.4.7 Reconfiguring a lot code
	Assessable development - Code assessment	6.2.7 Township zone code Applicable local plan code 9.4.7 Reconfiguring a lot code
Township zone		
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the "Categories of development and assessment" column.		

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

5.7 Categories of development and assessment—Building work

The following table identifies the categories of development and assessment for building work regulated under the planning scheme.

Table 5.7.1—Building work

Zone	Categories of development and assessment	Assessment benchmarks
Emerging community zone Environmental management and conservation zone Major tourism zone Rural zone Rural residential zone Special purpose zone	Accepted development subject to requirements	
	Building work not associated with a material change of use; and	Not applicable
	If complying with all identified requirements in the:	
	Applicable zone code	
	Applicable use code/s	
Township zone	Accepted development subject to requirements	
	Building work not associated with a material change of use; and	Not applicable
	If complying with all identified requirements in the:	
	6.2.7 Township zone code	
	Applicable local plan code	
	Applicable use code/s	
Accepted development		
Any other building work not listed in this table.		
Any building work listed in this table and not meeting the description listed in the "Categories of development and assessment" column.		

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

Note—Table 5.10 changes the category of development and assessment for certain building work involving a local heritage place or on the same lot as a local heritage place. This may make certain building work assessable development notwithstanding the statements in the table above.

Note—This planning scheme contains requirements which relate to the construction of a dwelling house. The assessment benchmarks for a dwelling house are outlined in the relevant zone or local plan Categories of development and assessment—Material change of use table.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

5.8 Categories of development and assessment—Operational work

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

Table 5.8.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks
Emerging community zone Environmental management and conservation zone Major tourism zone Rural zone Rural residential zone Special purpose zone	Accepted development subject to requirements	
	Operational work for filling or excavation and the total volume of material moved is less than or equal to 50m ³ ; and	Not Applicable
	If complying with all identified requirements in the:	
	Applicable zone code	
	9.4.3 Excavating and filling code	
	9.4.4 Infrastructure works code	
	Assessable development - Code assessment	
	Operational work for filling or excavation and the total volume of material moved is more than 50m ³	Applicable zone code 9.4.3 Excavating and filling code 9.4.4 Infrastructure works code
	Assessable development - Code assessment	
	Operational work associated with reconfiguring a lot	Applicable zone code 9.4.3 Excavating and filling code 9.4.4 Infrastructure works code
Assessable development - Code assessment		
Operational work for an advertising device not associated with a material change of use	Applicable zone code 9.4.1 Advertising devices code	
Rural zone	Accepted development subject to requirements	
	Operational work for filling or excavation and: <ul style="list-style-type: none"> the total volume of material moved is less than 50m³ and the area of the subject lot is less than 1 hectare; or the total volume of material moved (in cubic metres) is less than ten times the lot area in hectares, up to a maximum of 200m³; and If complying with all identified requirements in the: 6.2.4 Rural zone code	Not applicable

Zone	Categories of development and assessment	Assessment benchmarks
	9.4.3 Excavating and filling code 9.4.4 Infrastructure works code	
Assessable development - Code assessment		
	Operational work for filling or excavation if not accepted development subject to requirements	6.2.4 Rural zone code 9.4.3 Excavating and filling code 9.4.4 Infrastructure works code
Assessable development - Code assessment		
	Operational work associated with reconfiguring a lot	6.2.4 Rural zone code 9.4.3 Excavating and filling code 9.4.4 Infrastructure works code
Assessable development - Code assessment		
	Operational work for an advertising device not associated with a material change of use	6.2.4 Rural zone code 9.4.1 Advertising devices code
Township zone		
Accepted development subject to requirements		
	Operational work for an advertising device: <ul style="list-style-type: none"> • located in a business precinct, an industry precinct, a community purpose precinct, the Cardwell Port Hinchinbrook Precinct or a recreation precinct; • less than 3m² in area; • not freestanding; • not associated with a material change of use; If complying with all identified requirements in the: 6.2.7 Township zone code Applicable local plan code 9.4.1 Advertising devices code	Not applicable
Accepted development subject to requirements		
	Operational work for filling or excavation and the total volume of material moved is less than or equal to 50m ³ ; If complying with all identified requirements in the:	Not applicable

Zone	Categories of development and assessment	Assessment benchmarks
	6.2.7 Township zone code Applicable local plan code 9.4.3 Excavating and filling code 9.4.4 Infrastructure works code	
Assessable development - Code assessment		
	Operational work for filling or excavation and the total volume of material moved is more than 50m ³	6.2.7 Township zone code Applicable local plan code 9.4.3 Excavating and filling code 9.4.4 Infrastructure works code
Assessable development - Code assessment		
	Operational work associated with reconfiguring a lot	6.2.7 Township zone code Applicable local plan code 9.4.3 Excavating and filling code 9.4.4 Infrastructure works code
Assessable development - Code assessment		
	Operational work for an advertising device: <ul style="list-style-type: none"> • if not accepted development subject to requirements; • not associated with a material change of use 	6.2.7 Township zone code Applicable local plan code 9.4.1 Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the "Categories of development and assessment" column.		

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

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

5.9 Categories of development and assessment—Local plans

The following tables identify the categories of development and assessment for development in the local plans.

Table 5.9.1—Cardwell local plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks
Agricultural supplies store	Assessable development - Code assessment	
	If in the: <ul style="list-style-type: none"> • Cardwell business precinct and the gross floor area is less than 1,000m²; or • Cardwell industry precinct 	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.7 Commercial activities code All Other development codes
Caretaker's accommodation	Assessable development - Code assessment	
	If in the: <ul style="list-style-type: none"> • Cardwell community purpose precinct; or • Cardwell industry precinct and an industrial activity already operates at the lot 	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.5 Caretaker's accommodation code All Other development codes
Child care centre	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> • in the Cardwell community purpose precinct; • there is no building work involving the construction of a new building; and If complying with all identified requirements in the: 6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.6 Child care centre code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.5 Landscaping code 9.4.6 Parking and access code	Not applicable
	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> • the not accepted development subject to requirements; • in the: 	6.2.7 Township zone code 7.2.1 Cardwell local plan code

Use	Categories of development and assessment	Assessment benchmarks
	<ul style="list-style-type: none"> - Cardwell business precinct; or - Cardwell community purpose precinct 	9.3.6 Child care centre code All Other development codes
Community care centre	Assessable development - Code assessment	
	If in the Cardwell community purpose precinct	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.8 Community activities code All Other development codes
Community use	Assessable development - Code assessment	
	If in the: <ul style="list-style-type: none"> • Cardwell business precinct; or • Cardwell community purpose precinct or • Cardwell recreation precinct; or • Cardwell tourism precinct 	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.8 Community activities code All Other development codes
Dual occupancy	Accepted development subject to requirements	
	If in the: <ul style="list-style-type: none"> • Cardwell residential choice precinct; or • Cardwell tourism precinct on land north of Liverpool Street; and If complying with all identified requirements in the: <ul style="list-style-type: none"> 6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.9 Dual occupancy code 9.4.4 Infrastructure works code 9.4.6 Parking and access code 	Not applicable
	Assessable development - Code assessment	
If: <ul style="list-style-type: none"> • the not accepted development subject to requirements; • in the Cardwell residential precinct 	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.9 Dual occupancy code All Other development codes	
Dwelling house	Accepted development subject to requirements	
	If in the: <ul style="list-style-type: none"> • Cardwell Port Hinchinbrook precinct; or 	Not applicable

	Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> • Cardwell residential precinct; or • Cardwell residential choice precinct; or • Cardwell tourism precinct on land north of Liverpool Street; and <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.1 Cardwell local plan code</p> <p>9.3.10 Dwelling house code</p>	
	Food and drink outlet	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Cardwell business precinct; or - Cardwell tourism precinct; and • there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>7.2.1 Cardwell local plan code</p> <p>9.3.7 Commercial activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.6 Parking and access code</p>	Not applicable
		<p>Assessable development - Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the: <ul style="list-style-type: none"> - Cardwell business precinct; or - Cardwell tourism precinct; • the gross floor area is less than 500m² 	<p>6.2.7 Township zone code</p> <p>7.2.1 Cardwell local plan code</p> <p>9.3.7 Commercial activities code</p> <p>All Other development codes</p>
	Garden centre	<p>Assessable development - Code assessment</p>	

Use	Categories of development and assessment	Assessment benchmarks
	If: <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Cardwell business precinct; or - Cardwell industry precinct; • the gross floor area is less than 1,000m² 	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.7 Commercial activities code All Other development codes
Hardware and trade supplies	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> • in the Cardwell business precinct; • there is no building work involving the construction of a new building; and If complying with all identified requirements in the: <ul style="list-style-type: none"> 7.2.1 Cardwell local plan code 9.3.7 Commercial activities code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.6 Parking and access code 	Not applicable
	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the: <ul style="list-style-type: none"> - Cardwell business precinct; or - Cardwell industry precinct; • the gross floor area is less than 1,000m² 	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.7 Commercial activities code All Other development codes
Health care services	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Cardwell business precinct; or - Cardwell community purpose precinct; • there is no building work involving the construction of a new building; and If complying with all identified requirements in the:	Not applicable

Use	Categories of development and assessment	Assessment benchmarks
	7.2.1 Cardwell local plan code 9.3.8 Community activities code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.6 Parking and access code	
	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the: <ul style="list-style-type: none"> - Cardwell business precinct; or - Cardwell community purpose precinct 	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.8 Community activities code All Other development codes
	Accepted development subject to requirements	
Home based business	If in the: <ul style="list-style-type: none"> • Cardwell Port Hinchinbrook precinct; or • Cardwell residential precinct; or • Cardwell residential choice precinct; or • Cardwell tourism precinct on land north of Liverpool Street; and If complying with all identified requirements in the: 6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.12 Home based business code 9.4.6 Parking and access code	Not applicable
	Assessable development - Code assessment	
Indoor sport and recreation	If in the: <ul style="list-style-type: none"> • Cardwell recreation precinct; or • Cardwell tourism precinct 	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.15 Recreational activities code All Other development codes
	Accepted development subject to requirements	
Low impact industry	If in the Cardwell industry precinct; and	Not applicable

Use	Categories of development and assessment	Assessment benchmarks
	<p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.1 Cardwell local plan code</p> <p>9.3.13 Industrial activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p> <p>9.4.6 Parking and access code</p>	
Medium impact industry	Assessable development - Code assessment	
	<p>If in the Cardwell industry precinct</p>	<p>6.2.7 Township zone code</p> <p>7.2.1 Cardwell local plan code</p> <p>9.3.13 Industrial activities code</p> <p>All Other development codes</p>
Nature-based tourism	Assessable development - Code assessment	
	<p>If in the Cardwell tourism precinct</p>	<p>6.2.7 Township zone code</p> <p>7.2.1 Cardwell local plan code</p> <p>9.3.1 Accommodation code</p> <p>9.3.4 Camping, caravans and cabins code</p> <p>9.3.18 Tourism activities code</p> <p>All Other development codes</p>
Office	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> • in the Cardwell business precinct; • there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>7.2.1 Cardwell local plan code</p> <p>9.3.7 Commercial activities code</p>	<p>Not applicable</p>

	Use	Categories of development and assessment	Assessment benchmarks
		9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.6 Parking and access code	
		Assessable development - Code assessment	
		If: <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the Cardwell business precinct 	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.7 Commercial activities code All Other development codes
	Outdoor sales	Assessable development - Code assessment	
		If in the Cardwell industry precinct	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.7 Commercial activities code All Other development codes
	Park	Accepted development	
		Development approval is not required if: <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Cardwell community purpose precinct; or - Cardwell recreation precinct; or • the development does not involve the construction of any buildings or on-site car parking and is in the: <ul style="list-style-type: none"> - Cardwell industry precinct; or - Cardwell residential precinct; or - Cardwell residential choice precinct; or - Cardwell tourism precinct 	Not applicable
		Assessable development - Code assessment	
		If: <ul style="list-style-type: none"> • not accepted development; • in the: <ul style="list-style-type: none"> - Cardwell industry precinct; or - Cardwell residential precinct; or - Cardwell residential choice precinct; or - Cardwell tourism precinct 	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.15 Recreational activities code All Other development codes

Use	Categories of development and assessment	Assessment benchmarks
Place of worship	Assessable development - Code assessment	
	If in the: <ul style="list-style-type: none"> • Cardwell business precinct; or • Cardwell community purpose precinct; or • Cardwell tourism precinct 	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.8 Community activities code All Other development codes
Rooming accommodation	Assessable development - Code assessment	
	If in the Cardwell residential choice precinct	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.1 Accommodation code All Other development codes
Service industry	Assessable development - Code assessment	
	If in the: <ul style="list-style-type: none"> • Cardwell business precinct; or • Cardwell industry precinct 	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.7 Commercial activities code All Other development codes
Shop	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Cardwell business precinct; or - Cardwell tourism precinct, • there is no building work involving the construction of a new building; and If complying with all identified requirements in the: <ul style="list-style-type: none"> 7.2.1 Cardwell local plan code 9.3.7 Commercial activities code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.6 Parking and access code 	Not applicable
	Assessable development - Code assessment	
If: <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the: 	6.2.7 Township zone code 7.2.1 Cardwell local plan code	

Use	Categories of development and assessment	Assessment benchmarks
	<ul style="list-style-type: none"> - Cardwell business precinct; or - Cardwell tourism precinct; • the gross floor area is less than 1,000m² 	9.3.7 Commercial activities code All Other development codes
Showroom	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> • in the Cardwell business precinct; • the gross floor area is less than 1,000m² 	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.7 Commercial activities code All Other development codes
Telecommunications facility	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> • in the Cardwell industry precinct; • on the same site as an existing telecommunications facility 	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.17 Telecommunications and electricity facilities code All Other development codes
Theatre	Assessable development - Code assessment	
	If in the Cardwell business precinct	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.7 Commercial activities code All Other development codes
Tourist park	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> • in the Cardwell recreation precinct; • on the same site as an existing tourist park 	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.4 Camping, caravans and cabins code All Other development codes
Transport depot	Accepted development subject to requirements	
	If in the Cardwell industry precinct; and If complying with all identified requirements in the: 6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.13 Industrial activities code 9.4.1 Advertising devices code	Not applicable

	Use	Categories of development and assessment	Assessment benchmarks
		9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.5 Landscaping code 9.4.6 Parking and access code	
	Veterinary services	Assessable development - Code assessment	
		If in the Cardwell business precinct	6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.7 Commercial activities code All Other development codes
	Warehouse	Accepted development subject to requirements	
		If in the Cardwell industry precinct ; and If complying with all identified requirements in the: 6.2.7 Township zone code 7.2.1 Cardwell local plan code 9.3.13 Industrial activities code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.5 Landscaping code 9.4.6 Parking and access code	Not applicable
Cardwell Port Hinchinbrook precinct			
	Any material change of use in accordance with the approvals and approved plans listed in Table SC7.2 in Schedule 7	Assessable development - Code assessment	
		If the material change of use complies with the applicable approval and approved plan listed in Table SC7.2 in Schedule 7	7.2.1 Cardwell local plan code
Assessable development - Impact assessment			
	Any other use not listed in this table in Table 5.5.7—Township zone. Any use listed in this table and not meeting the description listed in the 'Categories of development and assessment' column. Any use listed in Table 5.5.7—Township zone and not meeting the description listed in the 'Categories of		The planning scheme

	Use	Categories of development and assessment	Assessment benchmarks
	development and assessment" column. in Table 5.5.7— Township zone. Any other undefined use.		

Editor's note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the planning scheme.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Table 5.9.2—Greater Mission Beach local plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks
Agricultural supplies store	Assessable development - Code assessment	
	If in the Greater Mission Beach industry precinct	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.7 Commercial activities code All Other development codes
Caretaker's accommodation	Assessable development - Code assessment	
	If in the: <ul style="list-style-type: none"> • Greater Mission Beach community purpose precinct; or • Greater Mission Beach local business precinct; or • Greater Mission Beach industry precinct and an industrial activity already operates at the lot 	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.5 Caretaker's accommodation code All Other development codes
Child care centre	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> • in the Greater Mission Beach community purpose precinct; • there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.2 Greater Mission Beach local plan code</p> <p>9.3.6 Child care centre code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p> <p>9.4.6 Parking and access code</p>	Not applicable
	Assessable development - Code assessment	
If: <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the: <ul style="list-style-type: none"> - Greater Mission Beach business precinct; or 	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.6 Child care centre code	

Use	Categories of development and assessment	Assessment benchmarks
	<ul style="list-style-type: none"> - Greater Mission Beach community purpose precinct 	All Other development codes
Community care centre	Assessable development - Code assessment	
	If in the: <ul style="list-style-type: none"> • Greater Mission Beach business precinct; or • Greater Mission Beach community purpose precinct 	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.8 Community activities code All Other development codes
Community use	Assessable development - Code assessment	
	If in the: <ul style="list-style-type: none"> • Greater Mission Beach business precinct; or • Greater Mission Beach community purpose precinct; or • Greater Mission Beach recreation precinct; or • Greater Mission Beach tourism precinct 	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.8 Community activities code All Other development codes
Dual occupancy	Accepted development subject to requirements	
	If in the Greater Mission Beach residential choice precinct; and If complying with all identified requirements in the: 6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.9 Dual occupancy code 9.4.4 Infrastructure works code 9.4.6 Parking and access code	Not applicable
	Assessable development - Code assessment	
If: <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the Greater Mission Beach residential precinct 	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.9 Dual occupancy code All Other development codes	
Dwelling house	Accepted development subject to requirements	
	If in the: <ul style="list-style-type: none"> • Greater Mission Beach residential precinct; or 	Not applicable

	Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> Greater Mission Beach residential choice precinct; and <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.2 Greater Mission Beach local plan code</p> <p>9.3.10 Dwelling house code</p>	
	Food and drink outlet	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> in the: <ul style="list-style-type: none"> Greater Mission Beach business precinct; or Greater Mission Beach local business precinct; or Greater Mission Beach tourism precinct; there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>7.2.2 Greater Mission Beach local plan code</p> <p>9.3.7 Commercial activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.6 Parking and access code</p>	Not applicable
		<p>Assessable development - Code assessment</p> <p>If not accepted development subject to requirements and:</p> <ul style="list-style-type: none"> the gross floor area is less than 500m² and the development is in the: <ul style="list-style-type: none"> Greater Mission Beach business precinct; or Greater Mission Beach tourism precinct, or in the Greater Mission Beach local business precinct and the gross floor area is no greater than 150m² 	<p>6.2.7 Township zone code</p> <p>7.2.2 Greater Mission Beach local plan code</p> <p>9.3.7 Commercial activities code</p> <p>All Other development codes</p>

Use	Categories of development and assessment	Assessment benchmarks
Garden centre	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> in the Greater Mission Beach business precinct; the gross floor area is less than 1,000m² 	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.7 Commercial activities code All Other development codes
Hardware and trade supplies	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> in the Greater Mission Beach business precinct; there is no building work involving the construction of a new building; and If complying with all identified requirements: <ul style="list-style-type: none"> 7.2.2 Greater Mission Beach local plan code 9.3.7 Commercial activities code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.6 Parking and access code 	Not applicable
	Assessable development - Code assessment	
If: <ul style="list-style-type: none"> not accepted development subject to requirements; in the: <ul style="list-style-type: none"> Greater Mission Beach business precinct; or Greater Mission Beach industry precinct; the gross floor area is less than 1,000m² 	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.7 Commercial activities code All Other development codes	
Health care services	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> in the: <ul style="list-style-type: none"> Greater Mission Beach business precinct; or Greater Mission Beach community purpose precinct; there is no building work involving the construction of a new building; and 	Not applicable

Use	Categories of development and assessment	Assessment benchmarks
	<p>If complying with all identified requirements in the:</p> <p>7.2.2 Greater Mission Beach local plan code</p> <p>9.3.8 Community activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.6 Parking and access code</p>	
Assessable development - Code assessment		
	<p>If:</p> <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the: <ul style="list-style-type: none"> - Greater Mission Beach business precinct; or - Greater Mission Beach community purpose precinct 	<p>6.2.7 Township zone code</p> <p>7.2.2 Greater Mission Beach local plan code</p> <p>9.3.8 Community activities code</p> <p>All Other development codes</p>
Home based business	<p>Accepted development subject to requirements</p> <p>If in the:</p> <ul style="list-style-type: none"> • Greater Mission Beach residential precinct; or • Greater Mission Beach residential choice precinct; <p>and</p> <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.2 Mission Beach local plan code</p> <p>9.3.12 Home based business code</p> <p>9.4.6 Parking and access code</p>	<p>Not applicable</p>
Indoor sport and recreation	<p>Assessable development - Code assessment</p> <p>If in the:</p> <ul style="list-style-type: none"> • Greater Mission Beach business precinct; or • Greater Mission Beach recreation precinct; or • Greater Mission Beach tourism precinct 	<p>6.2.7 Township zone code</p> <p>7.2.2 Greater Mission Beach local plan code</p> <p>9.3.15 Recreational activities code</p> <p>All Other development codes</p>

Use	Categories of development and assessment	Assessment benchmarks
Low impact industry	Accepted development subject to requirements	
	<p>If in the Greater Mission Beach industry precinct; and</p> <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.2 Greater Mission Beach local plan code</p> <p>9.3.13 Industrial activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p> <p>9.4.6 Parking and access code</p>	Not applicable
Nature-based tourism	Assessable development - Code assessment	
	<p>If in the Greater Mission Beach tourism precinct</p>	<p>6.2.7 Township zone code</p> <p>7.2.2 Greater Mission Beach local plan code</p> <p>9.3.1 Accommodation code</p> <p>9.3.4 Camping, caravans and cabins code</p> <p>9.3.18 Tourism activities code</p> <p>All Other development codes</p>
Office	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> • in the Greater Mission Beach business precinct; • there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>7.2.2 Greater Mission Beach local plan code</p> <p>9.3.7 Commercial activities code</p> <p>9.4.1 Advertising devices code</p>	Not applicable

Use	Categories of development and assessment	Assessment benchmarks
	9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.6 Parking and access code	
Assessable development - Code assessment		
	If: <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the Greater Mission Beach business precinct 	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.7 Commercial activities code All Other development codes
Park	Accepted development	
	Development approval is not required if: <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Greater Mission Beach community purpose precinct; or - Greater Mission Beach recreation precinct; or • the development does not involve the construction of any buildings or on-site car parking and is in the: <ul style="list-style-type: none"> - Greater Mission Beach business precinct; or - Greater Mission Beach residential precinct; or - Greater Mission Beach residential choice precinct; or or - Greater Mission Beach tourism precinct 	Not applicable
	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> • not accepted development; • in the: <ul style="list-style-type: none"> - Greater Mission Beach business precinct; or - Greater Mission Beach residential precinct; or - Greater Mission Beach residential choice precinct; or or - Greater Mission Beach tourism precinct 	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.15 Recreational activities code All Other development codes
Place of worship	Assessable development - Code assessment	
	If in the: <ul style="list-style-type: none"> • Greater Mission Beach business precinct; or 	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code

Use	Categories of development and assessment	Assessment benchmarks
	<ul style="list-style-type: none"> Greater Mission Beach community purpose precinct; or Greater Mission Beach tourism precinct 	9.3.8 Community activities code All Other development codes
Rooming accommodation	Assessable development - Code assessment	
	If in the Greater Mission Beach residential choice precinct	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.1 Accommodation code All Other development codes
Service industry	Accepted development subject to requirements	
	If in the Greater Mission Beach industry precinct ; and If complying with all identified requirements in the: 6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.7 Commercial activities code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.5 Landscaping code 9.4.6 Parking and access code	Not applicable
	Assessable development - Code assessment	
If: <ul style="list-style-type: none"> not accepted development subject to requirements; in the Greater Mission Beach business precinct 	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.7 Commercial activities code All Other development codes	
Shop	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> in the: <ul style="list-style-type: none"> Greater Mission Beach business precinct; or Greater Mission Beach local business precinct, or Greater Mission Beach tourism precinct; 	Not applicable

	Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>7.2.2 Greater Mission Beach local plan code</p> <p>9.3.7 Commercial activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.6 Parking and access code</p>	
		Assessable development - Code assessment	
		<p>If not accepted development subject to requirements and:</p> <ul style="list-style-type: none"> the gross floor area is less than 500m² and the development is in the: <ul style="list-style-type: none"> Greater Mission Beach business precinct; or Greater Mission beach tourism precinct; or in the Greater Mission Beach local business precinct and the gross floor area is no greater than 150m² 	<p>6.2.7 Township zone code</p> <p>7.2.2 Greater Mission Beach local plan code</p> <p>9.3.7 Commercial activities code</p> <p>All Other development codes</p>
	Showroom	Assessable development - Code assessment	
		<p>If:</p> <ul style="list-style-type: none"> in the <ul style="list-style-type: none"> Greater Mission Beach industry precinct; or Greater Mission Beach business precinct; the gross floor area is less than 1,000m² 	<p>6.2.7 Township zone code</p> <p>7.2.2 Greater Mission Beach local plan code</p> <p>9.3.7 Commercial activities code</p> <p>All Other development codes</p>
	Theatre	Assessable development - Code assessment	
		<p>If in the Greater Mission Beach business precinct</p>	<p>6.2.7 Township zone code</p> <p>7.2.2 Greater Mission Beach local plan code</p> <p>9.3.7 Commercial activities code</p> <p>All Other development codes</p>
	Tourist park	Assessable development - Code assessment	
		<p>If in the:</p>	<p>6.2.7 Township zone code</p>

Use	Categories of development and assessment	Assessment benchmarks
	<ul style="list-style-type: none"> • Greater Mission Beach local business precinct at South Mission Beach; or • Greater Mission Beach recreation precinct and on the same site as an existing tourist park 	7.2.2 Greater Mission Beach local plan code 9.3.4 Camping, caravans and cabins code All Other development codes
Transport depot	Assessable development - Code assessment	
	If in the Greater Mission Beach industry precinct	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.7 Commercial activities code All Other development codes
Veterinary services	Assessable development - Code assessment	
	If in the Greater Mission Beach business precinct	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.7 Commercial activities code All Other development codes
Warehouse	Assessable development - Code assessment	
	If in the Greater Mission Beach industry precinct	6.2.7 Township zone code 7.2.2 Greater Mission Beach local plan code 9.3.7 Commercial activities code All Other development codes
Assessable development - Impact assessment		
Any other use not listed in this table or in Table 5.5.7—Township zone. Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column. Any use listed in Table 5.5.7—Township zone and not meeting the description listed in the "Categories of development and assessment" column in Table 5.5.7—Township zone. Any other undefined use.		The planning scheme

Editor's note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the planning scheme.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Table 5.9.3— Innisfail local plan: material change of use

	Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Agricultural supplies store	<p>Assessable development - Code assessment</p> <p>If in the:</p> <ul style="list-style-type: none"> • Innisfail business fringe precinct; or • Innisfail industry precinct outside the Webb locality 	<p>6.2.7 Township zone code</p> <p>7.2.3 Innisfail local plan code</p> <p>9.3.7 Commercial activities code</p> <p>All Other development codes</p>
	Caretaker's accommodation	<p>Assessable development - Code assessment</p> <p>If in the:</p> <ul style="list-style-type: none"> • Innisfail community purpose precinct; or • Innisfail industry precinct and an industrial activity already operates at the lot 	<p>6.2.7 Township zone code</p> <p>7.2.3 Innisfail local plan code</p> <p>9.3.5 Caretaker's accommodation code</p> <p>All Other development codes</p>
	Child care centre	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> • in the Innisfail community purpose precinct; • there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.3 Innisfail local plan code</p> <p>9.3.6 Child care centre code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p> <p>9.4.6 Parking and access code</p> <p>Assessable development - Code assessment</p> <p>If in the:</p> <ul style="list-style-type: none"> • Innisfail business fringe precinct; or • Innisfail community purpose precinct 	<p>Not applicable</p> <p>6.2.7 Township zone code</p> <p>7.2.3 Innisfail local plan code</p> <p>9.3.6 Child care centre code</p> <p>All Other development codes</p>

	Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Community care centre	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Innisfail business fringe precinct; or - Innisfail community purpose precinct; • there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.3 Innisfail local plan code</p> <p>9.3.8 Community activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p> <p>9.4.6 Parking and access code</p> <p>Assessable development - Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> • not accepted development subject to requirements; and • in the: <ul style="list-style-type: none"> - Innisfail business fringe precinct; or - Innisfail community purpose precinct 	<p>Not applicable</p> <p>6.2.7 Township zone code</p> <p>7.2.3 Innisfail local plan code</p> <p>9.3.8 Community activities code</p> <p>All Other development codes</p>
	Community use	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> • in the Innisfail community purpose precinct; • there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>7.2.3 Innisfail local plan code</p> <p>9.3.8 Community activities code</p> <p>9.4.1 Advertising devices code</p>	<p>Not applicable</p>

	Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.5 Landscaping code 9.4.6 Parking and access code	
		Assessable development - Code assessment	
		If: <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the: <ul style="list-style-type: none"> - Innisfail central business precinct; or - Innisfail community purpose precinct; or - Innisfail recreation precinct 	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.8 Community activities code All Other development codes
	Dual occupancy	Accepted development subject to requirements	
		If in the Innisfail residential choice precinct ; and If complying with all identified requirements in the: 6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.9 Dual occupancy code 9.4.4 Infrastructure works code 9.4.6 Parking and access code	Not applicable
		Assessable development - Code assessment	
		If: <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the Innisfail residential precinct 	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.9 Dual occupancy code 9.4.4 Infrastructure works code 9.4.6 Parking and access code All Other development codes
	Dwelling house	Accepted development subject to requirements	
		If in the: <ul style="list-style-type: none"> • Innisfail residential precinct; or • Innisfail residential choice precinct; 	Not applicable

	Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.3 Innisfail local plan code</p> <p>9.3.10 Dwelling house code</p>	
		Assessable development - Code assessment	
		<p>If:</p> <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the Innisfail industry precinct in the Webb locality 	<p>6.2.7 Township zone code</p> <p>7.2.3 Innisfail local plan code</p> <p>9.3.10 Dwelling house code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.6 Parking and access code</p> <p>All Other development codes</p>
	Dwelling unit	Assessable development - Code assessment	
		<p>If:</p> <ul style="list-style-type: none"> • in the Innisfail residential precinct or Innisfail residential choice precinct; • within a premises containing a shop 	<p>6.2.7 Township zone code</p> <p>7.2.3 Innisfail local plan code</p> <p>All Other development codes</p>
	Food and drink outlet	Accepted development subject to requirements	
		<p>If:</p> <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Innisfail business fringe precinct; or - Innisfail central business precinct; • there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.3 Innisfail local plan code</p> <p>9.3.7 Commercial activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p>	<p>Not applicable</p>

	Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		9.4.6 Parking and access code Assessable development - Code assessment If not accepted development subject to requirements and: <ul style="list-style-type: none"> • the gross floor area is less than 1,000m² and the development is in the: <ul style="list-style-type: none"> - Innisfail business fringe precinct; or - Innisfail central business precinct; or • in the Innisfail industry precinct outside the Webb locality and: <ul style="list-style-type: none"> - the gross floor area is not greater than 150m²; - the outlet primarily caters to the workers and customers of uses located in the Innisfail industry precinct 	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.7 Commercial activities code All Other development codes
	Garden centre	Assessable development - Code assessment If: <ul style="list-style-type: none"> • in the Innisfail business fringe precinct; • the gross floor area is less than 1,500m² 	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.7 Commercial activities code All Other development codes
	Hardware and trade supplies	Accepted development subject to requirements If: <ul style="list-style-type: none"> • in the Innisfail business fringe precinct; • there is no building work involving the construction of a new building; and If complying with all identified requirements in the: <ul style="list-style-type: none"> 7.2.3 Innisfail local plan code 9.3.7 Commercial activities code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.6 Parking and access code 	Not applicable
		Assessable development - Code assessment	

	Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		If: <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the Innisfail business fringe precinct and: <ul style="list-style-type: none"> - the gross floor area is less than 1,500m²; or - the development is located at South Innisfail and is big box/large format retail development 	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.7 Commercial activities code All Other development codes
	Health care services	Accepted development subject to requirements If: <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Innisfail business fringe precinct, or - Innisfail central business precinct; or - Innisfail community purpose precinct; • there is no building work involving the construction of a new building; and If complying with all identified requirements in the: <ul style="list-style-type: none"> 6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.8 Community activities code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.5 Landscaping code 9.4.6 Parking and access code 	Not applicable
		Assessable development - Code assessment If: <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the: <ul style="list-style-type: none"> - Innisfail business fringe precinct, or - Innisfail central business precinct; or - Innisfail community purpose precinct 	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.8 Community activities code All Other development codes

	Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Home based business	<p>Accepted development subject to requirements</p> <p>If in the:</p> <ul style="list-style-type: none"> • Innisfail residential precinct; or • Innisfail residential choice precinct; and <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.3 Innisfail local plan code</p> <p>9.3.12 Home based business code</p> <p>9.4.6 Parking and access code</p>	Not applicable
	Indoor sport and recreation	<p>Assessable development - Code assessment</p> <p>If in the:</p> <ul style="list-style-type: none"> • Innisfail business fringe precinct; or • Innisfail recreation precinct 	<p>6.2.7 Township zone code</p> <p>7.2.3 Innisfail local plan code</p> <p>9.3.15 Recreational activities code</p> <p>All Other development codes</p>
	Low impact industry	<p>Accepted development subject to requirements</p> <p>If in the Innisfail industry precinct and not at the Webb locality; and</p> <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.3 Innisfail local plan code</p> <p>9.3.13 Industrial activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p> <p>9.4.6 Parking and access code</p>	Not applicable
	Marine industry	<p>Assessable development - Code assessment</p> <p>If in the Innisfail industry precinct at the Webb locality</p>	<p>6.2.7 Township zone code</p> <p>7.2.3 Innisfail local plan code</p>

	Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
			9.3.13 Industrial activities code All Other development codes
	Medium impact industry	Assessable development - Code assessment If in the Innisfail industry precinct outside the Webb locality	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.13 Industrial activities code All Other development codes
	Office	Accepted development subject to requirements If: <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Innisfail business fringe precinct; or - Innisfail central business precinct; • there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> 7.2.3 Innisfail local plan code 9.3.7 Commercial activities code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.6 Parking and access code	Not applicable
		Assessable development - Code assessment If: <ul style="list-style-type: none"> • not accepted development subject to requirements does; • in the: <ul style="list-style-type: none"> - Innisfail business fringe precinct; or - Innisfail central business precinct 	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.7 Commercial activities code All Other development codes
	Outdoor sales	Assessable development - Code assessment If in the Innisfail industry precinct and not at the Webb locality	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.7 Commercial activities code

	Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
			All Other development codes
	Park	<p>Accepted development</p> <p>Development approval is not required if:</p> <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Innisfail community purpose precinct; or - Innisfail recreation precinct; or • the development does not involve the construction of any buildings or on-site car parking and is in the: <ul style="list-style-type: none"> - Innisfail business fringe precinct; or - Innisfail industry precinct; or - Innisfail residential precinct; or - Innisfail residential choice precinct 	Not applicable
		Assessable development - Code assessment	
		<p>If:</p> <ul style="list-style-type: none"> • not accepted development; • in the: <ul style="list-style-type: none"> - Innisfail business fringe precinct; or - Innisfail industry precinct; or - Innisfail residential precinct; or - Innisfail residential choice precinct 	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.15 Recreational activities code All Other development codes
	Place of worship	Assessable development - Code assessment	
		<p>If in the:</p> <ul style="list-style-type: none"> • Innisfail business fringe precinct; or • Innisfail community purpose precinct 	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.8 Community activities code All Other development codes
	Rooming accommodation	Assessable development - Code assessment	
		<p>If in the Innisfail residential choice precinct</p>	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.1 Accommodation code All Other development codes
	Service industry	Assessable development - Code assessment	
		<p>If in the Innisfail business fringe precinct</p>	6.2.7 Township zone code 7.2.3 Innisfail local plan code

	Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
			9.3.7 Commercial activities code All Other development codes
	Shop	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Innisfail business fringe precinct; or - Innisfail central business precinct, • there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>7.2.3 Innisfail local plan code</p> <p>9.3.7 Commercial activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.6 Parking and access code</p>	Not applicable
		<p>Assessable development - Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the Innisfail business fringe precinct or Innisfail central business precinct and: <ul style="list-style-type: none"> - the gross floor area is less than 1,500m²; or - the development is located at South Innisfail and is big box/large format retail development; or • in the Innisfail residential precinct or Innisfail residential choice precinct and: <ul style="list-style-type: none"> - the gross floor area is no greater than 150m²; - its primary purpose is to provide general convenience items for residents in the immediate locality 	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.7 Commercial activities code All Other development codes

	Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Showroom	Assessable development - Code assessment If in the Innisfail business fringe precinct and: <ul style="list-style-type: none"> the gross floor area is less than 1,500m²; or the development is located at South Innisfail and is big box/large format retail development 	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.7 Commercial activities code All Other development codes
	Telecommunications facility	Assessable development - Code assessment If: <ul style="list-style-type: none"> in the Innisfail industry precinct outside the Webb locality; on the same site as an existing telecommunications facility 	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.17 Telecommunications and electricity facilities code All Other development codes
	Theatre	Assessable development - Code assessment If in the Innisfail central business precinct	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.7 Commercial activities code All Other development codes
	Tourist park	Assessable development - Code assessment If: <ul style="list-style-type: none"> in the Innisfail recreation precinct; on the same site as an existing tourist park 	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.4 Camping, caravans and cabins code All Other development codes
	Transport depot	Accepted development subject to requirements If in the Innisfail industry precinct outside the Webb locality; and If complying with all identified requirements in the:	Not applicable

	Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		9.4.4 Infrastructure works code 9.4.5 Landscaping code 9.4.6 Parking and access code	
	Veterinary services	Assessable development - Code assessment If in the Innisfail business fringe precinct	6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.7 Commercial activities code All Other development codes
	Warehouse	Accepted development subject to requirements If in the Innisfail industry precinct outside the Webb locality; If complying with all identified requirements in the: 6.2.7 Township zone code 7.2.3 Innisfail local plan code 9.3.13 Industrial activities code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.5 Landscaping code 9.4.6 Parking and access code	Not applicable
	Assessable development - Impact assessment		
	Any other use not listed in this table or in Table 5.5.7—Township zone. Any use listed in this table and not meeting the description listed in the "Categories of development and assessment column". Any use listed in Table 5.5.7—Township zone and not meeting the description listed in the "Categories of development and assessment" column in Table 5.5.7—Township zone. Any other undefined use.		The planning scheme

Editor's note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the planning scheme.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Table 5.9.4—Tully local plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks
Agricultural supplies store	Assessable development - Code assessment	
	If in the: <ul style="list-style-type: none"> • Tully business fringe precinct; or • Tully industry precinct 	6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.7 Commercial activities code All Other development codes
Caretaker's accommodation	Assessable development - Code assessment	
	If in the: <ul style="list-style-type: none"> • Tully community purpose precinct; or • Tully industry precinct and an industrial activity already operates at the lot 	6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.5 Caretaker's accommodation code All Other development codes
Child care centre	Accepted development subject to requirements	Not applicable
	If: <ul style="list-style-type: none"> • in the Tully community purpose precinct; • there is no building work involving the construction of a new building; and If complying with all identified requirements in the: <ul style="list-style-type: none"> 6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.6 Child care centre code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.5 Landscaping code 9.4.6 Parking and access code 	
	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the: <ul style="list-style-type: none"> - Tully business fringe precinct; or - Tully community purpose precinct 	6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.6 Child care centre code All Other development codes

	Use	Categories of development and assessment	Assessment benchmarks
	Community care centre	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> in the: <ul style="list-style-type: none"> Tully business fringe precinct; or Tully community purpose precinct; there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.8 Community activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p> <p>9.4.6 Parking and access code</p> <p>Assessable development - Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> not accepted development subject to requirements; in the: <ul style="list-style-type: none"> Tully business fringe precinct; or Tully community purpose precinct 	<p>Not applicable</p> <p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.8 Community activities code</p> <p>All Other development codes</p>
	Community use	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> in the Tully community purpose precinct; there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>7.2.4 Tully local plan code</p> <p>9.3.8 Community activities code</p> <p>9.4.1 Advertising devices code</p>	<p>Not applicable</p>

Use	Categories of development and assessment	Assessment benchmarks
	9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.5 Landscaping code 9.4.6 Parking and access code	
	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the: <ul style="list-style-type: none"> - Tully central business precinct; or - Tully community purpose precinct; or - Tully recreation precinct 	6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.8 Community activities code All Other development codes
Dual occupancy	Accepted development subject to requirements	
	If in the Tully residential choice precinct ; and If complying with all identified requirements in the: 6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.9 Dual occupancy code 9.4.4 Infrastructure works code 9.4.6 Parking and access code	Not applicable
	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the Tully residential precinct 	6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.9 Dual occupancy code 9.4.4 Infrastructure works code 9.4.6 Parking and access code All Other development codes
Dwelling house	Accepted development subject to requirements	
	If in the: <ul style="list-style-type: none"> • Tully residential precinct; or • Tully residential choice precinct; and If complying with all identified requirements in the:	Not applicable

	Use	Categories of development and assessment	Assessment benchmarks
		6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.10 Dwelling house code	
	Dwelling unit	Assessable development - Code assessment	
		If: <ul style="list-style-type: none"> in the Tully residential precinct or Tully residential choice precinct; within a premises containing a shop 	6.2.7 Township zone code 7.2.4 Tully local plan code All Other development codes
	Food and drink outlet	Accepted development subject to requirements	
		If: <ul style="list-style-type: none"> in the: <ul style="list-style-type: none"> Tully business fringe precinct; or Tully central business precinct; there is no building work involving the construction of a new building; and If complying with all identified requirements in the: 6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.7 Commercial activities code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.5 Landscaping code 9.4.6 Parking and access code	Not applicable
		Assessable development - Code assessment	
		If not accepted development subject to requirements and: <ul style="list-style-type: none"> the gross floor area is less than 1,000m² and the development is in the: <ul style="list-style-type: none"> Tully business fringe precinct; or Tully central business precinct; or in the Tully industry precinct and: 	6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.7 Commercial activities code All Other development codes

	Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> - the gross floor area is not greater than 150m²; - the outlet primarily caters to the workers and customers of uses in the Tully industry precinct 	
	Garden centre	Assessable development - Code assessment	
		If: <ul style="list-style-type: none"> • in the Tully business fringe precinct; • the gross floor area is less than 1,500m² 	6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.7 Commercial activities code All Other development codes
	Hardware and trade supplies	Accepted development subject to requirements	
		If: <ul style="list-style-type: none"> • in the Tully business fringe precinct; • there is no building work involving the construction of a new building; and If complying with all identified requirements in the: <ul style="list-style-type: none"> 7.2.4 Tully local plan code 9.3.7 Commercial activities code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.6 Parking and access code 	Not applicable
		Assessable development - Code assessment	
		If: <ul style="list-style-type: none"> • not accepted development subject to requirements; • in the Tully business fringe precinct 	6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.7 Commercial activities code All Other development codes
	Health care services	Accepted development subject to requirements	
		If: <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Tully business fringe precinct; or - Tully central business precinct; or - Tully community purpose precinct; 	Not applicable

	Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.8 Community activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p> <p>9.4.6 Parking and access code</p>	
		Assessable development - Code assessment	
		<p>If:</p> <ul style="list-style-type: none"> not accepted development subject to requirements ; in the: <ul style="list-style-type: none"> Tully business fringe precinct; or Tully central business precinct; or Tully community purpose precinct 	<p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.8 Community activities code</p> <p>All Other development codes</p>
	Home based business	Accepted development subject to requirements	
		<p>If in the:</p> <ul style="list-style-type: none"> Tully residential precinct; or Tully residential choice precinct; <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.12 Home based business code</p> <p>9.4.6 Parking and access code</p>	Not applicable
	Indoor sport and recreation	Assessable development - Code assessment	
		<p>If in the:</p> <ul style="list-style-type: none"> Tully business fringe precinct; or Tully recreation precinct 	<p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.15 Recreational activities code</p>

Use	Categories of development and assessment	Assessment benchmarks
		All Other development codes
Low impact industry	Accepted development subject to requirements	
	<p>If in the Tully industry precinct; and</p> <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.13 Industrial activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p> <p>9.4.6 Parking and access code</p>	Not applicable
Medium impact industry	Assessable development - Code assessment	
	If in the Tully industry precinct	<p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.13 Industrial activities code</p> <p>All Other development codes</p>
Office	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Tully business fringe precinct; or - Tully central business precinct; • there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>7.2.4 Tully local plan code</p> <p>9.3.7 Commercial activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p>	Not applicable

	Use	Categories of development and assessment	Assessment benchmarks
		9.4.6 Parking and access code Assessable development - Code assessment If: <ul style="list-style-type: none"> • not accepted development subject to requirements ; • in the: <ul style="list-style-type: none"> - Tully business fringe precinct; or - Tully central business precinct 	6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.7 Commercial activities code All Other development codes
	Outdoor sales	Assessable development - Code assessment If in the Tully industry precinct	6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.7 Commercial activities code All Other development codes
	Park	Accepted development Development approval is not required if: <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Tully community purpose precinct; or - Tully recreation precinct; or • the development does not involve the construction of any buildings or on-site car parking and is in the: <ul style="list-style-type: none"> - Tully business fringe precinct; or - Tully industry precinct; or - Tully residential precinct; or - Tully residential choice precinct 	Not applicable
		Assessable development - Code assessment If: <ul style="list-style-type: none"> • not accepted development ; • in the: <ul style="list-style-type: none"> - Tully business fringe precinct; or - Tully industry precinct; or - Tully residential precinct; or - Tully residential choice precinct 	6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.15 Recreational activities code All Other development codes
	Place of worship	Assessable development - Code assessment If in the: <ul style="list-style-type: none"> • Tully business fringe precinct; or 	6.2.7 Township zone code 7.2.4 Tully local plan code

	Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> Tully community purpose precinct 	9.3.8 Community activities code All Other development codes
	Rooming accommodation	Assessable development - Code assessment If in the Tully residential choice precinct	6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.1 Accommodation code All Other development codes
	Service industry	Assessable development - Code assessment If in the Tully business fringe precinct	6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.7 Commercial activities code All Other development codes
	Shop	Accepted development subject to requirements If: <ul style="list-style-type: none"> in the: <ul style="list-style-type: none"> Tully business fringe precinct; or Tully central business precinct; there is no building work involving the construction of a new building; and If complying with all identified requirements in the: 7.2.4 Tully local plan code 9.3.7 Commercial activities code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.6 Parking and access code	Not applicable
		Assessable development - Code assessment If not accepted development subject to requirements and: <ul style="list-style-type: none"> the gross floor area is less than 1,500m² and the development is in the: <ul style="list-style-type: none"> Tully business fringe precinct; or Tully central business precinct; or 	6.2.7 Township zone code 7.2.4 Tully local plan code 9.3.7 Commercial activities code All Other development codes

	Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> • in the Tully residential precinct or Tully residential choice precinct and: <ul style="list-style-type: none"> - the gross floor area is no greater than 150m²; - its primary purpose is to provide general convenience items for residents in the immediate locality 	
	Showroom	<p>Assessable development - Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> • in the Tully business fringe precinct; • the gross floor area is less than 1,500m² 	<p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.7 Commercial activities code</p> <p>All Other development codes</p>
	Special industry	<p>Assessable development - Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> • in the Tully industry precinct; • for the expansion of the Tully Sugar Mill on the lot upon which it is presently located 	<p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.13 Industrial activities code</p> <p>All Other development codes</p>
	Telecommunications facility	<p>Assessable development - Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> • in the Tully industry precinct; • on the same site as an existing telecommunications facility 	<p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.17 Telecommunications and electricity facilities code</p> <p>All Other development codes</p>
	Theatre	<p>Assessable development - Code assessment</p> <p>If in the Tully central business precinct</p>	<p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.7 Commercial activities code</p> <p>All Other development codes</p>
	Tourist park	<p>Assessable development - Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> • in the Tully recreation precinct; • on the same site as an existing tourist park 	<p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.4 Camping, caravans and cabins code</p> <p>All Other development codes</p>
	Transport depot	Accepted development subject to requirements	

	Use	Categories of development and assessment	Assessment benchmarks
		<p>If in the Tully industry precinct: and</p> <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.13 Industrial activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p> <p>9.4.6 Parking and access code</p>	Not applicable
	Veterinary services	Assessable development - Code assessment	
		<p>If in the Tully business fringe precinct</p>	<p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.7 Commercial activities code</p> <p>All Other development codes</p>
	Warehouse	Accepted development subject to requirements	
		<p>If in the Tully industry precinct; and</p> <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.4 Tully local plan code</p> <p>9.3.13 Industrial activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p> <p>9.4.6 Parking and access code</p>	Not applicable
Assessable development - Impact assessment			
	Any other use not listed in this table or in Table 5.5.7—Township zone.		The planning scheme

	Use	Categories of development and assessment	Assessment benchmarks
	Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column. Any use listed in Table 5.5.7—Township zone and not meeting the description listed in the "Categories of development and assessment" column in Table 5.5.7—Township zone. Any other undefined use.		

Editor's note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the planning scheme.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Table 5.9.5—Villages local plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks
Agricultural supplies store	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Villages industry precinct outside the Coconuts locality; or - Villages local business precinct; • the gross floor area is less than 1,000m² 	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.7 Commercial activities code All Other development codes
Caretaker's accommodation	Assessable development - Code assessment	
	If in the: <ul style="list-style-type: none"> • Villages community purpose precinct; or • Villages industry precinct and an industrial activity already operates at the lot 	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.5 Caretaker's accommodation code All Other development codes
Child care centre	Accepted development subject to requirements	Not applicable
	If: <ul style="list-style-type: none"> • in the Villages community purpose precinct; • there is no building work involving the construction of a new building; and If complying with all identified requirements in the: <ul style="list-style-type: none"> 6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.6 Child care centre code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.5 Landscaping code 9.4.6 Parking and access code 	
	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> • not accepted development subject to requirements ; • in the: <ul style="list-style-type: none"> - Villages community purpose precinct; or 	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.6 Child care centre code All Other development codes

Use	Categories of development and assessment	Assessment benchmarks
	- Villages local business precinct	
Community care centre	Assessable development - Code assessment	
	If in the Villages community purpose precinct	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.8 Community activities code All Other development codes
Community use	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> in the Villages community purpose precinct; there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>7.2.5 Villages local plan code</p> <p>9.3.8 Community activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.5 Landscaping code</p> <p>9.4.6 Parking and access code</p>	Not applicable
	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> not accepted development subject to requirements ; in the: <ul style="list-style-type: none"> Villages community purpose precinct; or Villages recreation precinct 	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.8 Community activities code All Other development codes
Dual occupancy	Assessable development - Code assessment	
	If in the Villages residential precinct	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.9 Dual occupancy code All Other development codes
Dwelling house	Accepted development subject to requirements	

	Use	Categories of development and assessment	Assessment benchmarks
		<p>If in the Villages residential precinct; and</p> <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.5 Villages local plan code</p> <p>9.3.10 Dwelling house code</p>	Not applicable
		Assessable development - Code assessment	
		If:	6.2.7 Township zone code
		<ul style="list-style-type: none"> • not accepted development subject to requirements ; 	7.2.5 Villages local plan code
		<ul style="list-style-type: none"> • in the Villages industry precinct at the Coconuts locality 	9.3.10 Dwelling house code
			All Other development codes
	Food and drink outlet	Accepted development subject to requirements	
		If:	Not applicable
		<ul style="list-style-type: none"> • in the Villages local business precinct; • there is no building work involving the construction of a new building; and 	
		If complying with all identified requirements in the:	
		7.2.5 Villages local plan code	
		9.3.7 Commercial activities code	
		9.4.1 Advertising devices code	
		9.4.2 Design for safety code	
		9.4.4 Infrastructure works code	
		9.4.5 Landscaping code	
		9.4.6 Parking and access code	
		Assessable development - Code assessment	
		If:	6.2.7 Township zone code
		<ul style="list-style-type: none"> • not accepted development subject to requirements ; 	7.2.5 Villages local plan code
		<ul style="list-style-type: none"> • in the Villages local business precinct; 	9.3.7 Commercial activities code
		<ul style="list-style-type: none"> • the gross floor area is less than 150m² 	All Other development codes
	Garden centre	Accepted development subject to requirements	
		If:	Not applicable

	Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> in the Villages local business precinct; there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>7.2.5 Villages local plan code</p> <p>9.3.7 Commercial activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.6 Parking and access code</p>	
		Assessable development - Code assessment	
		<p>If:</p> <ul style="list-style-type: none"> not accepted development subject to requirements; in the Villages local business precinct 	<p>6.2.7 Township zone code</p> <p>7.2.5 Villages local plan code</p> <p>9.3.7 Commercial activities code</p> <p>All Other development codes</p>
	Hardware and trade supplies	Accepted development subject to requirements	
		<p>If:</p> <ul style="list-style-type: none"> in the Villages local business precinct; there is no building work involving the construction of a new building; and <p>If complying with all identified requirements in the:</p> <p>7.2.5 Villages local plan code</p> <p>9.3.7 Commercial activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p> <p>9.4.4 Infrastructure works code</p> <p>9.4.6 Parking and access code</p>	<p>Not applicable</p>
		Assessable development - Code assessment	
		<p>If:</p> <ul style="list-style-type: none"> not accepted development subject to requirements; 	<p>6.2.7 Township zone code</p> <p>7.2.5 Villages local plan code</p>

Use	Categories of development and assessment	Assessment benchmarks
	<ul style="list-style-type: none"> in the Villages local business precinct 	9.3.7 Commercial activities code All Other development codes
Health care services	Assessable development - Code assessment If in the: <ul style="list-style-type: none"> Villages community purpose precinct; or Villages local business precinct 	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.8 Community activities code All Other development codes
Home based business	Accepted development subject to requirements If in the Villages residential precinct ; and If complying with all identified requirements in the:	Not applicable
Indoor sport and recreation	Assessable development - Code assessment If in the: <ul style="list-style-type: none"> Villages local business precinct; or Villages recreation precinct 	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.15 Recreational activities code All Other development codes
Low impact industry	Accepted development subject to requirements If in the Villages industry precinct outside the Coconuts and Mourilyan Harbour localities; and If complying with all identified requirements in the:	Not applicable

Use	Categories of development and assessment	Assessment benchmarks
	<p>Development approval is not required if:</p> <ul style="list-style-type: none"> • in the: <ul style="list-style-type: none"> - Villages community purpose precinct; or - Villages recreation precinct; or • the development does not involve the construction of any buildings or on-site car parking and is in the: <ul style="list-style-type: none"> - Villages industry precinct; or - Villages local business precinct; or - Villages residential precinct 	Not applicable
Assessable development - Code assessment		
	<p>If:</p> <ul style="list-style-type: none"> • not accepted development; • in the: <ul style="list-style-type: none"> - Villages industry precinct; or - Villages local business precinct; or - Villages residential precinct 	<p>6.2.7 Township zone code</p> <p>7.2.5 Villages local plan code</p> <p>9.3.15 Recreational activities code</p> <p>All Other development codes</p>
Place of worship	Assessable development - Code assessment	
	<p>If in the:</p> <ul style="list-style-type: none"> • Villages community purpose precinct; or • Villages local business precinct 	<p>6.2.7 Township zone code</p> <p>7.2.5 Villages local plan code</p> <p>9.3.8 Community activities code</p> <p>All Other development codes</p>
Service industry	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> • in the Villages local business precinct; • there is no building work involving the construction of a new building; <p>If complying with all identified requirements in the:</p> <p>6.2.7 Township zone code</p> <p>7.2.5 Villages local plan code</p> <p>9.3.7 Commercial activities code</p> <p>9.4.1 Advertising devices code</p> <p>9.4.2 Design for safety code</p>	Not applicable

	Use	Categories of development and assessment	Assessment benchmarks
		9.4.4 Infrastructure works code 9.4.5 Landscaping code 9.4.6 Parking and access code	
		Assessable development - Code assessment	
		If: <ul style="list-style-type: none"> not accepted development subject to requirements; in the Villages local business precinct 	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.7 Commercial activities code All Other development codes
	Shop	Accepted development subject to requirements	
		If: <ul style="list-style-type: none"> in the Villages local business precinct; there is no building work involving the construction of a new building; and If complying with all identified requirements in the: 6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.7 Commercial activities code 9.4.1 Advertising devices code 9.4.2 Design for safety code 9.4.4 Infrastructure works code 9.4.5 Landscaping code 9.4.6 Parking and access code	Not applicable
		Assessable development - Code assessment	
		If: <ul style="list-style-type: none"> not accepted development subject to requirements ; in the Villages local business precinct 	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.7 Commercial activities code All Other development codes
	Special industry	Assessable development - Code assessment	
		If: <ul style="list-style-type: none"> in the Villages industry precinct; for the expansion of the South Johnstone Sugar Mill on the lot 	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.13 Industrial activities code

Use	Categories of development and assessment	Assessment benchmarks
	upon which it is presently located	All Other development codes
Telecommunications facility	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> • in the Villages industry precinct outside the Coconuts locality; • on the same site as an existing telecommunications facility 	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.17 Telecommunications and electricity facilities code All Other development codes
Theatre	Assessable development - Code assessment	
	If in the Villages local business precinct	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.7 Commercial activities code All Other development codes
Tourist park	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> • in the Villages recreation precinct; • on the same site as an existing tourist park 	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.4 Camping, caravans and cabins code All Other development codes
Transport depot	Assessable development - Code assessment	
	If in the Villages industry precinct and outside the Coconuts locality	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.13 Industrial activities code All Other development codes
Veterinary services	Assessable development - Code assessment	
	If in the Villages local business precinct	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.7 Commercial activities code All Other development codes
Warehouse	Assessable development - Code assessment	
	If in the Villages industry precinct outside the Coconuts locality	6.2.7 Township zone code 7.2.5 Villages local plan code 9.3.13 Industrial activities code All Other development codes
Assessable development - Impact assessment		

	Use	Categories of development and assessment	Assessment benchmarks
	<p>Any other use not listed in this table or in Table 5.5.7—Township zone.</p> <p>Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column.</p> <p>Any use listed in Table 5.5.7—Township zone and not meeting the description listed in the "Categories of development and assessment" column in Table 5.5.7—Township zone.</p> <p>Any other undefined use.</p>		<p>The planning scheme</p>

Editor's note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the planning scheme.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

5.10 Categories of development and assessment—Overlays

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

Table 5.10.1—Assessment benchmarks for assessable development and requirements for accepted development for overlays

Development	Category of development and assessment	Assessment benchmarks
Acid sulfate soils overlay		
This overlay applies where development is proposed within an area identified as low probability of acid sulfate soils or high probability of acid sulfate soils on the acid sulfate soils overlay maps.		
Any material change of use on land mapped as low probability of acid sulfate soils or high probability of acid sulfate soils that involves: <ul style="list-style-type: none"> excavating or otherwise removing 100m³ or more of soil or sediment; or filling of land with 500m³ or more of material with an average depth of 0.5 metres or greater. 	Assessable development - Code assessment	8.2.1 Acid sulfate soils code
Reconfiguring a lot	Assessable development - Code assessment	8.2.1 Acid sulfate soils code
Operational work: <ul style="list-style-type: none"> for filling or excavation and the total volume of material moved is more than 50m³; or associated with reconfiguring a lot 	Assessable development - Code assessment	8.2.1 Acid sulfate soils code
Airport environs overlay		
This overlay applies where development is proposed within the area identified as Airport Protection Area or Building Restricted Area on the airport environs overlay map.		
Any material change of use other than for: <ul style="list-style-type: none"> Animal husbandry Cropping A dwelling house if located within the Villages local plan area Park, if not involving the construction of any buildings or other infrastructure Permanent plantation 	Assessable development - Code assessment	8.2.2 Airport environs code
Reconfiguring a lot	Assessable development - Code assessment	8.2.2 Airport environs code
Operational work: <ul style="list-style-type: none"> for filling or excavation and the total volume of material moved is more than 50m³; or 	Assessable development - Code assessment	8.2.2 Airport environs code

Development	Category of development and assessment	Assessment benchmarks
<ul style="list-style-type: none"> • associated with reconfiguring a lot 		
Bushfire hazard overlay This overlay applies where development is proposed within an area identified as very high, high or medium potential bushfire intensity as identified on the bushfire hazard overlay maps.		
A material change of use for: <ul style="list-style-type: none"> • Animal husbandry • Club • Cropping • Environment facility • Landing • Market, if the market is held not more than once a week and goods are sold from temporary structures. • Park • Permanent plantation 	Accepted development Development approval is not required	Not applicable
If not accepted development, a material change of use for: <ul style="list-style-type: none"> • Caretaker's accommodation • Cemetery • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Home based business • Parking station • Roadside stall • Substation • Telecommunications facility • Utility installation • The following if the development is within a local plan area and there is no there is no associated building work: <ul style="list-style-type: none"> • A commercial activity • Low impact industry • Transport depot • Warehouse 	Accepted development subject to requirements If complying with all identified requirements in the: 8.2.3. Bushfire hazard code	Not applicable
If not accepted development or accepted development subject to requirements, any other material change of use	Assessable development - Code assessment	8.2.3 Bushfire hazard code
Reconfiguring a lot	Assessable development - Code assessment	8.2.3 Bushfire hazard code
Coastal protection overlay This overlay applies where development is proposed within the coastal zone as shown on the coastal protection overlay maps.		

Development	Category of development and assessment	Assessment benchmarks
<p>Any material change of use other than for a dwelling house:</p> <ul style="list-style-type: none"> • that would result in building work within 500 metres of the foreshore; or • in the coastal management district and resulting in building work or operational work; or • that requires the clearing of vegetation in an area of HES; or • in a coastal hazard area that involves building work to construct a new permanent structure or operational work. 	<p>Assessable development - Code assessment</p>	<p>8.2.4 Coastal protection code</p>
<p>Reconfiguring of a lot</p>	<p>Assessable development - Code assessment</p>	<p>8.2.4 Coastal protection code</p>
<p>Operational work:</p> <ul style="list-style-type: none"> • for filling or excavation and the total volume of material moved is more than 50m³; or • associated with reconfiguring a lot 	<p>Assessable development - Code assessment</p>	<p>8.2.4 Coastal protection code</p>
<p>Environmental significance overlay</p> <p>This overlay applies where development is proposed within:</p> <ul style="list-style-type: none"> • an area identified on the environmental significance overlay maps as: <ul style="list-style-type: none"> - an area of high environmental significance; or - an area of general environmental significance; or - strategic rehabilitation area; or - cassowary corridor; or - mahogany glider corridor; or • 100 metres of an area of high environmental significance or general environmental significance as identified on the environmental significance overlay maps; or • a lot containing a habitat corridor as shown on the environmental significance overlay maps. 		
<p>A material change of use for:</p> <ul style="list-style-type: none"> • Landing, if the development is undertaken by Council or the State government • Park, if not involving the clearing of native vegetation, construction of any buildings or other infrastructure • Permanent plantation • Utility installation, if the development is undertaken by Council • Any other material change of use if the development footprint is completely contained within an existing building 	<p>Accepted development</p> <p>Development approval is not required</p>	<p>Not applicable</p>

Development	Category of development and assessment	Assessment benchmarks
<p>If not accepted development, any other material change of use if the development:</p> <ul style="list-style-type: none"> • is located within an area of high environmental significance as shown on the environmental significance overlay maps; or • is on a lot containing a habitat corridor as shown on the environmental significance overlay maps; or • is identified as code assessable or impact assessable in Part 5.5 Categories of development and assessment—Material change of use 	<p>Assessable development - Code assessment</p>	<p>8.2.5 Environmental significance code</p>
<p>Reconfiguring a lot</p>	<p>Assessable development - Code assessment</p>	<p>8.2.5 Environmental significance code</p>
<p>Operational work:</p> <ul style="list-style-type: none"> • for filling or excavation and the total volume of material moved is more than 50m³; or • associated with reconfiguring a lot 	<p>Assessable development - Code assessment</p>	<p>8.2.5 Environmental significance code</p>
<p>Extractive resources overlay</p> <p>This overlay applies where development is proposed:</p> <ul style="list-style-type: none"> • within any of the following as shown on the extractive resources overlay maps: <ul style="list-style-type: none"> - a resource/processing area; or - a resource/processing area separation area; or - a local resource area; or - a transport route as shown on the extractive resources overlay maps; or • on land within 100 metres of a transport route or a local resource area as shown on the extractive resources overlay maps. 		
<p>Within a resource/processing area separation area or a local resource area separation area, a material change of use for:</p> <ul style="list-style-type: none"> • Animal husbandry • Cropping • Park, if not involving the construction of any buildings or other infrastructure • Permanent plantation 	<p>Accepted development</p> <p>Development approval is not required</p>	<p>Not applicable</p>
<p>If not accepted development, any other material change of use within a resource/processing area separation area or a local resource area separation area</p>	<p>Assessable development - Code assessment</p>	<p>8.2.6 Extractive resources code</p>

Development	Category of development and assessment	Assessment benchmarks
Any material change of use within a resource/processing area or a local resource area.	Assessable development - Code assessment	8.2.6 Extractive resources code
A material change of use within a transport route separation area for a residential activity	Assessable development - Assessable development - Code assessment	8.2.6 Extractive resources code
Reconfiguring a lot	Assessable development - Code assessment	8.2.6 Extractive resources code
Operational work associated with reconfiguring a lot	Assessable development - Code assessment	8.2.6 Extractive resources code
Flood hazard overlay		
This code applies where development is proposed within the low hazard area, high hazard area, extreme hazard area or potential hazard area as shown on the flood hazard overlay maps.		
A material change of use for: <ul style="list-style-type: none"> • Animal husbandry • Club • Cropping • Environment facility • Landing • Market, if the market is held not more than once a week and goods are sold from temporary structures. • Park • Permanent plantation 	Accepted development Development approval is not required	Not applicable
If not accepted development, a material change of use for: <ul style="list-style-type: none"> • Caretaker's accommodation • Cemetery • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Home based business • Parking station • Roadside stall • Substation • Telecommunications facility • Utility installation • The following if the development is within a local plan area and there is no associated building work: <ul style="list-style-type: none"> • A commercial activity • Low impact industry • Transport depot 	Accepted development subject to requirements If complying with all identified requirements in the: 8.2.7 Flood hazard code	Not applicable

Development	Category of development and assessment	Assessment benchmarks
<ul style="list-style-type: none"> Warehouse 		
If not accepted development and accepted development subject to requirements, any other material change of use	Assessable development - Code assessment	8.2.7 Flood hazard code
Reconfiguring a lot	Assessable development - Code assessment	8.2.7 Flood hazard code
Operational work for filling or excavation and the total volume of material moved is less than or equal to 50m ³	Accepted development subject to requirements If complying with all identified requirements in the: 8.2.7 Flood hazard code	Not applicable
Operational work: <ul style="list-style-type: none"> for filling or excavation and the total volume of material moved is more than 50m³; or associated with reconfiguring a lot 	Assessable development - Code assessment	8.2.7 Flood hazard code
Heritage overlay This overlay applies where development is proposed: <ul style="list-style-type: none"> on the same lot as a local heritage place identified on the heritage overlay maps; or on a lot that shares a common boundary with a lot containing a local heritage place identified on the heritage overlay maps; or on a lot located directly or diagonally opposite a lot containing a local heritage place identified on the heritage overlay maps, where the lot boundaries are separated by a road, waterbody or waterway. 		
Any material change of use	Assessable development - Code assessment	8.2.8 Heritage code
Any reconfiguring of a lot	Assessable development - Code assessment	8.2.8 Heritage code
Any operational work on the same lot as a local heritage place	Assessable development - Code assessment	8.2.8 Heritage code
Any building work: <ul style="list-style-type: none"> involving a local heritage place; or on the same lot as a local heritage place, except where the application is for the demolition of a building made in response to an enforcement notice issued by Council under the <i>Building Act 1975</i>	Assessable development - Code assessment	8.2.8 Heritage code

Development	Category of development and assessment	Assessment benchmarks
Landslide overlay This overlay applies to development proposed within an area mapped as landslide hazard on the landslide hazard overlay maps.		
<p>A material change of use for:</p> <ul style="list-style-type: none"> • Animal husbandry • Club • Cropping • Environment facility • Landing • Market, if the market is held not more than once a week and goods are sold from temporary structures. • Park • Permanent plantation 	<p>Accepted development</p>	<p>Not applicable</p>
<p>If not accepted development, a material change of use for:</p> <ul style="list-style-type: none"> • Caretaker's accommodation • Cemetery • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Home based business • Parking station • Roadside stall • Substation • Telecommunications facility • Utility installation • The following if the development is within a local plan area and there is no associated building work: <ul style="list-style-type: none"> • A commercial activity • Low impact industry • Transport depot • Warehouse 	<p>Accepted development subject to requirements</p> <p>If complying with all identified requirements in the:</p> <p>8.2.9 Landslide hazard code</p>	<p>Not applicable</p>
<p>If not accepted development or accepted development subject to requirements, any other material change of use</p>	<p>Assessable development - Code assessment</p>	<p>8.2.9 Landslide hazard code</p>
<p>Reconfiguring a lot</p>	<p>Assessable development - Code assessment</p>	<p>8.2.9 Landslide hazard code</p>
<p>Operational work for filling or excavation and the total volume of material moved is less than or equal to 50m³</p>	<p>Accepted development subject to requirements</p> <p>If complying with all identified requirements in the:</p> <p>8.2.9 Landslide hazard code</p>	<p>Not applicable</p>

Development	Category of development and assessment	Assessment benchmarks
Operational work: <ul style="list-style-type: none"> • for filling or excavation and the total volume of material moved is more than 50m³; or • associated with reconfiguring a lot 	Assessable development - Code assessment	8.2.9 Landslide hazard code
Scenic amenity overlay This overlay applies to development proposed anywhere within the Cassowary Coast Regional Council local government area.		
Any material change of use if the development: <ul style="list-style-type: none"> • is within the urban footprint or rural residential zone and located on a slope greater than 1:4 or upwards to and including the ridgeline; or • is outside the urban footprint or rural residential zone and located on a slope greater than 1:6 or upwards to and including the ridgeline; or • is identified as code assessable or impact assessable in Part 5.5 Categories of development and assessment—Material change of use 	Assessable development - Code assessment	8.2.10 Scenic amenity code
Reconfiguring a lot	Assessable development - Code assessment	8.2.10 Scenic amenity code
Operational work: <ul style="list-style-type: none"> • for filling or excavation and the total volume of material moved is more than 50m³; or • associated with reconfiguring a lot 	Assessable development - Code assessment	8.2.10 Scenic amenity code
Waterway corridors and wetlands code This overlay applies to development proposed anywhere within the Cassowary Coast Regional Council local government area.		
A material change of use for: <ul style="list-style-type: none"> • Landing, if the development is undertaken by Council or the State government • Park, if not involving the clearing of native vegetation, construction of any buildings or other infrastructure • Permanent plantation • Utility installation, if the development is undertaken by Council 	Accepted development Development approval is not required	Not applicable

Development	Category of development and assessment	Assessment benchmarks
<ul style="list-style-type: none"> Any other material change of use if the development footprint is completely contained within an existing building 		
<p>If not accepted development, a material change of use for:</p> <ul style="list-style-type: none"> Animal husbandry Caretaker's accommodation Cropping Dwelling house Environment facility, if the development is undertaken by Council Home based business Roadside stall the following if the development is within a local plan area: <ul style="list-style-type: none"> A commercial activity A community activity Community residence Dual occupancy Dwelling unit Low impact industry Market Parking station Transport depot Warehouse 	<p>Accepted development subject to requirements</p> <p>If complying with all identified requirements in the:</p> <p>8.2.11 Waterway corridors and wetlands code</p>	Not applicable
<p>If not accepted development or accepted development subject to requirements, any other material change of use</p>	<p>Assessable development - Code assessment</p>	8.2.11 Waterway corridors and wetlands code
<p>Reconfiguring a lot</p>	<p>Assessable development - Code assessment</p>	8.2.11 Waterway corridors and wetlands code
<p>Operational work:</p> <ul style="list-style-type: none"> for filling or excavation and the total volume of material moved is more than 50m³; associated with reconfiguring a lot 	<p>Assessable development - Code assessment</p>	8.2.11 Waterway corridors and wetlands code

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

Note—The requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code.
- (8) The following are the zone codes for the planning scheme:
 - (a) Emerging community zone code
 - (b) Environmental management and conservation zone code
 - (c) Major tourism zone code
 - (d) Rural zone code
 - (e) Rural residential zone code
 - (f) Special purpose zone code
 - (g) Township zone code.

6.2 Zone codes

6.2.1 Emerging community zone code

6.2.1.1 Application

This code applies to assessing development in the emerging community zone.

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

6.2.1.2 Purpose

- (1) The purpose of the emerging community zone code is to identify land to the west of the existing township of Cardwell for its future expansion. While existing land uses in this area may continue, land within the emerging community zone will be managed to allow the future expansion of the Cardwell township in a sustainable and coordinated manner, as the need arises. Development that may compromise the master planned longer term use of this land is not supported.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sufficient land is made available for the future urban development of Cardwell, taking into account the vulnerability of the existing Cardwell township to natural hazards and the potential impacts of climate change;
 - (b) land in the emerging community zone is not to be developed until it can be established that a town planning need exists for this land to be developed for urban purposes;
 - (c) urban development in the emerging community zone is carried out in accordance with a master plan to ensure the appropriate sequencing of development and infrastructure;
 - (d) any proposed development in the emerging community zone will not adversely impact on the probable location and operation of the Cardwell future bypass corridor identified on Zoning Map 17 (ZM-017);
 - (e) development is designed to take into account the environmental and scenic values of the land contained within the emerging communities zone and in particular the Mahogany Glider habitat, wetlands and significant waterways such as Stoney Creek and Two Mile Creek;
 - (f) ecological values and features of the land are preserved in new development;
 - (g) appropriate separation between urban development and agricultural uses is provided;
 - (h) infrastructure is provided in an efficient and orderly way, taking account of future development needs within catchments in newly developing areas
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

6.2.1.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 6.2.1.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Sensitive land uses	
PO1 Sensitive land uses are appropriately separated from agricultural activities to minimise adverse impacts such as chemical	AO1.1 ▼ Where a sensitive land use is proposed on land that adjoins or is within 400 metres of rural zoned land:

Performance outcomes	Acceptable outcomes
spray drift, odour, noise, dust, fire, smoke and ash.	(a) the sensitive land use must be located at least 300 metres from any agricultural activity, if the land between the activities is cleared, cropped or improved pasture; (b) the sensitive land use must be located at least 40 metres from any agricultural activity, if the land between the activities is vegetated; (c) where the buffer specified in (a) or (b) above is located within the lot containing the sensitive land use, a building footprint must be nominated that is not located within that buffer.
PO2 Sensitive land uses are appropriately separated from industrial activities to prevent exposure to industrial air, noise and odour emissions that impact on human health, wellbeing or amenity.	AO2.1 ▼ A site used for a sensitive land use is not located within 250 metres of a site used for medium impact industry. AO2.2 ▼ A site used for a sensitive land use is not located within 500 metres of a site used for high impact industry. AO2.3 ▼ A site used for a sensitive land use is not located within 1.5 kilometres of a site used for special industry.
PO3 Development is not exposed to potential impacts from special industry that will affect human health, wellbeing, human safety or amenity.	No acceptable outcome prescribed.
PO4 Development must not result in a sensitive land use being exposed to industrial air, noise and odour emissions that impact on human health, wellbeing or amenity.	AO4.1 The use is designed to ensure that: (a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met; (b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i> are met. AO4.2 Noxious and offensive odours are not experienced at the location of sensitive land uses.
PO5 Sensitive land uses are sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO5.1 ▼ Sensitive land uses maintain the following separation distances from a substation or easement for major electricity infrastructure: (a) 20 metres for transmission lines up to 132 kilovolts; (b) 30 metres for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 metres for transmission lines exceeding 275 kilovolts.
Environmental values	
PO6 Development must be designed to minimise adverse impacts on any environmental values of the site and in particular any Mahogany Glider habitat, wetlands and significant waterways such as Stoney Creek and Two Mile Creek.	No acceptable outcome prescribed.
Traffic and access	

Performance outcomes	Acceptable outcomes
PO7 Vehicular traffic generated by the development will not conflict with local or through traffic and will not have a detrimental impact on the safety and amenity of the locality.	No acceptable outcome prescribed.
PO8 Development incorporates any necessary road and access upgrades to facilitate the development without impacting on the operation and standard of the road network for other users.	No acceptable outcome prescribed.
PO9 Sensitive land uses are appropriately set back from the Cardwell future bypass corridor.	AO9.1 ▼ All buildings associated with a sensitive land use are set back at least 100 metres from the Cardwell future bypass corridor as identified on Zoning Map 17 (ZM-017).
PO10 Development mitigates the impact of rail and road traffic noise to provide for an acceptable level of amenity.	No acceptable outcome prescribed.
Pest management	
PO11 The development site must be kept free of pest plants and animals.	AO11.1 ▼ The development site does not contain: (a) class 1 or 2 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i> ; (b) local pests identified in Planning Scheme Policy SC6.4 Landscaping.

Note—The requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

6.2.2 Environmental management and conservation zone code

6.2.2.1 Application

This code applies to assessing development in the environmental management and conservation zone.

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

6.2.2.2 Purpose

- (1) The purpose of the environmental management and conservation zone code is to:
 - provide special protection, conservation and enhancement to those areas within the Cassowary Coast Region that have significant environmental values and/or environmentally significant areas;
 - ensure the ongoing survival and provide for an increase in the populations of the Region's endangered and threatened species, in particular the cassowary and mahogany glider;
 - conserve, preserve and enhance the Region's environmental values for current and future generations;
 - ensure that development in the environmental management and conservation zone is compatible with the environmental values of a particular site or locality and has a minimal impact on the environment;
 - protect and maintain the scenic values of the Region's landscapes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) adverse impacts on ecological values and processes are avoided;
 - (b) development avoids impacting on natural features such as creeks, gullies, waterways, wetlands, habitat and native vegetation;
 - (c) low impact, small-scale urban development in the form of a dwelling house and agricultural activities are permitted where compatible with maintaining environmental values;
 - (d) low impact activities such as small scale tourism and commercial activities are permitted where compatible with maintaining environmental values;
 - (e) development is consistent with protecting, conserving, rehabilitating, presenting and connecting the environmental values of the area;
 - (f) a viable and enduring habitat system is retained, protected and enhanced, and where improved connectivity is required, additional habitat is created;
 - (g) foreshore areas are retained, predominantly in their natural state, and mangroves remain undisturbed;
 - (h) the Cardwell future bypass corridor is protected from development that may restrict its construction and operation.
- (3) Development for the previously approved Ella Bay Little Cove development is permitted on Lot 337 NR53 located at Ella Bay Road, Wanjuru. This development will comprise an ecotourism resort containing 30 units and 70 self contained villa houses and must be carried out in accordance with the rezoning and subdivision approvals dated 22 March 1996, the Master Plan 5589SK1-5 dated February 1995 and the Schedule to the Precinct Plan of Development No. 5589 SK2 dated 22 May 1996.
- (4) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

6.2.2.3 Identified requirements and assessment benchmarks for assessable development

Part A— Identified requirements and assessment benchmarks

Table 6.2.2.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
<p>PO1 Buildings and other structures are of an appropriate design, scale and location so as to:</p> <ul style="list-style-type: none"> (a) blend in with the surrounding environment; (b) avoid any detrimental impact on the amenity of the locality; (c) avoid any detrimental impact on surrounding land uses; (d) minimise the clearing of native vegetation. 	<p>AO1.1 ▼ Buildings and other structures do not exceed:</p> <ul style="list-style-type: none"> (a) a maximum height of 9.5 metres; (b) a maximum of 2 storeys.
	<p>AO1.2 ▼ Buildings and other structures are set back at least:</p> <ul style="list-style-type: none"> (a) 6 metres from the street frontage where fronting a private road; (b) where the lot is 4,000m² or less in area, 10 metres from the street frontage when fronting a public road; or (c) where the lot is greater than 4,000m² in area, 20 metres from the street frontage when fronting a public road.
	<p>AO1.3 ▼ Buildings and other structures are set back at least 10 metres from any side and rear boundaries.</p>
	<p>AO1.4 ▼ Buildings used for residential activities must be located:</p> <ul style="list-style-type: none"> (a) at least 20 metres from a cane railway line; (b) at least 40 metres from a cane railway siding or cane bin loading point.
	<p>AO1.5 ▼ Buildings not used for residential activities must be located:</p> <ul style="list-style-type: none"> (a) at least 10 metres from a cane railway line; (b) at least 20 metres from a cane railway siding or cane bin loading point.
	<p>AO1.6 ▼ Development is limited to existing cleared areas of the site and the maximum combined gross floor area of all buildings located within the existing cleared area/s is no more than 400m².</p>
	<p>AO1.8 ▼ Residential activities are designed to incorporate architectural/design elements detailed in Planning Scheme Policy SC6.2 Building design.</p>
Sensitive land uses	
<p>PO2 Sensitive land uses are appropriately separated from agricultural activities to minimise adverse impacts such as chemical spray drift, odour, noise, dust, fire, smoke and ash.</p>	<p>AO2.1 ▼ Where a sensitive land use, other than a dwelling house, is proposed on land that adjoins or is within 400 metres of rural zoned land:</p> <ul style="list-style-type: none"> (a) the sensitive land use must be located at least 300 metres from any agricultural activity, if the land between the activities is cleared, cropped or improved pasture; (b) the sensitive land use must be located at least 40 metres from any agricultural activity, if the land between the activities is vegetated;

Performance outcomes	Acceptable outcomes
	(c) where the buffer specified in (a) or (b) above is located within the lot containing the sensitive land use, a building footprint must be nominated that is not located within that buffer.
PO3 Sensitive land uses are appropriately separated from industrial activities to prevent exposure to industrial air, noise and odour emissions that impact on human health, wellbeing or amenity.	AO3.1 ▼ A site used for a sensitive land use is not located within 250 metres of a site used for medium impact industry.
	AO3.2 ▼ A site used for a sensitive land use is not located within 500 metres of a site used for high impact industry.
	AO3.3 ▼ A site used for a sensitive land use is not located within 1.5 kilometres of a site used for special industry.
PO4 Development is not exposed to potential impacts from special industry that will affect human health, wellbeing, human safety or amenity.	No acceptable outcome prescribed.
PO5 Development must not result in a sensitive land use being exposed to industrial air, noise and odour emissions that impact on human health, wellbeing or amenity.	AO5.1 The use is designed to ensure that: <ul style="list-style-type: none"> (a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met; (b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i> are met.
	AO5.2 Noxious and offensive odours are not experienced at the location of sensitive land uses.
PO6 Sensitive land uses are sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO6.1 ▼ Sensitive land uses maintain the following separation distances from a substation or easement for major electricity infrastructure: <ul style="list-style-type: none"> (a) 20 metres for transmission lines up to 132 kilovolts; (b) 30 metres for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 metres for transmission lines exceeding 275 kilovolts.
Environmental values	
PO7 Development is undertaken in a way that is consistent with and maintains the environmental values of the site.	AO7.1 ▼ The development envelope area for all residential activities at a site is no greater than 800m ² . Note—The development envelope area must include all on-site sewerage infrastructure and disposal areas.
	AO7.2 ▼ Development does not result in vegetation clearing within an area of environmental significance.
	AO7.3 ▼ Vegetation clearing for any access and internal access routes is limited to 6 metres in width.
	AO7.4 ▼

Performance outcomes	Acceptable outcomes
	<p>Where more than 1 residential activity or dwelling is located on a site, each residential activity or dwelling must share the same access.</p> <p>AO7.5 ▼ Services corridors are to be laid within the same corridor as the access.</p> <p>AO7.6 ▼ Fencing can only be used: (a) around the development envelope area for residential activities; (b) around existing improved pastures or cropped areas (whether the cropped areas are currently planted or have been left fallow).</p> <p>AO7.7 ▼ Fencing is designed as follows: (a) no more than 2 metres in height; (b) made of smooth wire, welded bar, timber, steel cladding, solid masonry or brick; (c) any gaps are no more than 100 millimetres in width; (d) secured at the base to prevent domestic animals from burrowing underneath; (e) not electrified; (f) single gates: (i) are constructed in accordance with (a) to (c) above; (ii) are capable of being securely closed with a closing mechanism securing the gate to a side post; (iii) are constructed so the space between the bottom of the gate and the ground is no more than 100 millimetres when in the closed position; (g) double gates: (i) are constructed in accordance with (a) to (c) above; (ii) are capable of being securely closed with 2 closing mechanisms, one securing at least one gate leaf to the ground (ie. with a drop bolt) and another located within the top half of the other gate leaf and securing the 2 gate leaves together (eg. with a D latch); (iii) constructed so the space between the bottom of the gate and the ground is no more than 100 millimetres when in the closed position.</p> <p>AO7.8 ▼ An area no more than 2 metres in width can be cleared either side of a fence line to allow for maintenance.</p> <p>AO7.9 ▼ In an area of environmental significance and where areas cleared for fire breaks, access and fencing are consolidated in a single area, the cleared area must not exceed a total combined width of 20 metres.</p>
PO8	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Land uses and land management is consistent with the enhancement and conservation of habitat, and must not reduce the area, quality or stability of that part of the habitat system located at the site.	
PO9 Development does not result in the loss of habitat or the clearing of an environmentally significant area.	No acceptable outcome prescribed.
PO10 Foreshore areas remain predominantly in a natural state.	No acceptable outcome prescribed.
Traffic and access	
PO11 Vehicular traffic generated by the development does not conflict with local or through traffic and will not have a detrimental impact on the safety and amenity of the locality.	No acceptable outcome prescribed.
PO12 Development is designed to ensure that vehicular traffic generated by the development does not have a detrimental impact on the safety of wildlife in the locality.	No acceptable outcome prescribed.
PO13 The surrounding road system is capable of accommodating additional traffic generated by the proposal without creating any adverse impact.	No acceptable outcome prescribed.
PO14 Development mitigates the impact of rail and road traffic noise to provide for an acceptable level of amenity.	No acceptable outcome prescribed.
Future bypass corridor	
PO15 The Cardwell future bypass corridor is protected from further development.	AO15.1 ▼ Development does not occur within the future bypass corridor as shown on Zoning Maps (ZM-001 to ZM-021).
Pest management	
PO16 The development site must be kept free of pest plants and animals.	AO16.1 ▼ The development site does not contain: (a) class 1 or 2 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i> ; (b) local pests identified in Planning Scheme Policy SC6.4 Landscaping.
Additional requirements for commercial activities	
PO17 Commercial activities must not result in the clearing of vegetation, filling or excavation or any disturbance of the environmental values of the site.	No acceptable outcome prescribed.
Ella Bay Little Cove development	
PO18 Development carried out on Lot 337 on NR53 located at Ella Bay Road, Wanjuru occurs in accordance with and is consistent with the	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
documents listed in Table SC7.1 in Schedule 7.	

Note—The requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

6.2.3 Major tourism zone code

6.2.3.1 Application

This code applies to assessing development in the major tourism zone.

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

6.2.3.2 Purpose

- (1) The purpose of the major tourism zone code is to identify land and facilitate development of the proposed Ella Bay integrated resort development.

Until such time as the Ella Bay integrated resort development proceeds, existing uses may continue and some form of short-term accommodation or tourism activity may be appropriate. The land within this zone is acknowledged as having significant environmental values and/or environmentally significant areas and any development within the zone will need to provide for the protection, conservation and enhancement of these values and areas.

- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) land is provided for the Ella Bay integrated resort development;
 - (b) land in the major tourism zone may be suitable for some form of short-term accommodation or tourism activity outside that envisaged as part of the Ella Bay integrated resort development, but only if the Ella Bay integrated resort development has not or will not commence;
 - (c) development is designed to protect, conserve and enhance the environmental values of the land contained within major tourism zone, and in particular the Cassowary habitat and corridors that traverse the land;
 - (d) development ensures that access to the site:
 - (i) is of a sufficient standard to accommodate traffic generated by the development;
 - (ii) is able to withstand natural hazards and will ensure continuous access to the site all year around and in all weather conditions;
 - (iii) avoids impacts on the existing residents of Flying Fish Point.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

6.2.3.3 Identified requirements and assessment benchmarks

Part A— Identified requirements and assessment benchmarks

Table 6.2.3.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 Buildings and other structures are of an appropriate design, scale and location so as to: <ul style="list-style-type: none"> (a) blend in with the surrounding environment; 	AO1.1 ▼ Buildings and other structures do not exceed: <ul style="list-style-type: none"> (a) a maximum height of 9.5 metres; (b) a maximum of 2 storeys.
	AO1.2 ▼ Buildings and other structures are set back at least:

Performance outcomes	Acceptable outcomes
<p>(b) avoid any detrimental impact on the amenity of the locality;</p> <p>(c) avoid any detrimental impact on surrounding land uses;</p> <p>(d) minimise the clearing of native vegetation.</p>	<p>(a) 6 metres from the street frontage where fronting a private road;</p> <p>(b) where the lot is 4,000m² or less in area, 10 metres from the street frontage when fronting a public road; or</p> <p>(c) where the lot is greater than 4,000m² in area, 20 metres from the street frontage when fronting a public road.</p>
	<p>AO1.3 ▼ Buildings and other structures are set back at least 10 metres from any side and rear boundaries.</p>
	<p>AO1.4 ▼ Development is limited to existing cleared areas of the site.</p>
	<p>AO1.5 ▼ Residential activities are designed to incorporate architectural/design elements detailed in Planning Scheme Policy SC6.2 Building design.</p>
Sensitive land uses	
<p>PO2 Sensitive land uses are appropriately separated from agricultural activities to minimise adverse impacts such as chemical spray drift, odour, noise, dust, fire, smoke and ash.</p>	<p>AO2.1 ▼ A sensitive land use must be located at least 300 metres from any agricultural activity, if the land between the activities is cleared, cropped or improved pasture.</p>
	<p>AO2.2 ▼ A sensitive land use must be located at least 40 metres from any agricultural activity, if the land between the activities is vegetated;</p>
	<p>AO2.3 ▼ Where the buffer specified in AO2.1 or AO2.2 above is located within the lot containing the sensitive land use, a building footprint must be nominated that is not located within that buffer.</p>
<p>PO3 Sensitive land uses are appropriately separated from industrial activities to prevent exposure to industrial air, noise and odour emissions that impact on human health, wellbeing or amenity.</p>	<p>AO3.1 ▼ Development is not for a medium impact industry, high impact industry or special industry.</p>
<p>PO4 Development is not exposed to potential impacts from special industry that will affect human health, wellbeing, human safety or amenity.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO5 Development must not result in a sensitive land use being exposed to industrial air, noise and odour emissions that impact on human health, wellbeing or amenity.</p>	<p>AO5.1 The use is designed to ensure that:</p> <p>(a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met;</p> <p>(b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i> are met.</p>
	<p>AO5.2 Noxious and offensive odours are not experienced at the location of sensitive land uses.</p>
<p>PO6 Sensitive land uses are sufficiently separated from major electricity infrastructure or</p>	<p>AO6.1 ▼</p>

Performance outcomes	Acceptable outcomes
substations to minimise the likelihood of nuisance or complaint.	Sensitive land uses maintain the following separation distances from a substation or easement for major electricity infrastructure: <ul style="list-style-type: none"> (a) 20 metres for transmission lines up to 132 kilovolts; (b) 30 metres for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 metres for transmission lines exceeding 275 kilovolts.
Environmental values	
PO7 Development is undertaken in a way that is consistent with and maintains the environmental values of the site.	A07.1 ▼ Development does not result in vegetation clearing within an area of environmental significance.
	A07.2 ▼ Fencing can only be used: <ul style="list-style-type: none"> (a) around the development envelope area; and (b) around existing improved pastures or cropped areas (whether the cropped areas are currently planted or have been left fallow).
	A07.3 ▼ Fencing is designed as follows: <ul style="list-style-type: none"> (a) no more than 2 metres in height; (b) made of smooth wire, welded bar, timber, steel cladding, solid masonry or brick; (c) any gaps are no more than 100 millimetres in width; (d) secured at the base to prevent domestic animals from burrowing underneath; (e) not electrified; (f) single gates: <ul style="list-style-type: none"> (i) are constructed in accordance with (a) to (c) above; (ii) are capable of being securely closed with a closing mechanism securing the gate to a side post; (iii) are constructed so the space between the bottom of the gate and the ground is no more than 100 millimetres when in the closed position; (g) double gates: <ul style="list-style-type: none"> (i) are constructed in accordance with (a) to (c) above; (ii) are capable of being securely closed with 2 closing mechanisms, one securing at least one gate leaf to the ground (ie. with a drop bolt) and another located within the top half of the other gate leaf and securing the 2 gate leaves together (eg. with a D latch); (iii) constructed so the space between the bottom of the gate and the ground is no more than 100 millimetres when in the closed position.
	A07.4 ▼ An area no more than 2 metres in width can be cleared either side of a fence line to allow for maintenance.

Performance outcomes	Acceptable outcomes
<p>PO8 Land uses and land management is consistent with the enhancement and conservation of habitat, and must not reduce the area, quality or stability of that part of the habitat system located at the site.</p>	No acceptable outcome prescribed.
<p>PO9 Development does not result in the loss of habitat or the clearing of an environmentally significant area.</p>	No acceptable outcome prescribed.
<p>PO10 Foreshore areas remain in a natural state.</p>	No acceptable outcome prescribed.
Traffic and access	
<p>PO11 Vehicular traffic generated by the development will not:</p> <ul style="list-style-type: none"> (a) conflict with local or through traffic on roads leading to the site; (b) conflict with local or through traffic in the road network external to the site; (c) have a detrimental impact on the safety and amenity of the Innisfail Estate or Flying Fish Point localities; (d) detrimentally impact on the safety of wildlife, in particular the cassowary. 	No acceptable outcome prescribed.
<p>PO12 Development incorporates any necessary road and access upgrades:</p> <ul style="list-style-type: none"> (a) to ensure continuous access to the site all year around and in all weather conditions; (b) to ensure access to the site can withstand landslide and other natural hazards; (c) without impacting on the operation and standard of the access road and surrounding road network for other users; (d) to ensure the protection of local wildlife, in particular the cassowary. 	No acceptable outcome prescribed.
Pest management	
<p>PO13 The development site must be kept free of pest plants and animals.</p>	<p>AO13.1 ▼ The development site does not contain:</p> <ul style="list-style-type: none"> (a) class 1 or 2 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; (b) local pests identified in Planning Scheme Policy SC6.4 Landscaping.

Note—The requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

6.2.4 Rural zone code

6.2.4.1 Application

This code applies to assessing development in the rural zone.

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

6.2.4.2 Purpose

- (1) The purpose of the rural zone code is to:
 - provide for agricultural activities including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - provide opportunities for non-agricultural activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the activities do not compromise the long-term use of the land for rural purposes;
 - protect or manage significant natural resources and processes to maintain the capacity for primary production;
 - facilitate the continued growth and diversification of the agricultural sector within the Cassowary Coast Region while promoting the adoption of sustainable agriculture management practices;
 - ensure the viability of ALC Class A and B land;
 - avoid negative impacts from incompatible land uses;
 - protect and maintain the scenic values of the Region's landscapes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) ALC Class A and B land is protected from fragmentation and alienation;
 - (b) the use of ALC Class A and B land for agricultural production is retained through the separation of incompatible land uses;
 - (c) the rural amenity and character of the existing rural landscape, which is dominated by extensive areas of rural production and natural areas, is maintained;
 - (d) low impact activities such as small scale tourism, commercial activities and outdoor recreation are encouraged within the rural zone where they do not compromise the long-term use of the land for agricultural activities;
 - (e) the Innisfail, Tully and Cardwell future bypass corridors are protected from development that may restrict their construction and operation;
 - (f) development minimises impacts on any environmental values present on the land or surrounding area.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

6.2.4.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 6.2.4.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
<p>PO1 Buildings and other structures do not have a detrimental impact on the amenity of the locality.</p>	<p>AO1.1 ▼ Buildings and other structures do not exceed: (a) a maximum height of 9.5 metres; (b) a maximum of 2 storeys.</p>
	<p>AO1.2 ▼ Buildings and other structures are set back at least: (a) 6 metres from the street frontage where fronting a private road; (b) where the lot is 4,000m² or less in area, 10 metres from the street frontage when fronting a public road; or (c) where the lot is greater than 4,000m² in area, 20 metres from the street frontage when fronting a public road.</p>
	<p>AO1.3 ▼ Buildings and other structures are set back at least 10 metres from any side and rear boundaries.</p>
	<p>AO1.4 ▼ Buildings used for residential activities must be located: (a) at least 20 metres from a cane railway line; (b) at least 40 metres from a cane railway siding or cane bin loading point.</p>
	<p>AO1.5 ▼ Buildings not used for residential activities must be located: (a) at least 10 metres from a cane railway line; (b) at least 20 metres from a cane railway siding or cane bin loading point.</p>
	<p>AO1.6 ▼ Residential activities are designed to incorporate architectural/design elements detailed in Planning Scheme Policy SC6.2 Building design.</p>
Sensitive land uses	
<p>PO2 Sensitive land uses are appropriately separated from agricultural activities to minimise adverse impacts such as chemical spray drift, odour, noise, dust, fire, smoke and ash.</p>	<p>AO2.1 ▼ Where a sensitive land use, other than a dwelling, house, is proposed on land that adjoins or is within 400 metres of an agricultural activity: (a) the sensitive land use must be located at least 300 metres from any agricultural activity, if the land between the activities is cleared, cropped or improved pasture; (b) the sensitive land use must be located at least 40 metres from any agricultural activity, if the land between the activities is vegetated; (c) where the buffer specified in (a) or (b) above is located within the lot containing the sensitive land use, a building footprint must be nominated that is not located within that buffer.</p>

Performance outcomes	Acceptable outcomes
<p>PO3 Sensitive land uses are appropriately separated from industrial activities to prevent exposure to industrial air, noise and odour emissions that impact on human health, wellbeing or amenity.</p>	<p>AO3.1 ▼ A site used for a sensitive land use is not located within 250 metres of a site used for medium impact industry.</p> <p>AO3.2 ▼ A site used for a sensitive land use is not located within 500 metres of a site used for high impact industry.</p> <p>AO3.3 ▼ A site used for a sensitive land use is not located within 1.5 kilometres of a site used for special industry.</p>
<p>PO4 Development is not exposed to potential impacts from special industry that will affect human health, wellbeing, human safety or amenity.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO5 Development must not result in a sensitive land use being exposed to industrial air, noise and odour emissions that impact on human health, wellbeing and amenity.</p>	<p>AO5.1 The use is designed to ensure that:</p> <ul style="list-style-type: none"> (a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met; (b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i> are met. <p>AO5.2 Noxious and offensive odours are not experienced at the location of sensitive land uses.</p>
<p>PO6 Development for a sensitive land use must incorporate measures to protect that development from the impacts of agricultural activities such as chemical spray drift, odour, noise, dust, fire, smoke and ash.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO7 Sensitive land uses are sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO7.1 ▼ Sensitive land uses maintain the following separation distances from a substation or easement for major electricity infrastructure:</p> <ul style="list-style-type: none"> (a) 20 metres for transmission lines up to 132 kilovolts; (b) 30 metres for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 metres for transmission lines exceeding 275 kilovolts.
Diversification	
<p>PO8 Development that is not for an agricultural activity does not interfere with the ongoing use of land for agricultural activities and ensures the ongoing viability of agricultural activities in the locality.</p>	<p>AO8.1 ▼ A material change of use that is not an agricultural activity occurs in an existing building or on land not identified as ALC Class A and B land on Agricultural Land Overlay Map (OM-002).</p>
Environmental values	
<p>PO9 Clearing of vegetation is avoided to the extent practicable, having regard to the purpose of the code, and the disturbance of areas of environmental significance is minimised.</p>	<p>No acceptable outcome prescribed.</p>

Performance outcomes	Acceptable outcomes
Traffic and access	
PO10 Vehicular traffic generated by the development does not conflict with local or through traffic and will not have a detrimental impact on the safety and amenity of the locality.	No acceptable outcome prescribed.
PO11 Development mitigates the impact of rail and road traffic noise to provide for an acceptable level of amenity.	No acceptable outcome prescribed.
Future bypass corridors	
PO12 The Innisfail, Tully and Cardwell future bypass corridors are protected from further development.	AO12.1 ▼ Development other than for an agricultural activity does not occur within a future bypass corridor as shown on Zoning Maps (ZM-001 to ZM-021).
Pest management	
PO13 The development site must be kept free of pest plants and animals.	AO13.1 ▼ The development site does not contain: (a) class 1 or 2 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i> ; (b) local pests identified in Planning Scheme Policy SC6.4 Landscaping.

Note—The requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

6.2.5 Rural residential zone code

6.2.5.1 Application

This code applies to assessing development in the rural residential zone.

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

6.2.5.2 Purpose

- (1) The purpose of the rural residential zone code is to:
 - provide for residential development on large lots in a semi-rural setting, where local government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed;
 - ensure the consolidation of rural residential development in locations that have been identified as suitable for this type of development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development provides and retains a high standard of amenity, character and privacy;
 - (b) the rural character of land within the rural residential zone is retained;
 - (c) scenic amenity and green space values of the landscape are retained;
 - (d) development is consistent with and protects, conserves and enhances any environmental values and environmentally significant areas present on the land or surrounding area;
 - (e) the amenity of rural residential zoned land is protected from incompatible or non-residential uses, while allowing for the continuing use of surrounding rural zoned land for agricultural activities;
 - (f) rural residential development is consolidated in the rural residential zone.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

6.2.5.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 6.2.5.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 Buildings and other structures do not have a detrimental impact on the amenity of the locality and its rural ambience.	AO1.1 ▼ Buildings and other structures do not exceed: <ol style="list-style-type: none"> (a) a maximum height of 9.5 metres; (b) a maximum of 2 storeys.
	AO1.2 ▼ Buildings and other structures are set back at least: <ol style="list-style-type: none"> (a) 6 metres from the street frontage where fronting a private road; (b) 10 metres from the street frontage when fronting a public road.
	AO1.3 ▼ Buildings and other structures are set back at least 5 metres from any side and rear boundaries.

Performance outcomes	Acceptable outcomes
	<p>AO1.4 ▼ Buildings used for residential activities must be located: (a) at least 20 metres from a cane railway line; (b) at least 40 metres from a cane railway siding or cane bin loading point.</p> <p>AO1.5 ▼ Buildings not used for residential activities must be located: (a) at least 10 metres from a cane railway line; (b) at least 20 metres from a cane railway siding or cane bin loading point.</p> <p>AO1.6 ▼ Class 10a buildings: (a) cannot have a gross floor area greater than 150m²; (b) must be erected at the same time or subsequent to the construction of a Class 1-9 Building on the lot.</p> <p>AO1.7 ▼ Residential activities are designed to incorporate architectural/design elements detailed in Planning Scheme Policy SC6.2 Building design.</p>
<p>PO2 Residential development is low density, low scale and does not have a detrimental impact on the amenity of the area.</p>	<p>AO2.1 ▼ Residential density is limited to 1 dwelling per 4000m² of site area.</p> <p>AO2.2 ▼ No more than 1 dwelling is established on a lot.</p>
<p>PO3 Development incorporates landscaping to minimise any detrimental affect on the amenity of the area.</p>	<p>No acceptable outcome prescribed.</p>
Sensitive land uses	
<p>PO4 Sensitive land uses are appropriately separated from agricultural activities to minimise adverse impacts such as chemical spray drift, odour, noise, dust, fire, smoke and ash.</p>	<p>AO4.1 ▼ Where a sensitive land use, other than a dwelling house, is proposed on land that adjoins or is within 400 metres of rural zoned land: (a) the sensitive land use must be located at least 300 metres from any agricultural activity, if the land between the activities is cleared, cropped or improved pasture; (b) the sensitive land use must be located at least 40 metres from any agricultural activity, if the land between the activities is vegetated; (c) where the buffer specified in (a) or (b) above is located within the lot containing the sensitive land use, a building footprint must be nominated that is not located within that buffer.</p>
<p>PO5 Sensitive land uses are appropriately separated from industrial activities to prevent exposure to industrial air, noise and odour emissions that impact on human health, wellbeing or amenity.</p>	<p>AO5.1 ▼ A site used for a sensitive land use is not located within 250 metres of a site used for medium impact industry.</p> <p>AO5.2 ▼ A site used for a sensitive land use is not located within 500 metres of a site used for high impact industry.</p> <p>AO5.3 ▼</p>

Performance outcomes	Acceptable outcomes
	A site used for a sensitive land use is not located within 1.5 kilometres of a site used for special industry.
PO6 Development is not exposed to potential impacts from special industry that will affect human health, wellbeing, human health or amenity.	No acceptable outcome prescribed.
PO7 Development must not result in a sensitive land use being exposed to industrial air, noise and odour emissions that impact on human health, wellbeing and amenity.	AO7.1 The use is designed to ensure that: (a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met; (b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i> are met.
	AO7.2 Noxious and offensive odours are not experienced at the location of sensitive land uses.
PO8 Sensitive land uses are sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO8.1 ▼ Sensitive land uses maintain the following separation distances from a substation or easement for major electricity infrastructure: (a) 20 metres for transmission lines up to 132 kilovolts; (b) 30 metres for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 metres for transmission lines exceeding 275 kilovolts.
Environmental values	
PO9 Clearing of vegetation is avoided to the extent practicable, having regard to the purpose of the code, and the disturbance of areas of environmental significance is minimised.	No acceptable outcome prescribed.
Traffic and access	
PO10 Vehicular traffic generated by the development does not conflict with local or through traffic and will not have a detrimental impact on the safety and amenity of the locality.	No acceptable outcome prescribed.
PO11 Development mitigates the impact of rail and road traffic noise to provide for an acceptable level of amenity.	No acceptable outcome prescribed.
Pest management	
PO12 The development site must be kept free of pest plants and animals.	AO12.1 ▼ The development site does not contain: (a) class 1 or 2 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i> ; (b) local pests identified in Planning Scheme Policy SC6.4 Landscaping.

Note—The requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

6.2.6 Special purpose zone code

6.2.6.1 Application

This code applies to assessing development in the special purpose zone.

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

6.2.6.2 Purpose

- (1) The purpose of the special purpose zone code is to:
 - provide for public uses that are owned or operated by a government, statutory authority, government owned corporation, local government or private organisation in the course of a public utility undertaking, such as a defence establishment, airport, sea port, rail line, railway station or the provision of water supply, sewerage, electricity, gas, telecommunications, transport, waterway maintenance, drainage or other like services;
 - ensure development is buffered from encroachment by incompatible uses.
 - protect and maintain the operation of important local, regional and State infrastructure, including the State and cane rail network, airports, aerodromes, sewerage, water, waste and electricity infrastructure and the Port of Mourilyan;
 - allow important local, regional and State infrastructure to continue to function as intended as well as allow for expansion and upgrades that benefit the Region and the State as a whole.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is designed and located in a way that is appropriate to the type of existing or proposed infrastructure;
 - (b) the viability of uses within the special purpose zone are protected by excluding development that could limit the ongoing operation of existing uses or prejudice appropriate new activities;
 - (c) development within the special purpose zone is undertaken to minimise the impact on adjacent sensitive land uses;
 - (d) the Port of Mourilyan is allowed to operate and develop in accordance with the Port of Mourilyan Land Use Strategy;
 - (e) increased and improved use of the State and cane railway networks is supported;
 - (f) complementary alternative use of the State and cane railway networks may occur where this will not impact on the existing operation of these networks;
 - (g) development minimises impacts on any environmental and scenic values present on the land or surrounding area.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

6.2.6.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 6.2.6.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
<p>PO1 Development is generally consistent in scale, height and bulk with that of surrounding development and is designed to minimise any detrimental impact on the amenity of the locality.</p>	<p>AO1.1 ▼ Buildings do not exceed: (a) a maximum height of 9.5 metres; (b) a maximum of 2 storeys.</p>
	<p>AO1.2 ▼ Buildings and other structures are set back at least: (a) 6 metres from the street frontage where fronting a private road; (b) where the lot is 4,000m² or less in area, 10 metres from the street frontage when fronting a public road; or (c) where the lot is greater than 4,000m² in area, 20 metres from the street frontage when fronting a public road.</p>
	<p>AO1.3 ▼ Buildings and other structures are set back at least 10 metres from any side and rear boundaries.</p>
<p>PO2 The setback areas are landscaped to enhance the amenity of the site and to provide a buffer to adjoining land uses.</p>	<p>AO2.1 Landscaping to setback areas provides a visual screen.</p>
<p>PO3 Development involving the construction of new infrastructure or the expansion of existing infrastructure must incorporate landscaping to minimise any detrimental impact on the amenity of the area.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO4 Car parking and other ancillary facilities associated with a development are located proximate to the proposed use and located at the site.</p>	<p>No acceptable outcome prescribed.</p>
Incompatible uses	
<p>PO5 Development for a sensitive land use does not occur on land in the special purpose zone.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO6 Development for a sensitive land use on a lot adjacent to land in the special purpose zone must be set back from the special purpose zoned land to prevent adverse impacts such as noise, odour emissions and excessive and obtrusive artificial light.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO7 Development involving the construction of new infrastructure or expansion of existing infrastructure minimises any adverse impacts such as noise, odour emissions and excessive</p>	<p>No acceptable outcome prescribed.</p>

Performance outcomes	Acceptable outcomes
and obtrusive light, on any existing surrounding sensitive land uses.	
PO8 Sensitive land uses are appropriately separated from industrial activities to prevent exposure to industrial air, noise and odour emissions that impact on human health, wellbeing or amenity.	AO8.1 ▼ A site used for a sensitive land use is not located within 250 metres of a site used for medium impact industry.
	AO8.2 ▼ A site used for a sensitive land use is not located within 500 metres of a site used for high impact industry.
	AO8.3 ▼ A site used for a sensitive land use is not located within 1.5 kilometres of a site used for special industry.
PO9 Development is not exposed to potential impacts from special industry that will affect human health, wellbeing, human safety or amenity.	No acceptable outcome prescribed.
PO10 Development must not result in a sensitive land use being exposed to industrial air, noise and odour emissions that impact on human health, wellbeing and amenity.	AO10.1 The use is designed to ensure that: <ul style="list-style-type: none"> (a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met; (b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i> are met.
	AO10.2 Noxious and offensive odours are not experienced at the location of sensitive land uses.
PO11 Sensitive land uses are sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO11.1 ▼ Sensitive land uses maintain the following separation distances from a substation or easement for major electricity infrastructure: <ul style="list-style-type: none"> (a) 20 metres for transmission lines up to 132 kilovolts; (b) 30 metres for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 metres for transmission lines exceeding 275 kilovolts.
Consolidation of infrastructure	
PO12 Water, sewerage, waste, rail and port infrastructure is consolidated in the special purpose zone.	No acceptable outcome prescribed.
Environmental values	
PO13 Clearing of vegetation is avoided to the extent practicable, having regard to the purpose of the code, and the disturbance of areas of environmental significance is minimised.	No acceptable outcome prescribed.
Traffic and access	
PO14 Vehicular traffic generated by the development does not conflict with local or through traffic and will not have a detrimental impact on the safety and amenity of the locality.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
<p>PO15 The surrounding road system is capable of accommodating additional traffic generated by the proposal without creating any adverse impact.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO16 Development mitigates the impact of rail and road traffic noise to provide for an acceptable level of amenity.</p>	<p>No acceptable outcome prescribed.</p>
Pest management	
<p>PO17 The development site must be kept free of pest plants and animals.</p>	<p>AO17.1 ▼ The development site does not contain: (a) class 1 or 2 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; (b) local pests identified in Planning Scheme Policy SC6.4 Landscaping.</p>

Note—The requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

6.2.7 Township zone code

6.2.7.1 Application

This code applies to assessing development in the township zone.

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

6.2.7.2 Purpose

- (1) The purpose of the township zone code is to:
- provide for the consolidation of urban land uses in the township zone.
 - define the urban extent of the Region's towns and villages and allow for the future expansion of these towns and villages for at least the next 10 years;
 - provide for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community.

The township zone is split into a number of precincts within local plan areas that further regulate development within each of the Region's towns and villages.

- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) ensuring that urban development is consolidated in the township zone;
 - (b) promoting safe and liveable communities and maximising the efficient use of existing infrastructure by limiting the urban extent to the township zone;
 - (c) maintaining the character, amenity and scale of the region's towns, particularly the main street character of the region's historic towns;
 - (d) development occurs consistent with the precinct in which it is located, maintaining the intended pattern of development for towns, and the amenity of residential areas;
 - (e) development maintains the scenic amenity and ecological values and features of the town;
 - (f) ensuring development complies with the purpose and overall outcomes for the local plan area and precinct within which the development is located.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

6.2.7.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 6.2.7.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Consolidation of urban development	
PO1 Urban development consolidated within the township zone.	No acceptable outcome prescribed.
Amenity	
PO2 The height of all buildings and structures is in keeping with the existing character of the area	AO2.1 ▼ Buildings and other structures do not exceed: (a) a maximum height of 9.5 metres;

Performance outcomes	Acceptable outcomes
and must not adversely affect the amenity of the area or other uses, particularly adjacent residential activities located in a residential or residential choice precinct.	(b) a maximum of 2 storeys. Note—The applicable local plan code may contain alternative provisions in relation to height and number of storeys. The provisions of the applicable local plan prevail to the extent of any inconsistency.
PO3 Buildings, other structures and car parks are set back to ensure that they are compatible with the character of the area and do not adversely affect the amenity of the area or other uses, particularly adjacent residential activities located in a residential or residential choice precinct.	AO3.1 ▼ Buildings, other structures and car parking areas are set back: (a) where a use code applies to the development, in accordance with any setbacks specified in the applicable use code; or (b) where a use code does not apply to the development or the applicable use code does not contain setbacks for the development, at least: (i) 6 metres from the primary street frontage; (ii) 4 metres from any secondary street frontage; (iii) 3 metres from the side and rear boundaries where the land is in a recreation precinct; (iv) 1.5 metres from the side and rear boundaries in all other precincts. Note—The applicable local plan code may contain alternative provisions in relation to setbacks. The provisions of the applicable local plan prevail to the extent of any inconsistency.
PO4 The construction and use of out-buildings and sheds must not adversely affect the amenity of the surrounding area.	AO4.1 ▼ Class 10a buildings: (a) cannot have a gross floor area greater than 100m ² ; (b) must be erected at the same time or subsequent to the construction of a Class 1-9 Building on the lot.
PO5 Development for residential activities and uses that involve permanent residential accommodation contribute to a cohesive townscape character which incorporates innovative and contemporary characteristics which evoke but do not necessarily imitate the Queensland vernacular building style.	AO5.1 ▼ Residential activities and uses that involve permanent residential accommodation are designed to incorporate architectural/design elements detailed in Planning Scheme Policy SC6.2 Building design.
PO6 Buildings and other structures feature a high standard of design and finish.	No acceptable outcome prescribed.
PO7 Development adjacent to a State controlled road provides a high level of amenity when viewed by passing motorists.	No acceptable outcome prescribed.
Sensitive land uses	
PO8 Sensitive land uses are appropriately separated from industrial activities to prevent exposure to industrial air, noise and odour emissions that impact on human health, wellbeing or amenity.	AO8.1 ▼ A site used for a sensitive land use is not located within 250 metres of a site used for medium impact industry. AO8.2 ▼

Performance outcomes	Acceptable outcomes
	<p>A site used for a sensitive land use is not located within 500 metres of a site used for high impact industry.</p> <p>AO8.3 A site used for a sensitive land use is not located within 1.5 kilometres of a site used for special industry.</p>
<p>PO9 Development is not exposed to potential impacts from special industry that will affect human health, wellbeing, human safety or amenity.</p>	No acceptable outcome prescribed.
<p>PO10 Development must not result in a sensitive land use being exposed to industrial air, noise and odour emissions that impact on human health, wellbeing and amenity.</p>	<p>AO10.1 The use is designed to ensure that:</p> <p>(a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met;</p> <p>(b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i> are met.</p> <p>AO10.2 Noxious and offensive odours are not experienced at the location of sensitive land uses.</p>
<p>PO11 Sensitive land uses are sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO11.1 ▼ Sensitive land uses maintain the following separation distances from a substation or easement for major electricity infrastructure:</p> <p>(a) 20 metres for transmission lines up to 132 kilovolts;</p> <p>(b) 30 metres for transmission lines between 133 kilovolts and 275 kilovolts;</p> <p>(c) 40 metres for transmission lines exceeding 275 kilovolts.</p>
Traffic and access	
<p>PO12 Vehicular traffic generated by the development will not conflict with local or through traffic and will not have a detrimental impact on the safety and amenity of the locality.</p>	No acceptable outcome prescribed.
<p>PO13 Development incorporates any necessary road and access upgrades to facilitate the development without impacting on the operation and standard of the road network for other users.</p>	No acceptable outcome prescribed.
<p>PO14 Development does not compromise the State controlled road network.</p>	No acceptable outcome prescribed.
<p>PO15 Development mitigates the impact of rail and road traffic noise to provide for an acceptable level of amenity.</p>	No acceptable outcome prescribed.
Pest management	
<p>PO16 The development site must be kept free of pest plants and animals.</p>	<p>AO16.1 ▼ The development site does not contain:</p> <p>(a) class 1 or 2 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>;</p>

Performance outcomes	Acceptable outcomes
	(b) local pests identified in Planning Scheme Policy SC6.4 Landscaping.
Additional requirements for development in a business precinct	
Amenity	
<p>PO17 Development contributes towards a visually appealing streetscape by:</p> <ul style="list-style-type: none"> (a) being of a high standard of design and finish; (b) being of an appropriate scale and orientation so that buildings are integrated at street level; (c) contributing to visual interest; (d) hiding unsightly components of development. 	<p>AO17.1 ▼ New buildings must be built to the building line at the front of the lot.</p>
	<p>AO17.2 ▼ Buildings must have a maximum unarticulated length of 5 metres along a street frontage. Windows, verandahs, balconies and wall offsets can all be used for articulation, however the same feature cannot be used for the entire length of the building.</p>
	<p>AO17.3 ▼ Buildings address the street frontage by their orientation and inclusion of entrances to the street frontage.</p>
	<p>AO17.4 ▼ Buildings with more than 1 street frontage must address both frontages.</p>
	<p>AO17.5 ▼ Goods storage areas, waste storage areas, service structures, mechanical plant and outdoor equipment areas must be designed and/or located so they cannot be seen from the street by locating such areas to the rear of buildings or applying landscaping and fencing treatments to visually screen such areas.</p>
	<p>AO17.6 ▼ Development does not incorporate relocatable buildings.</p>
<p>PO18 Development involving buildings that are set back from the street frontage maintain an attractive appearance when viewed from the street.</p>	No acceptable outcome prescribed.
<p>PO19 Development incorporates appropriate landscaping to maintain an attractive appearance from the street.</p>	No acceptable outcome prescribed.
Additional requirements for development in the Cardwell Port Hinchinbrook precinct	
<p>PO20 Development in the Cardwell Port Hinchinbrook precinct is consistent with the applicable approval, applicable approved plan and Conformed Deed identified in Table 5.6.1.1 - Port Hinchinbrook documents.</p>	<p>AO20.1 ▼ Development complies with the applicable approval, applicable approved plan and Conformed Deed identified in Table 5.6.1.1 - Port Hinchinbrook documents.</p>
Additional requirements for development in a community purpose precinct	
Amenity	
<p>PO21 Setback areas are landscaped to enhance the amenity of the site and to provide a buffer to adjoining land uses.</p>	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Additional requirements for development in an industry precinct	
Amenity	
<p>PO22 The site coverage of buildings and other structures must be appropriate having regard to the intended use of the building/structure and whether it is sympathetic to the surrounding natural and built environment.</p>	<p>AO22.1 ▼ Buildings and other structures do not exceed a maximum site cover of 80%.</p>
<p>PO23 Development on lots sharing a common boundary with land not in the industry precinct is designed to minimise any detrimental impact on the amenity of the adjoining land not in the industry precinct.</p>	<p>AO23.1 ▼ Development incorporates landscaping, fencing and mounding so as to provide a definite visual buffer along any common boundary with land not in the industry precinct.</p>
<p>PO24 Development minimises any off-site impacts such as air, noise and odour emissions, hazardous materials, dust and excessive and obtrusive light.</p>	No acceptable outcome prescribed.
Inconsistent uses	
<p>PO25 Development that could compromise existing or future industrial activities within an industry precinct is not established in an industry precinct.</p>	No acceptable outcome prescribed.
Additional requirements for development in a recreation precinct	
Amenity	
<p>PO26 Buildings and car parking areas must not adversely affect the amenity of the area or other uses, particularly adjacent residential activities.</p>	<p>AO26.1 ▼ Buildings and car parking areas have a maximum site cover of 50%.</p>
<p>PO27 Development adjoining or opposite residential activities or fronting a State controlled road feature a high standard of landscaping to minimise any detrimental affect on the amenity of the area.</p>	No acceptable outcome prescribed.
Car parking and other facilities	
<p>PO28 Adequate car parking and any other ancillary facilities provided as part of the development are sited to be proximate to the use and located on the same site.</p>	No acceptable outcome prescribed.
Additional requirements for development in a residential precinct	
Amenity	
<p>PO29 The site coverage of buildings and other structures does not have a detrimental impact on the residential amenity of the precinct.</p>	<p>AO29.1 ▼ Buildings and other structures do not exceed:</p> <ul style="list-style-type: none"> (a) where a use code applies to the development, a maximum site cover that complies with any site cover requirements specified in the applicable use code; or (b) where a use code does not apply to the development or the applicable use code does not contain site cover requirements for the development, a maximum site cover of 50%.

Performance outcomes	Acceptable outcomes
<p>PO30 Development other than for a dwelling house incorporates appropriate screen fencing and landscaping to maintain the amenity of the area.</p>	<p>AO30.1 ▼ Landscaping strips a minimum of 2 metres in width are provided on the site adjacent to all street frontages and for the full width of the frontages (excepting driveway or pedestrian access points).</p> <p>AO30.2 ▼ Landscaping strips a minimum of 1 metre in width are provided adjacent to side boundaries from the street frontage to the line of the building alignment.</p> <p>AO30.3 ▼ Development incorporates landscaping buffers a minimum of 1 metre in width and screen fences a minimum of 1.8 metres in height (but tapering to a minimum of 1 metre in height from the front building alignment to the front boundary) along any common boundary with an adjoining residential activity.</p> <p>AO30.4 ▼ Any areas used for the storage of materials, equipment and rubbish are visually screened from the open view of any public road through landscaping buffers or screen fencing.</p>
Development other than for a dwelling house	
<p>PO31 Development involving uses other than a dwelling house, dual occupancy, multiple dwelling or home based business are only located where they:</p> <ul style="list-style-type: none"> (a) are required to support the residential population of the immediate locality; or (b) cannot be located elsewhere; or (c) provide accommodation for persons with particular needs; or (d) are a community activity located contiguous with an existing like use. <p>Note—persons with particular needs include older persons and persons with a disability.</p>	No acceptable outcome prescribed.
<p>PO32 Development must be compatible with existing residential densities and activities.</p>	No acceptable outcome prescribed.
<p>PO33 Development for other than a dwelling house on land with frontage to a State controlled road enhances the visual presentation of that road by:</p> <ul style="list-style-type: none"> (a) ensuring buildings and other structures are consistent with other buildings in the locality in terms of scale, bulk and form; (b) ensuring buildings incorporate display windows (where appropriate for the use) or windows and entrance doors that are orientated to the road. 	No acceptable outcome prescribed.
Environmental features	
<p>PO34 Environmental features are protected for their habitat, amenity and scenic values.</p>	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
<p>PO35 Any existing vegetation and/or creeks are protected through the siting and design of development.</p>	<p>No acceptable outcome prescribed.</p>

Note—The requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Part 7 Local plans

7.1 Preliminary

- (1) Local plans address matters at the local or district level and may provide more detailed planning for the zones.
- (2) Local plans are mapped and included in Schedule 2.
- (3) A precinct may be identified for part of a local plan.
- (4) The categories of development and assessment for development in a local plan are in Part 5.
- (5) Assessment benchmarks for local plans are contained in a local plan code.
- (6) Each local plan code identifies the following:
 - (a) the application of the local plan code
 - (b) the purpose of the local plan code
 - (c) the overall outcomes that achieve the purpose of the local plan code
 - (d) the purpose and overall outcomes for each precinct
 - (e) the performance outcomes that achieve the overall outcomes of the local plan code
 - (f) the acceptable outcomes that achieve the performance outcomes of the local plan code
 - (g) the performance and acceptable outcomes of a precinct that achieve the overall outcomes of the precinct.
- (7) The following are the local plan codes for the planning scheme:
 - (a) Cardwell local plan:
 - (i) Cardwell business precinct
 - (ii) Cardwell community purpose precinct
 - (iii) Cardwell industry precinct
 - (iv) Cardwell recreation precinct
 - (v) Cardwell residential precinct
 - (vi) Cardwell residential choice precinct
 - (vii) Cardwell tourism precinct.
 - (b) Greater Mission Beach local plan:
 - (i) Greater Mission Beach business precinct
 - (ii) Greater Mission Beach community purpose precinct
 - (iii) Greater Mission Beach industry precinct
 - (iv) Greater Mission Beach local business precinct
 - (v) Greater Mission Beach recreation precinct
 - (vi) Greater Mission Beach residential precinct
 - (vii) Greater Mission Beach residential choice precinct
 - (viii) Greater Mission Beach tourism precinct.
 - (c) Innisfail local plan:
 - (i) Innisfail business fringe precinct
 - (ii) Innisfail central business precinct
 - (iii) Innisfail community purpose precinct
 - (iv) Innisfail industry precinct
 - (v) Innisfail recreation precinct
 - (vi) Innisfail residential precinct
 - (vii) Innisfail residential choice precinct.
 - (d) Tully local plan:
 - (i) Tully business fringe precinct
 - (ii) Tully central business precinct
 - (iii) Tully community purpose precinct
 - (iv) Tully industry precinct
 - (v) Tully recreation precinct
 - (vi) Tully residential precinct
 - (vii) Tully residential choice precinct.
 - (e) Villages local plan:
 - (i) Villages community purpose precinct
 - (ii) Villages industry precinct
 - (iii) Villages local business precinct
 - (iv) Villages recreation precinct
 - (v) Villages residential precinct.

7.2 Local plan codes

7.2.1 Cardwell local plan code

7.2.1.1 Application

This code applies to assessing development within the Cardwell local plan area shown within the Cardwell Local Plan Maps (LPM-001 and LPM-002) contained within Schedule 2;

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

7.2.1.2 Purpose

- (1) The purpose of the Cardwell local plan code is to ensure the township of Cardwell (including Port Hinchinbrook) remains a vibrant town centre and township with a high level of amenity, while continuing to operate as a village activity centre servicing the southernmost part of the Region. The attractiveness of the waterfront is promoted by facilitating low scale, safe and contemporary development that blends into the natural and built environment.

The township of Cardwell will exhibit a high level of pedestrian amenity providing protection from climatic conditions and creating an attractive environment for tourists to explore on foot. New development will further promote the town's vibrancy and accessibility by ensuring that new developments address the street frontage and complement the existing streetscape.

Development consolidates the village activity centre in Cardwell with a range of commercial and community activities provided to support the residents of Cardwell, tourists and the residents of surrounding rural communities.

A mix of residential housing options is provided for both permanent residents and tourists, with the location of higher density residential uses carefully controlled to protect the amenity of residential areas.

Cardwell business precinct

- (2) The purpose of the **Cardwell business precinct** is to consolidate commercial activities that service and support residents of the township of Cardwell and surrounding communities. Maintenance of the amenity of the precinct is essential, with its low scale character, heritage buildings and stunning ocean views important to residents as well as adding to the attractiveness of the town for tourists. While this precinct is intended to cater mainly to local residents, its overall appearance is important to the viability of the local tourism industry.
- (3) The purpose of the Cardwell local plan code will be achieved for the **Cardwell business precinct** through the following overall outcomes:
 - (a) the existing low rise character of the Cardwell business precinct is retained;
 - (b) development contributes to a pedestrian oriented environment with a focus on the waterfront and the provision of sufficient pedestrian amenities including awnings and street furniture;
 - (c) the existing road network is protected from development that may restrict its operation and maintenance;
 - (d) commercial activities servicing the local and surrounding communities are concentrated and consolidated in the Cardwell business precinct;
 - (e) the highly accessible commercial strip along Victoria Street is retained for commercial activities;
 - (f) new development is sympathetic to, and compatible with, existing heritage buildings as identified on the Local Heritage Register.

Cardwell community purpose precinct

- (4) The purpose of the **Cardwell community purpose precinct** is to consolidate community services and facilities and allow for the expansion of existing services and facilities within the township of Cardwell.
- (5) The purpose of the Cardwell local plan code will be achieved for the **Cardwell community purpose precinct** through the following overall outcomes:
 - (a) community services and facilities such as schools, hospitals and medical services, emergency services, libraries, cemeteries, community halls, and State and local government infrastructure which are important to the Cassowary Coast Region are established in locations which are convenient and accessible to the residents of Cardwell and surrounding communities;
 - (b) the ongoing operation of existing community services and facilities as important community resources is assured;
 - (c) any expansion or redevelopment of community services or facilities is in keeping with the purpose of the facility, the communities' needs and the character of the locality;
 - (d) any new development in the community purpose precinct is appropriate in scale and suited to the needs of the community;
 - (e) community services and facilities are consolidated in the community purpose precinct.

Cardwell industry precinct

- (6) The purpose of the **Cardwell industry precinct** is to allow for the establishment of industrial activities within the township of Cardwell, taking into account the township's suitability for such activities based on its location and good access to transportation routes. Industrial activities must be designed and operated to ensure that they do not detract from the amenity of residential areas or the desirability of the township from a tourism perspective.
- (7) The purpose of the Cardwell local plan code will be achieved for the **Cardwell industry precinct** through the following overall outcomes:
 - (a) the design and layout of industrial development achieves a high standard of amenity and functionality;
 - (b) development is visually attractive by incorporating appropriate landscaping, fencing and screening devices;
 - (c) any environmental values are retained to the maximum extent practicable;
 - (d) land in the Cardwell industry precinct is utilised and developed in an efficient manner. In particular, non-industrial activities are not considered appropriate in the industry precinct;
 - (e) development does not have a detrimental impact on the local road network and the Cardwell future bypass corridor is protected from development that may restrict its construction and operation.

Cardwell Port Hinchinbrook precinct

- (8) The purpose of the **Cardwell Port Hinchinbrook precinct** is to allow the development of this area generally in accordance with the applicable approval, applicable approved plan and Conformed Deed identified in Table 5.6.1.1 - Port Hinchinbrook documents. The precinct includes land that has previously been identified, through approvals issued, as being suitable for the development of a wide range of uses including tourist related uses that are focused on a marina.
- (9) The purpose of the Cardwell local plan code will be achieved for the **Cardwell Port Hinchinbrook precinct** through the following overall outcomes:
- (a) development is for a range of residential, commercial, business, tourism and industrial uses undertaken in a manner that focuses on the scenic values relating to the coastal location and marina facilities within the precinct;
 - (b) development is low scale in nature, particularly in relation to the height of buildings and structures, in order to retain the integrity of the scenic values of the Hinchinbrook Channel;
 - (c) a balance is achieved between development and environmental values, particularly in relation to the adjoining Marine Park and proposed national park;
 - (d) development is appropriately designed and located so as to have minimal impacts on the natural environment;
 - (e) development does not have any adverse impacts on the scenic values and significant environmental values of the Hinchinbrook Channel;
 - (f) development minimises impacts on the environment in relation to minimising sediment run-off, contaminated stormwater, control of acid sulfate soils or potential acid sulfate soils and limitations on any further clearing of marine vegetation.

Cardwell recreation precinct

- (10) The purpose of the **Cardwell recreation precinct** is to allow for adequate and appropriate recreational activities for the residents of, and visitors to, Cardwell. The expansion of existing recreational activities is encouraged.
- (11) The purpose of the Cardwell local plan code will be achieved for the **Cardwell recreation precinct** through the following overall outcomes:
- (a) areas within the Cardwell township are provided and retained for recreational pursuits that service the local and broader community;
 - (b) land within the precinct continues to develop for public recreation purposes;
 - (c) recreational or club facilities do not affect the amenity of adjoining areas, particularly residential areas, through careful design and siting of facilities and associated infrastructure;
 - (d) the design, siting and layout of recreational facilities minimises the impact on the environmental values of the site.

Cardwell residential precinct

- (12) The purpose of the **Cardwell residential precinct** is to provide for predominately low density residential activities for residents, largely comprising dwelling houses.
- (13) The purpose of the Cardwell local plan code will be achieved for the **Cardwell residential precinct** through the following overall outcomes:
 - (a) development achieves a high level of residential amenity that maintains the existing low scale character of the Cardwell township by ensuring that the residential precinct largely comprises dwelling houses and a small number of dual occupancies;
 - (b) any non-residential development is of a nature and scale that is compatible with a residential environment, such as home based business development;
 - (c) a movement network that establishes good internal and external access for residents, maximises safety and minimises the impact of through traffic is achieved;
 - (d) environmental features of residential areas are conserved so as to ensure that significant vegetation and topographical features contribute to the streetscape in addition to providing habitat for wildlife within the urban footprint.

Cardwell residential choice precinct

- (14) The purpose of the **Cardwell residential choice precinct** is to allow a range of housing options for residents, including some higher density residential activities, while maintaining the existing amenity and character of the township.
- (15) The purpose of the Cardwell local plan code will be achieved for the **Cardwell residential choice precinct** through the following overall outcomes:
 - (a) development achieves a high level of residential amenity that maintains the low scale character of the Cardwell township by ensuring that the residential choice precinct is characterised by low density multiple dwelling and dual occupancy developments;
 - (b) any non-residential development is of a nature and scale that is compatible with a residential environment, such as home based business development;
 - (c) a movement network that establishes good internal and external access for residents, maximises safety and minimises the impact of through traffic is achieved;
 - (d) environmental features of residential areas are conserved so as to ensure that significant vegetation and topographical features contribute to the streetscape in addition to providing habitat for wildlife within the urban footprint.

Cardwell tourism precinct

- (16) The purpose of the **Cardwell tourism precinct** is to provide a range of commercial activities predominately catering to tourists and tourism activities. Development in this precinct will support the local tourism industry while maintaining the existing amenity and character of the township.
- (17) The purpose of the Cardwell local plan code will be achieved for the **Cardwell tourism precinct** through the following overall outcomes:
- development ensures that the existing low rise character of the Cardwell township is retained;
 - development contributes to a pedestrian oriented environment with a focus on the waterfront and the provision of sufficient pedestrian amenities including awnings and street furniture;
 - the existing road network is protected from development that may restrict its operation and maintenance;
 - the tourism precinct contains a concentration of tourism activities supporting and promoting the local tourism industry;
 - the highly accessible commercial strip along Victoria Street is retained for tourist attracting activities and commercial activities catering to motorists.

- (18) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

7.2.1.3 Identified requirements and assessment benchmarks

Part A— Identified requirements and assessment benchmarks

Table 7.2.1.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Cardwell business precinct	
Amenity	
<p>PO1 Buildings and other structures are of an appropriate type, design, scale and location so as to:</p> <ol style="list-style-type: none"> retain the low scale nature of the precinct; appropriately consolidate Victoria Street; create a linear built form with distinct definition; not adversely impact on adjoining residential activities. 	<p>AO1.1 ▼ For development with frontage to Victoria Street:</p> <ol style="list-style-type: none"> site cover is 100%; buildings and other structures do not exceed a maximum of 3 storeys; buildings and other structures are not set back from the front, side and rear boundaries; no maximum height is prescribed for buildings and other structures.
	<p>AO1.2 ▼ For development without frontage to Victoria Street:</p> <ol style="list-style-type: none"> site cover is a maximum of 60%; buildings and other structures do not exceed a maximum of 3 storeys; buildings and other structures are set back at least 1.5 metres from side and rear boundaries; no setback from a street frontage is prescribed;

Performance outcomes	Acceptable outcomes
	(e) no maximum height is prescribed for buildings and other structures.
Pedestrian movement	
PO2 Development contributes to achieving a pedestrian oriented urban environment by providing protection from climatic elements.	AO2.1 ▼ A cantilever awning is to be erected over the footpath along the Victoria Street frontage of the site.
Traffic and access	
PO3 Direct vehicular access from a lot to the State controlled road network should be avoided where practicable.	AO3.1 ▼ Vehicular access to the development is not provided from Victoria Street.
Cardwell industry precinct	
Amenity	
PO4 The siting and design of buildings and other structures must be appropriate having regard to the intended use of the building/structure and whether it is sympathetic to the surrounding natural and built environment.	AO4.1 ▼ Buildings and other structures are set back at least: <ul style="list-style-type: none"> (a) 10 metres from a street frontage where the development is visible from a State controlled road or the Cardwell future bypass corridor as identified on the Cardwell Local Plan Maps (LPM-001 and LPM-002); (b) 6 metres from a street frontage where the development is not visible from a State controlled road or the Cardwell future bypass corridor as identified on the Cardwell Local Plan Map (LPM-001); (c) 1.5 metres from side and rear boundaries; and (d) where the development site shares a common boundary with land not in the industry precinct, 6 metres from that common boundary.
PO5 Development is designed and located to be set back and incorporate appropriate screening so as to minimise: <ul style="list-style-type: none"> (a) adverse impacts on the existing character and amenity of the town; (b) the potential for adverse impacts on the tourism industry are minimised. 	AO5.1 ▼ Where the lot is visible from a State controlled road or the Cardwell future bypass corridor as identified on the Cardwell Local Plan Maps (LPM-001 and LPM-002): <ul style="list-style-type: none"> (a) a 10 metre wide landscaped area is provided between any buildings and structures and the primary street frontage; (b) access to the site may be provided through this landscaped area.
	AO5.2 ▼ Goods storage areas, waste storage areas, service structures, mechanical plant and outdoor equipment areas must be designed and/or located so they cannot be seen from the street by locating such areas to the rear of buildings or applying landscaping and fencing treatments to visually screen such areas.
	AO5.3 ▼ At least 10% of the site must be landscaped.
Traffic and access	
PO6 Development is appropriately set back from the Cardwell future bypass corridor as identified on the Cardwell Local Plan Maps (LPM-001 and LPM-002).	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Cardwell Port Hinchinbrook Precinct	
<p>PO7 Development carried out in the Cardwell Port Hinchinbrook precinct occurs in accordance with and is consistent with the applicable approval, applicable approved plan and the Conformed Deed listed in Table SC7.2 in Schedule 7.</p>	No acceptable outcome prescribed.
Cardwell residential precinct	
Amenity	
<p>PO8 Buildings and other structures do not have a detrimental impact on the residential amenity of the precinct and its existing low scale character.</p>	<p>AO8.1 ▼ Development complies with the height, storey, setback and site cover requirements specified in AO2.1, AO3.1 and AO29.1 of the township zone code.</p>
Cardwell residential choice precinct	
Amenity	
<p>PO9 Buildings and other structures do not have a detrimental impact on the residential amenity of the precinct and its existing low scale character.</p>	<p>AO9.1 ▼ Development complies with the height, storey, setback and site cover requirements specified in AO2.1, AO3.1 and AO29.1 of the township zone code.</p>
Cardwell tourism precinct	
Amenity	
<p>PO10 Buildings and other structures are of an appropriate design, scale and location so as to:</p> <ul style="list-style-type: none"> (a) retain the low scale nature of the precinct; (b) to appropriately consolidate Victoria Street; (c) create a linear built form with distinct definition; (d) not adversely impact on adjoining residential uses. 	<p>AO10.1 ▼ For development adjacent to land in the Cardwell residential precinct and/or north of Liverpool Street:</p> <ul style="list-style-type: none"> (a) development for a residential activity is set back from side boundaries, rear boundaries and street frontages in accordance with AO3.1 of the township zone code; (b) development other than for a residential activity is set back: <ul style="list-style-type: none"> (i) where a use code applies to the development, in accordance with any setbacks specified in the applicable use code; or (ii) where a use code does not apply to the development or the applicable use code does not contain setbacks for the development: <ul style="list-style-type: none"> A. at least 3 metres from any side and rear boundary; B. no setback from a street frontage is prescribed.
	<p>AO10.2 ▼ For development not adjacent to land in the Cardwell residential precinct and/or not on land north of Liverpool Street:</p> <ul style="list-style-type: none"> (a) maximum site cover is 100%; (b) buildings and other structures do not exceed a maximum of 3 storeys; (c) no setbacks are prescribed; (d) no maximum height is prescribed for buildings and other structures.
	<p>AO10.3 ▼</p>

Performance outcomes	Acceptable outcomes
	For development other than for a residential activity, new buildings must be built within 20% of the average setback of adjoining non-residential development.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

7.2.2 Greater Mission Beach local plan code

7.2.2.1 Application

This code applies to assessing development within the Greater Mission Beach local plan area shown within the Greater Mission Beach Local Plan Maps (LPM-003 to LPM-007) contained within Schedule 2;

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

7.2.2.2 Purpose

- (1) The purpose of the Greater Mission Beach local plan code is to ensure that Greater Mission Beach (including the villages of Bingil Bay, Mission Beach, South Mission Beach and Wongaling Beach) continues to develop as a unique residential and tourism destination which capitalises on the outstanding natural beauty of the area. Development that supports the local and regional tourism industries and promotes greater self-containment for residents is encouraged.

While appropriate development is encouraged, protecting and preserving the integrity of littoral rainforest, the area's environmental and coastal values and the iconic Cassowary are paramount. Also, the scale of development must be consistent with maintaining a relaxed, intimate village setting and sense of local community.

Greater Mission Beach contains activities that are appropriate for a village activity centre, with Mission Beach a hub for tourism related activities and Wongaling Beach a hub for services supporting the local Greater Mission Beach community.

A mix of residential housing options is provided for both permanent residents and tourists, with the location of higher density residential uses carefully controlled to protect the amenity of the Greater Mission Beach area.

- (2) The purpose of the **Greater Mission Beach business precinct** is to provide commercial activities that service and support the residents of the Greater Mission Beach villages to minimise travel to surrounding townships. Development will contribute to the small scale village character of the area and enhance its visual attractiveness, in a way that is consistent with surrounding environmental values.
- (3) The purpose of the Greater Mission Beach local plan code will be achieved for the **Greater Mission Beach business precinct** through the following overall outcomes:
 - (a) Wongaling Beach will continue to function as the primary commercial and business centre in Greater Mission Beach servicing the local Greater Mission Beach community;
 - (b) development provides for a pedestrian oriented environment with sufficient pedestrian amenities including awnings and street furniture;
 - (c) development is consistent with the low scale character of the Greater Mission Beach area and natural features are retained where practicable to enhance amenity;
 - (d) commercial activities are consolidated in close proximity so as to achieve a vibrant, efficient and sustainable urban environment;
 - (e) development capitalises on the environmental and scenic values of the area and provides for public areas and outdoor activities that enhance the feeling of connectivity with the surrounding natural environment;
 - (f) the existing road network is protected from development that may restrict its operation and maintenance.

- (4) The purpose of the **Greater Mission Beach community purpose precinct** is to consolidate community services and facilities proximate to the business precinct at Wongaling Beach. Existing services and facilities servicing the Greater Mission Beach area are allowed to expand, while new services and facilities which will remove the need for Greater Mission Beach residents to travel to surrounding townships to access those services and facilities are encouraged.
- (5) The purpose of the Greater Mission Beach local plan code will be achieved for the **Greater Mission Beach community purpose precinct** through the following overall outcomes:
- community services and facilities such as schools, medical services, emergency services, libraries, cemeteries, community halls, and State and local government infrastructure which are important to the Region are established in locations which are convenient and accessible to the residents of the Greater Mission Beach villages;
 - the ongoing operation of existing community services and facilities as important community resources is assured;
 - any expansion or redevelopment of community services or facilities is in keeping with the purpose of the facility, the communities' needs and the character of the locality;
 - any new development in the community purpose precinct is appropriate in scale and suited to the needs of the community;
 - community services and facilities are consolidated in the community purpose precinct.

- (6) The purpose of the **Greater Mission Beach industry precinct** is to allow for the establishment of lower order industrial activities within the Greater Mission Beach area. Industrial development in this precinct is intended primarily to service the local Greater Mission Beach community and have limited to no off-site impacts. Industrial activities are developed and designed to ensure that they do not detract from the amenity of the Greater Mission Beach area or the desirability of the villages from a tourism perspective.
- (7) The purpose of the Greater Mission Beach local plan code will be achieved for the **Greater Mission Beach industry precinct** through the following overall outcomes:
- ensure the precinct continues to develop as a central location for service industry and low impact industry uses;
 - the design and layout of development achieves a high standard of amenity and functionality;
 - development does not impact on the visual amenity of the Greater Mission Beach area by incorporating appropriate landscaping, fencing and screening devices;
 - any environmental values are retained to the maximum extent practicable;
 - development does not have a detrimental impact on the State and local road network.

- (8) The purpose of the **Greater Mission Beach local business precinct** is to allow for small scale commercial activities within the villages of Bingil Bay and South Mission Beach. Development in this precinct will complement, rather than compete, with commercial activities in Wongaling Beach and Mission Beach. The commercial activities undertaken in this precinct will service tourists and residents residing in or visiting the villages of Bingil Bay and South Mission Beach.
- (9) The purpose of the Greater Mission Beach local plan code will be achieved for the **Greater Mission Beach local business precinct** through the following overall outcomes:
- commercial activities are located in a relatively central position within the villages of Bingil Bay and South Mission Beach to conveniently provide lower order goods and services to the residential and tourist population of these villages;
 - development provides for a pedestrian oriented environment with sufficient pedestrian amenities including awnings and street furniture and the incorporation of pedestrian and bikeway facilities within developments;
 - commercial development contributes to an open and low scale village character and spacious ambience, achieved by the appropriate design and location of development;
 - development capitalises on the environmental and scenic values of the area, with natural features being retained where practicable to enhance amenity;

- (e) the existing road network is protected from development that may restrict its operation and maintenance.

(10) The purpose of the **Greater Mission Beach recreation precinct** is to accommodate land for public recreation and open space. Land within this precinct ranges from Marcs Park, which has the potential to provide for a range of recreational opportunities, to neighbourhood parks and foreshore areas. Development in this precinct ensures that land in the Greater Mission Beach recreation precinct is used to meet the recreational needs, whether active or passive, of Greater Mission Beach residents and tourists.

- (11) The purpose of the Greater Mission Beach local plan code will be achieved for the **Greater Mission Beach recreation precinct** through the following overall outcomes:
- (a) land within the Greater Mission Beach recreation precinct continues to develop for public recreational purposes;
 - (b) the amenity of the Greater Mission Beach area is preserved through the retention of the natural features in the precinct;
 - (c) development for recreational or club facilities do not affect the amenity of adjoining areas, particularly residential areas, through careful design and siting of facilities and associated infrastructure;
 - (d) the design, siting and layout of recreational facilities minimises the impact on the environmental values of the site.

(12) The purpose of the **Greater Mission Beach residential precinct** is to accommodate low density residential activities for permanent residents. Residential activities in this area will largely comprise dwelling houses, but will be designed so as to promote a low scale and tropical ambience, take advantage of the natural features of the area and incorporate passive climate control features.

- (13) The purpose of the Greater Mission Beach local plan code will be achieved for the **Greater Mission Beach residential precinct** through the following overall outcomes:
- (a) development achieves a high level of residential amenity that maintains the village character of the Greater Mission Beach area by ensuring that the predominant form of development in the residential precinct is dwelling houses and some dual occupancies;
 - (b) the character of the Greater Mission Beach area is enhanced through appropriate built form and a high level of landscaping;
 - (c) any non-residential development is of a nature and scale that is compatible with a residential environment, for example home based business development;
 - (d) a movement network that establishes good internal and external access for residents, maximises safety and minimises the impact of through traffic is achieved;
 - (e) environmental features of residential areas are conserved so as to ensure that significant vegetation and topographical features contribute to the streetscape in addition to providing habitat for wildlife within the urban footprint.

(14) The purpose of the **Greater Mission Beach residential choice precinct** is to allow a range of housing options, including some higher density residential activities, for permanent residents. These types of activities are clustered around commercial and community activities, and are designed to take advantage of the natural features of the Greater Mission Beach area. Development incorporates passive climate control features and maintains the amenity of the area and its low scale character.

- (15) The purpose of the Greater Mission Beach local plan code will be achieved for the **Greater Mission Beach residential choice precinct** through the following overall outcomes:
- (a) development achieves a high level of residential amenity that maintains the low scale character of the Greater Mission Beach area by ensuring that development in the residential choice precinct is characterised by low density multiple dwelling and dual occupancy developments;

- (b) any non-residential development is of a nature and scale that is compatible with a residential environment, for example home based business development;
- (c) development enhances the architectural and townscape character of the Greater Mission Beach area;
- (d) a movement network that establishes good internal and external access for residents, maximises safety and minimises the impact of through traffic is achieved;
- (e) environmental features are conserved so as to ensure that significant vegetation and topographical features contribute to the streetscape in addition to providing habitat for wildlife within the urban footprint.

(16) The purpose of the **Greater Mission Beach tourism precinct** is to consolidate commercial activities predominately catering to tourists and tourism activities in Mission Beach. Development in this precinct will support the local and regional tourism industry while maintaining the existing amenity and character of the Greater Mission Beach area. Development must have regard to the fragile natural environment, in terms of scale and intensity of development, and especially when it is located adjacent to the beachfront.

- (17) The purpose of the Greater Mission Beach local plan code will be achieved for the **Greater Mission Beach tourism precinct** through the following overall outcomes:
- (a) development ensures that the existing village character and amenity of the Greater Mission Beach area is retained;
 - (b) development adjacent to the beachfront is sympathetically designed to take account of the fragile coastal environment and the potential climatic impacts;
 - (c) development contributes to a pedestrian oriented environment with the provision of sufficient pedestrian amenities including awnings and street furniture;
 - (d) development services and supports the local tourism industry, is consolidated around the existing centre of Mission Beach and focuses on the ocean and the area's natural features;
 - (e) the existing road network is protected from development that may restrict its operation and maintenance;
 - (f) where it exists, congestion arising from road width and a lack of parking is relieved through the design of development;
 - (g) the environmental features of the area are conserved so as to ensure that significant vegetation and topographical features contribute to the streetscape in addition to providing habitat for wildlife within the urban footprint.

(18) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

7.2.2.3 Identified requirements and assessment benchmarks

Part A— Identified requirements and assessment benchmarks

Table 7.2.2.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Greater Mission Beach business precinct	
Amenity	
PO1 Buildings and other structures are of an appropriate design, scale and location so as to: (a) contribute to achieving a vibrant commercial centre;	AO1.1 ▼ Buildings and other structures do not exceed a maximum site cover of 80%.
	AO1.2 ▼ Buildings and other structures are set back:

Performance outcomes	Acceptable outcomes
<p>(b) retain the low scale character of the area with an open and spacious ambience;</p> <p>(c) achieve a high level of amenity; and</p> <p>(d) not adversely impact on adjoining residential activities.</p>	<p>(a) where a use code applies to the development, in accordance with any setbacks specified in the applicable use code; or</p> <p>(b) where a use code does not apply to the development or the applicable use code does not contain setbacks for the development:</p> <p>(i) at least 1.5 metres from any side and rear boundaries not adjacent to land in the residential or residential choice precincts;</p> <p>(ii) at least 3 metres from any side and rear boundaries adjacent to land in the residential or residential choice precincts,</p> <p>(iii) no setback from a street frontage is prescribed.</p> <p>AO1.3 ▼ 20% of the site area must comprise open space of which:</p> <p>(a) half comprises public open space and/or outdoor activities associated with the use;</p> <p>(b) half is fully vegetated with native and endemic vegetation.</p>
Greater Mission Beach industry precinct	
Amenity	
<p>PO2 The siting and design of buildings and other structures intended to be used for industrial activities must be appropriate having regard to the intended use of the building/structure and whether it is sympathetic to the surrounding natural and built environment.</p>	<p>AO2.1 ▼ Buildings and other structures are set back at least:</p> <p>(a) 6 metres from any street frontage;</p> <p>(b) 1.5 metres from side and rear boundaries.</p>
<p>PO3 Development on lots adjoining or opposite land not in the industry precinct is designed to minimise any detrimental affect on the amenity of the area.</p>	<p>AO3.1 ▼ Development incorporates landscaping buffers a minimum of 1 metre in width and screen fences a minimum of 1.8 metres in height (but tapering to a minimum of 1 metre in height from the front building alignment to the front boundary) along any common boundary with an adjoining residential use.</p>
<p>PO4 Development is designed and located to minimise any adverse impacts on the town's image and consequently on the local tourism industry.</p>	<p>AO4.1 ▼ Where the lot is visible from a State controlled road:</p> <p>(a) a 10 metre wide landscaped area is provided between any buildings and structures and any street frontage;</p> <p>(b) access to the site may be provided through this landscaped area.</p> <p>AO4.2 ▼ Goods storage areas, waste storage areas, service structures, mechanical plant and outdoor equipment areas must be designed and/or located so they cannot be seen from the street by locating such areas to the rear of buildings or applying landscaping and fencing treatments to visually screen such areas.</p> <p>AO4.3 ▼ At least 10% of the site must be landscaped.</p> <p>AO4.4 ▼ Buildings incorporate display windows or entrance doors orientated to the street frontage.</p>

Performance outcomes	Acceptable outcomes
	AO4.5 ▼ Development does not incorporate relocatable buildings.
P05 Development is of a high standard of design and finish that assists in creating a streetscape that is aesthetically pleasing through including: (a) buildings that incorporate design elements such as windows, recesses or projections to break up the appearance of the elevation/façade; (b) buildings with more than 1 street frontage comply with (a) on both street frontages.	No acceptable outcome prescribed.
Greater Mission Beach local business precinct	
Amenity	
P06 Buildings and other structures are of an appropriate design, scale and location so as to: (a) retain the low scale character of the area with an open and spacious ambience; (b) achieve a high level of amenity; (c) not adversely impact on adjoining residential activities.	AO6.1 ▼ Buildings and other structures do not exceed a maximum site cover of 80%. AO6.2 ▼ Buildings and other structures are set back: (a) where a use code applies to the development, in accordance with any setbacks specified in the applicable use code; or (b) where a use code does not apply to the development or the applicable use code does not contain setbacks for the development: (i) at least 1.5 metres from any side and rear boundaries not adjacent to land in the residential and residential choice precincts; (ii) at least 3 metres from any side and rear boundaries adjacent to land in the residential and residential choice precincts, (iii) no setback from a street frontage is prescribed.
	AO6.3 ▼ 20% of the site area must comprise landscaping of which: (a) half comprises public open space and/or outdoor activities associated with the use; (b) half is fully vegetated with native and endemic vegetation.
Greater Mission Beach residential precinct	
Amenity	
P07 Buildings and other structures do not have a detrimental impact on the residential amenity of the precinct and its existing low scale character.	AO7.1 ▼ Development complies with the height, storey, setback and site cover requirements specified in AO2.1, AO3.1 and AO29.1 of the township zone code.
Greater Mission Beach residential choice precinct	
Amenity	
P08 Buildings and other structures do not have a detrimental impact on the residential amenity of the precinct and its low scale character.	AO8.1 ▼ Development complies with the height, storey and setback requirements specified in AO2.1, AO3.1 and AO29.1 of the township zone code.

Performance outcomes	Acceptable outcomes
	<p>AO8.2 ▼ Buildings and other structures do not exceed:</p> <ul style="list-style-type: none"> (a) a maximum site cover of 50% if single storeyed; (b) a maximum site cover of 40% if double storeyed.
	<p>AO8.3 ▼ 30% of the site area comprises landscaping.</p>
<p>PO9 Development features a high standard of landscaping to soften the appearance of buildings from the street and maintain a natural character.</p>	<p>No acceptable outcome prescribed.</p>
Greater Mission Beach tourism precinct	
Amenity	
<p>PO10 Buildings and other structures are of an appropriate design, scale and location so as to:</p> <ul style="list-style-type: none"> (a) contribute to achieving a vibrant tourism focused commercial centre; (b) retain the low scale character of the area with an open and spacious ambience; (c) achieve a high level of amenity; (d) not adversely impact on adjoining residential activities; (e) not adversely impact on the adjacent fragile coastal environment. 	<p>AO10.1 ▼ Buildings and other structures do not exceed:</p> <ul style="list-style-type: none"> (a) a maximum site cover of 80% if the development is for a commercial activity; (b) a maximum site cover of 30% if the development is not for a commercial activity.
	<p>AO10.2 ▼ Buildings and other structures are set back:</p> <ul style="list-style-type: none"> (a) where a use code applies to the development, in accordance with any setbacks specified in the applicable use code; or (b) where a use code does not apply to the development or the applicable use code does not contain setbacks for the development: <ul style="list-style-type: none"> (i) at least 1.5 metres from any side and rear boundaries not adjacent to land in a residential precinct; (ii) at least 3 metres from any side and rear boundaries adjacent to land in a residential precinct; (iii) at least 6 metres from the primary street frontage and 3 metres from any other street frontage if the development is not for a commercial activity, (iv) no setback from a street frontage is prescribed if the development is for a commercial activity.
	<p>AO10.3 ▼ Development is designed to incorporate architectural/design elements detailed in Planning Scheme Policy SC6.3 Building design.</p>
	<p>AO10.4 ▼ 20% of the site area must comprise landscaping of which:</p> <ul style="list-style-type: none"> (a) half comprises public open space and/or outdoor activities associated with the use; (b) half is fully vegetated with native and endemic vegetation.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

7.2.3 Innisfail local plan code

7.2.3.1 Application

This code applies to assessing development within the Innisfail local plan area shown within the Innisfail Local Plan Maps (LPM-008 to LPM-010) contained within Schedule 2.

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

7.2.3.2 Purpose

- (1) The purpose of the Innisfail local plan code is to ensure that Innisfail continues to develop as the major regional activity centre for the Cassowary Coast Region, consolidating higher order retail, business, government and community activities servicing the Cassowary Coast and Far North Region within the township.

The township's existing open space network will be enhanced and expanded to ensure the prominence of attractive green space. Pedestrian and bikeway facilities will be expanded to provide increased opportunities for active transport and recreation while infrastructure supporting the public transport system is implemented.

New residential development will provide for a range of housing options for all residents and comprise infill development or be contiguous with existing residential areas.

Development will focus and capitalise on the township's outstanding natural attributes, including the North and South Johnstone Rivers and historic art deco townscape character.

- (2) The purpose of the **Innisfail business fringe precinct** is to allow for a range of commercial activities which may not be appropriate in the central business precinct. The use of dwelling houses for both residential and commercial activities, such as an office, is supported. The Innisfail business fringe precinct at South Innisfail is considered suitable only for big box/large format retail development.
- (3) The purpose of the Innisfail local plan code will be achieved for the **Innisfail business fringe precinct** through the following overall outcomes:
- (a) the business fringe precinct continues to operate as a central location for a range of commercial activities which, due to their bulk, scale and/or operational requirements, may not be appropriate in the central business precinct;
 - (b) the amenity of the precinct and surrounding areas is maintained by:
 - (i) minimising the impacts of potentially conflicting uses on existing residential activities;
 - (ii) protecting the amenity of the areas around existing residential activities;
 - (iii) ensuring the presentation and amenity of the Bruce Highway is maintained and enhanced through streetscape improvements and a high standard of design for development with frontage to this road;
 - (c) new residential activities are only developed in the business fringe precinct where they are associated with a commercial activity;
 - (d) big box/large format retail activities are the only form of commercial activities that are established in the business fringe precinct at South Innisfail;
 - (e) the road and rail network is protected from development that may restrict its operation and maintenance.

- (4) The purpose of the **Innisfail central business precinct** is to provide for the orderly development of the current town centre of Innisfail through infill and redevelopment of this area. Development in this precinct will complement and not detract from the existing art deco character of the precinct.
- (5) The purpose of the Innisfail local plan code will be achieved for the **Innisfail central business precinct** through the following overall outcomes:
- (a) the Innisfail central business precinct continues to provide the main focus for retail and commercial activity in the Region;
 - (b) the vibrancy of the town centre is maintained through ensuring that major retail anchor tenants are located within the precinct;
 - (c) the strong art deco built form and character of the precinct is maintained and development involving existing buildings retains all art deco elements of the building;
 - (d) development fronting Fitzgerald Esplanade has a strong emphasis on the public enjoyment of the Esplanade and this river side area;
 - (e) mixed use development (commercial activities at ground level with residential activities above) along Fitzgerald Esplanade is supported;
 - (f) development in the precinct promotes a safe and welcoming environment and the safety of pedestrians, cyclists and motorists is maintained and enhanced;
 - (g) the road network is protected from development that may restrict its operation and maintenance;
 - (h) residential activities in the precinct only occur on the same site as a commercial activity and are not located at ground level.

- (6) The purpose of the **Innisfail community purpose precinct** is to consolidate community services and facilities and allow for the expansion of existing services and facilities that support the township of Innisfail and surrounding communities.
- (7) The purpose of the Innisfail local plan code will be achieved for the **Innisfail community purpose precinct** through the following overall outcomes:
- (a) the precinct allows for the establishment of community services and facilities such as schools, hospitals and medical services, emergency services, libraries, cemeteries, community halls, and State and local government infrastructure which service residents of Innisfail as well as other residents in the Cassowary Coast and Far North Region;
 - (b) existing community services and facilities continue to operate as important community resources;
 - (c) any expansion or redevelopment of community services or facilities is in keeping with the purpose of the facility, the communities' needs and the character of the locality;
 - (d) any new development in the community purpose precinct is appropriate in scale and suited to the needs of the community;
 - (e) community services and facilities are consolidated in the community purpose precinct.

- (8) The purpose of the **Innisfail industry precinct** is to encourage the growth of industrial activity in Innisfail and consolidate these activities in the Goondi industrial estate. Marine industry uses that do not impact on surrounding residential activities are encouraged on land in the Innisfail industry precinct at Webb.
- (9) The purpose of the Innisfail local plan code will be achieved for the **Innisfail industry precinct** through the following overall outcomes:
- (a) industrial activities servicing the local and surrounding communities are consolidated in the industry precinct;
 - (b) development must be compatible with the industrial activities existing or likely to develop in the area;
 - (c) by its location in the industry precinct, development must not erode the viability of the central business and business fringe precincts;
 - (d) a high standard of amenity in industrial areas and on industrial sites is achieved;
 - (e) development on land in the industry precinct that is proximate to highways or non-industrial areas or activities has minimal adverse affect on the amenity of these areas;
 - (f) the road and rail network is protected from development that may restrict its operation and maintenance;
 - (g) land in the industry precinct continues to accommodate a wide variety of industrial activities;
 - (h) land in the industry precinct in the locality of Webb is retained for marine industry uses.

- (10) The purpose of the **Innisfail recreation precinct** is to ensure land dedicated and used for public recreation continues to be used for its intended purpose. Land in the Innisfail recreation precinct may be used for larger scale public recreational activities such as Pease Park and Warrina Lakes, or for smaller neighbourhood parks and areas of passive recreation adjacent to the Johnstone River.
- (11) The purpose of the Innisfail local plan code will be achieved for the **Innisfail recreation precinct** through the following overall outcomes:
- (a) areas within the Innisfail township are retained for recreational pursuits that service the local community and also the broader Cassowary Coast Region;
 - (b) land within the precinct continues to develop for public recreation purposes;
 - (c) recreational and club facilities do not affect the amenity of adjoining areas, particularly residential areas, through careful design and siting of facilities and associated infrastructure;
 - (d) the design, siting and layout of recreational facilities minimises the impact on the environmental values of the site;
 - (e) the road network and rail facilities are protected from development that may restrict its operation and maintenance.

- (12) The purpose of the **Innisfail residential precinct** is to accommodate the future growth of Innisfail proximate to existing developed areas. Residential development occurs in a way that maximises the efficiency and cost effective delivery of infrastructure and services. Infill development is the preferred form of development in this precinct.
- (13) The purpose of the Innisfail local plan code will be achieved for the **Innisfail residential precinct** through the following overall outcomes:
- (a) a high level of residential amenity is achieved by ensuring that the predominant form of development in the residential precinct is dwelling houses and some dual occupancies;
 - (b) any non-residential development is of a nature and scale that is compatible with a residential environment, for example home based business developments and shops established primarily to provide general convenience items for residents in the immediate locality;
 - (c) the amenity of the residential precinct is protected from incompatible and/or non-residential uses;
 - (d) the amenity of residential activities on lots adjoining the railway line and the Innisfail future bypass corridor is protected;
 - (e) community activities and accommodation for persons with particular needs are appropriately located;
 - (f) the visual presentation of the Bruce Highway, the Palmerston Highway and River Avenue is maintained at a high standard;
 - (g) a movement network that establishes good internal and external access for residents, maximises safety and minimises the impact of through traffic is achieved;
 - (h) the road network and rail facilities are protected from development that may restrict its operation and maintenance;
 - (i) environmental features of residential areas are conserved so as to ensure that significant vegetation and topographical features contribute to the streetscape in addition to providing habitat for wildlife within the urban footprint;
 - (j) development enhances the architectural and townscape character of its locality.

- (14) The purpose of the **Innisfail residential choice precinct** is to provide for a range of housing options for the residents of Innisfail in areas proximate to the town centre and services. Higher density residential development can occur in this precinct provided a high level of residential amenity is achieved.
- (15) The purpose of the Innisfail local plan code will be achieved for the **Innisfail residential choice precinct** through the following overall outcomes:
- (a) the design of higher density residential development achieves a high level of residential amenity and ensures the overall character of the township of Innisfail is maintained;
 - (b) any non-residential development is of a nature and scale that is compatible with a residential environment, for example home based business developments and shops established primarily to provide general convenience items for residents in the immediate locality;
 - (c) the amenity of the residential choice precinct is protected from incompatible and/or non-residential uses;
 - (d) the visual presentation of the Bruce Highway is maintained at a high standard;
 - (e) a movement network that establishes good internal and external access for residents, maximises safety and minimises the impact of through traffic is achieved;
 - (f) the road network is protected from development that may restrict its operation and maintenance;
 - (g) environmental features are conserved so as to ensure that significant vegetation and topographical features contribute to the streetscape in addition to providing habitat for wildlife within the urban footprint;
 - (h) development enhances the architectural and townscape character of its locality.

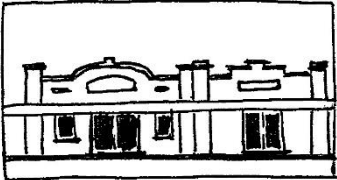
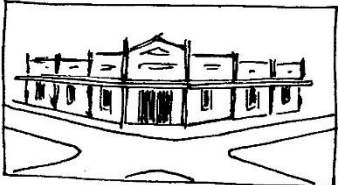

- (16) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

7.2.3.3 Identified requirements and assessment benchmarks

Part A— Identified requirements and assessment benchmarks

Table 7.2.3.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Innisfail business fringe precinct	
Amenity	
<p>PO1 Buildings and other structures are of an appropriate design, scale and location so as to:</p> <ul style="list-style-type: none"> (a) contribute to achieving a vibrant commercial area; (b) achieve an acceptable level of amenity; (c) not adversely impact on adjoining residential activities. 	<p>AO1.1 ▼ Buildings and other structures do not exceed:</p> <ul style="list-style-type: none"> (a) a maximum height of 12 metres; (b) a maximum of 3 storeys; (c) a maximum site cover of 80%. <p>AO1.2 ▼ Buildings and other structures are set back:</p> <ul style="list-style-type: none"> (a) at least 1.5 metres from side and rear boundaries; (b) no setback from a street frontage is prescribed.
Big box/large format retail development	
<p>PO2 Development in the business fringe precinct located at South Innisfail is limited to big box/large format retail development.</p>	<p>AO2.1 ▼ Development for commercial activities other than big box/large format retail development does not occur in the business fringe precinct at South Innisfail.</p>
Traffic and access	
<p>PO3 Direct access from a lot to the State controlled road network should be avoided where practicable.</p>	<p>No acceptable outcome prescribed.</p>
Innisfail central business precinct	
Amenity	
<p>PO4 Development contributes to a streetscape with cohesive appearance in terms of building height, bulk, mass, scale and style.</p>	<p>AO4.1 ▼ For development not located on Fitzgerald Esplanade between Edith and Alice Streets:</p> <ul style="list-style-type: none"> (a) buildings and other structures do not exceed: <ul style="list-style-type: none"> (i) a maximum height of 13.5 metres; (ii) a maximum of 4 storeys, (b) no maximum site cover is prescribed. <p>AO4.2 ▼ For development located on Fitzgerald Esplanade between Alice Street and Edith Street:</p> <ul style="list-style-type: none"> (a) buildings and other structures do not exceed: <ul style="list-style-type: none"> (i) a maximum height of 20 metres; (ii) a maximum of 6 storeys; (b) storeys above ground level are set back at least 10 metres from Fitzgerald Esplanade; (c) buildings have a maximum 40% site cover.
<p>PO5 Buildings are constructed of materials similar or complementary to those of other buildings in the precinct.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO6 Development is of a high standard of design and finish, assisting in creating a streetscape that is</p>	<p>No acceptable outcome prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>aesthetically pleasing and interesting so that the streets remain the focus of commercial and social activity by ensuring that:</p> <p>(a) buildings incorporate design elements such as parapets which are stepped or feature footpath awnings, windows, recesses or projections to break up the appearance of the elevation/façade;</p>  <p>(b) buildings with more than 1 street frontage address both frontages and incorporate building design and elements which recognise the importance of corner sites;</p>  <p>(c) building elevations at street level feature display windows, glazed entry doors and footpath awnings across the entire frontage (excluding that part of the frontage used for vehicle access).</p>	
<p>PO7 Windows, doors, verandahs, balconies, awnings and wall offsets included in the façade of buildings and structures:</p> <p>(a) align with similar elements on neighbouring buildings where floor heights permit;</p> <p>(b) are of similar form as those of neighbouring buildings and structures.</p> 	No acceptable outcome prescribed.
<p>PO8 Development is consistent with, sympathetic to and complements the art deco character and built form of the precinct.</p>	No acceptable outcome prescribed.
Traffic and access	

Performance outcomes	Acceptable outcomes
<p>PO9 Vehicle access to a development must not have a detrimental impact on the amenity of the precinct or impede pedestrian movement.</p>	<p>AO9.1 ▼ Vehicle access to a development is provided: (a) not from the primary street frontage; or (b) from a laneway.</p>
Innisfail industry precinct	
Amenity	
<p>PO10 Development contributes to a cohesive streetscape in terms of built form.</p>	<p>AO10.1 ▼ For land located in the Goondi Industrial Estate, buildings and other structures do not exceed a maximum height of 12 metres.</p> <p>AO10.2 ▼ Buildings and other structures are set back at least: (a) 6 metres from any street frontage; (b) 1.5 metres from side and rear boundaries.</p>
<p>PO11 Development is designed to achieve a high level of amenity.</p>	<p>AO11.1 ▼ Landscaping strips a minimum of 2 metres in width are provided on the site adjacent to all street frontages and for the full width of the frontages (excepting driveway or pedestrian access points).</p> <p>AO11.2 ▼ Landscaping strips a minimum of 1 metre in width are provided adjacent to side boundaries from the street frontage to the line of the building alignment.</p> <p>AO11.3 ▼ Goods storage areas, waste storage areas, service structures, mechanical plant and outdoor equipment areas must be designed and/or located so they cannot be seen from the street by locating such areas to the rear of buildings or applying landscaping and fencing treatments to visually screen such areas.</p>
<p>PO12 Development does not adversely affect the aesthetics and amenity of major road corridors or land not in the industry precinct.</p>	<p>AO12.1 ▼ For land located in the Goondi Industrial Estate, a 30 metre wide vegetated buffer is provided: (a) within the front boundaries of lots with frontage to: (i) the Bruce Highway; or (ii) Penda Street, Goondi Bend; (b) within any other boundaries adjacent to land not in the industry precinct.</p> <p>AO12.2 ▼ For land located in the locality of Webb, where a proposed industrial activity adjoins land not in the industry precinct: (a) the activity must be set back at least 6 metres from the common boundary; (b) the setback area must be landscaped, fenced and incorporate mounding so as to provide a definite visual buffer.</p> <p>AO12.3 ▼ High impact industry uses are only located to the north of Goondi Mill Road and west of Clifford Road in the Goondi Industrial Estate.</p>
Marine industry	
<p>PO13</p>	<p>AO13.1 ▼ Marine industry uses are permitted on land in the Innisfail industry precinct in the locality of Webb.</p>

Performance outcomes	Acceptable outcomes
Marine industry uses are to be developed on land in the Innisfail industry precinct in the locality of Webb.	
PO14 Marine industry uses must not detrimentally affect the amenity of the area for residents of the locality within which they are located.	No acceptable outcome prescribed.
Innisfail residential precinct	
Amenity	
PO15 Buildings and other structures do not have a detrimental impact on the residential amenity of the precinct.	AO15.1 ▼ Development complies with the height, storey, setback and site cover requirements specified in AO2.1, AO3.1 and AO28.1 of the township zone code.
PO16 The number of dwellings affected by the railway line and the Innisfail future bypass corridor is minimised.	AO16.1 ▼ Multiple dwellings are not developed on lots adjoining the railway line or the Innisfail future bypass corridor as shown on the Innisfail Local Plan Maps (LPM-003 to LPM-005).
PO17 Amenity is maintained for residential activities adjacent to the railway line, a State-controlled road and the Innisfail future bypass corridor.	AO17.1 ▼ A landscape buffer with a minimum width of 5 metres and sound proof fencing with a minimum height of 2 metres is provided along any boundary that adjoins the railway line, a State-controlled road or the Innisfail future bypass corridor as shown on the Innisfail Local Plan Maps (LPM-008 to LPM-010).
Development other than for a dwelling house	
PO18 Development for a use that is not a dwelling house, multiple dwelling, dual occupancy or home based business must be designed to maintain the amenity of the area.	AO18.1 ▼ Development for a shop must not operate outside the hours of 7am to 7pm.
	AO18.2 ▼ Illuminated signage and external lighting is such that vertical illumination at a distance of 1.5 metres outside the boundary of the site does not exceed 8 lux measured at any level upwards from ground level.
PO19 Development on a lot adjoining a dwelling house is designed to minimise any detrimental affect on the amenity of the adjoining dwelling house.	No acceptable outcome prescribed.
Innisfail residential choice precinct	
Amenity	
PO20 Buildings and other structures do not have a detrimental impact on the residential amenity of the precinct.	AO20.1 ▼ Buildings and other structures do not exceed: (a) a maximum of 2 storeys above: (i) ground level; or (ii) the minimum floor level for a residential activity as specified in Table 8.2.1.4 of the flood hazard code; (b) no maximum height is prescribed.
	AO20.2 ▼ Where buildings and other structures are built to 2 storeys above the minimum floor level for a residential activity as specified in Table 8.2.1.4 of

Performance outcomes	Acceptable outcomes
	<p>the flood hazard code in accordance with AO20.1 above, the area between ground level and the first storey:</p> <p>(a) allows for the flow of water and flood storage in a flood event;</p> <p>(b) if less than 2.1 metres in height, can be increased to no greater than 2.1 metres in height (measured to the underside of the first floor slab) to allow for the dual use of this area for car parking and other activities that would not ordinarily be located in a habitable room.</p>
	<p>AO20.3 ▼ Development complies with the setback and site cover requirements specified in AO3.1 and AO28.1 of the township zone code.</p>
Development other than for a dwelling house	
<p>PO21 Development for a use that is not a dwelling house, multiple dwelling, dual occupancy or home based business must be designed to maintain the amenity of the area.</p>	<p>AO21.1 ▼ Development for a shop must not operate outside the hours of 7am to 7pm.</p>
	<p>AO21.2 ▼ Illuminated signage and external lighting is such that vertical illumination at a distance of 1.5 metres outside the boundary of the site does not exceed 8 lux measured at any level upwards from ground level.</p>
<p>PO22 Development on a lot adjoining a dwelling house is designed to minimise any detrimental affect on the amenity of the adjoining dwelling house.</p>	<p>No acceptable outcome prescribed.</p>

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

7.2.4 Tully local plan code

7.2.4.1 Application

This code applies to assessing development within the Tully local plan area shown within the Tully Local Plan Maps (LPM-011 to LPM-013) contained within Schedule 2;

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

7.2.4.2 Purpose

- (1) The purpose of the Tully local plan code is to ensure that Tully continues to develop as the district regional activity centre for the Cassowary Coast Region, serving as the major commercial and business centre for the southern part of the Region.

Development will maintain the architectural heritage of the town, exhibit a high level of pedestrian amenity and be designed to take advantage of the town's natural features, including the views of Mount Tyson.

New residential development will provide for a range of housing options for all residents and comprise infill development or be contiguous with existing residential areas.

- (2) The purpose of the **Tully business fringe precinct** is to allow for a range of commercial activities which may not be appropriate for the central business precinct. The use of dwelling houses for both residential and commercial activities, such as an office, is supported.

- (3) The purpose of the Tully local plan code will be achieved for the **Tully business fringe precinct** through the following overall outcomes:
- (a) the business fringe precinct continues to operate as a central location for a range of commercial activities which, due to their bulk, scale and/or operational requirements, may not be appropriate in the central business precinct;
 - (b) the amenity of the precinct and surrounding areas is maintained by minimising the impacts of potentially conflicting uses on existing residential activities and land in the adjacent residential choice precinct;
 - (c) new residential activities are only developed in the business fringe precinct where they are associated with a commercial activity;
 - (d) development promotes a functional and visual connection between the Tully business fringe precinct and the Tully central business precinct;
 - (e) the road network is protected from development that may restrict its operation and maintenance.

- (4) The purpose of the **Tully central business precinct** is to consolidate commercial and business activities servicing the southern part of the Region. Development maintains the architectural and low rise character of the precinct.

- (5) The purpose of the Tully local plan code will be achieved for the **Tully central business precinct** through the following overall outcomes:
- (a) the Tully central business precinct continues to provide the main focus for retail and commercial activity in the southern part of the Region;
 - (b) development is sympathetic to, and compatible with, the existing heritage buildings located within the precinct;
 - (c) the "main street" amenity of Butler Street is maintained and enhanced, with buildings addressing the street so as to create a linear built form with distinct definition;

- (d) development creates a pedestrian oriented environment with the focus being on the main street (Butler Street) and sufficient pedestrian amenities including awnings and street furniture;
- (e) the road network is protected from development that may restrict its operation and maintenance.

- (6) The purpose of the **Tully community purpose precinct** is to provide for the operation, establishment and expansion of community services and facilities that support the township of Tully and surrounding communities, especially those located in the southern part of the Region.
- (7) The purpose of the Tully local plan code will be achieved for the **Tully community purpose precinct** through the following overall outcomes:
 - (a) the precinct allows for the establishment of community services and facilities such as schools, hospitals and medical services, emergency services, libraries, cemeteries, community halls, and State and local government infrastructure which are important to the Region, in locations which are convenient and accessible to the residents of Tully and other communities which the facilities serve;
 - (b) existing community services and facilities continue to operate as important community resources;
 - (c) any expansion or redevelopment of community services or facilities is in keeping with the purpose and character of the facility and with the communities' needs;
 - (d) any new development in the community purpose precinct is appropriate in scale and appropriate to the needs of the community;
 - (e) community services and facilities are consolidated in the community purpose precinct;
 - (f) the Tully future bypass corridor is protected from development that may restrict its construction and operation.

- (8) The purpose of the **Tully industry precinct** is to consolidate industrial activities in Tully within this precinct and protect the ongoing operation of the Tully Sugar Mill. Industrial activities located adjacent to the Bruce Highway are designed to achieve a high level of visual amenity and appear aesthetically pleasing to passing motorists and provide an attractive entrance to the Tully township.
- (9) The purpose of the Tully local plan code will be achieved for the **Tully industry precinct** through the following overall outcomes:
 - (a) industrial activities servicing the local and surrounding communities are consolidated in the industry precinct;
 - (b) development must be compatible with the industrial activities existing or likely to develop in the area;
 - (c) by its location in the industry precinct, development must not erode the viability of the central business and business fringe precincts;
 - (d) development maintains a visually attractive built and natural environment within the industry precinct through the design of development and by incorporating appropriate landscaping, fencing and other screening devices;
 - (e) the design and layout of industrial developments have a high standard of amenity and functionality;
 - (f) development on land in the industry precinct that is proximate to the Bruce Highway or land not in the industry precinct has minimal adverse affect on the amenity of these areas;
 - (g) the road and rail network is protected from development that may restrict its operation and maintenance and the Tully future bypass corridor is protected from development that may restrict its construction and operation;
 - (h) the ongoing operation of the Tully Sugar Mill is protected and the ability for its activities to expand at its current site in the future is maintained.

- (10) The purpose of the **Tully recreation precinct** is to enhance the recreation value of existing recreational activities and facilities such as local parks, playing fields, the showgrounds, open space/parkland and private recreational facilities within the Tully township. Appropriate recreational development within the precinct ensures that there is a sufficient range and variety of recreational facilities to meet the needs of the community.

- (11) The purpose of the Tully local plan code will be achieved for the **Tully recreation precinct** through the following overall outcomes:
- (a) areas within the Tully township are retained for recreational pursuits that service the local and broader community;
 - (b) opportunities are provided for sporting clubs using playing fields to establish club facilities;
 - (c) land within the precinct continues to develop for public recreation purposes;
 - (d) recreational and club facilities do not affect the amenity of adjoining areas, particularly residential areas, through careful design and siting of facilities and associated infrastructure;
 - (e) the design, siting and layout of recreational facilities minimises the impact on the environmental values of the site;
 - (f) the road network and rail facilities are protected from development that may restrict its operation and maintenance and the Tully future bypass corridor is protected from development that may restrict its construction and operation.

(12) The purpose of the **Tully residential precinct** is to accommodate the future growth of Tully proximate to existing developed areas. Development in the residential precinct takes the form of predominately dwelling houses and occurs in a way that maximises the efficiency and cost effective delivery of infrastructure and services. Development should take the form of infill development or occur adjacent to existing developed areas.

- (13) The purpose of the Tully local plan code will be achieved for the **Tully residential precinct** through the following overall outcomes:
- (a) a high level of residential amenity is achieved by ensuring that the predominant form of development in the residential precinct is dwelling houses and some dual occupancies;
 - (b) any non-residential development is of a nature and scale that is compatible with a residential environment, for example home based business developments and shops established primarily to provide general convenience items for residents in the immediate locality;
 - (c) the amenity of the residential precinct is protected from incompatible and/or non-residential uses;
 - (d) community activities and accommodation for persons with particular needs are appropriately located;
 - (e) a movement network that establishes good internal and external access for residents, maximises safety and minimises the impact of through traffic is achieved;
 - (f) the road network and rail facilities are protected from development that may restrict its operation and maintenance;
 - (g) environmental features of residential areas are conserved so as to ensure that significant vegetation and topographical features contribute to the streetscape in addition to providing habitat for wildlife within the urban footprint;
 - (h) development enhances the architectural and townscape character of its locality.

(14) The purpose of the **Tully residential choice precinct** is to provide for a range of housing options for the residents of Tully in areas proximate to the town centre and services. Higher density residential accommodation can occur in this precinct provided a high level of residential amenity is achieved.

- (15) The purpose of the Tully local plan code will be achieved for the **Tully residential choice precinct** through the following overall outcomes:
- (a) a high level of residential amenity is achieved that is consistent with the overall character of the township of Tully;
 - (b) any non-residential development is of a nature and scale that is compatible with a residential environment, for example home based business developments and shops established primarily to provide general convenience items for residents in the immediate locality;
 - (c) the amenity of residential areas is protected from incompatible and/or non-residential uses;
 - (d) a movement network that establishes good internal and external access for residents, maximises safety and minimises the impact of through traffic is achieved;
 - (e) the road network is protected from development that may restrict its operation and maintenance;

- (f) environmental features are conserved so as to ensure that significant vegetation and topographical features contribute to the streetscape in addition to providing habitat for wildlife within the urban footprint;
- (g) development enhances the architectural and townscape character of its locality.

(16) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

7.2.4.3 Identified requirements and assessment benchmarks

Part A— Identified requirements for accepted development and assessment benchmarks

Table 7.2.4.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Tully business fringe precinct	
Amenity	
<p>PO1 Buildings and other structures are of an appropriate design, scale and location so as to:</p> <ul style="list-style-type: none"> (a) contribute to achieving a vibrant commercial area; (b) achieve an acceptable level of amenity; (c) retain the low scale character of Tully; (d) not adversely impact on adjoining residential activities. 	<p>AO1.1 ▼ Buildings and other structures do not exceed a maximum site cover of 80%.</p> <p>AO1.2 ▼ Buildings and other structures are set back at least:</p> <ul style="list-style-type: none"> (a) 1.5 metres from side and rear boundaries; (b) no setback from a street frontage is prescribed.
Tully central business precinct	
Amenity	
<p>PO2 Development contributes to a cohesive streetscape in terms of building height, bulk, mass, scale and style.</p>	<p>AO2.1 ▼ Buildings and other structures do not exceed:</p> <ul style="list-style-type: none"> (a) a maximum of 2 storeys; (b) no maximum height is prescribed. <p>AO2.2 ▼ For development adjacent to land in the residential choice precinct:</p> <ul style="list-style-type: none"> (a) no maximum site coverage is prescribed; (b) buildings and other structures are set back at least 3 metres from side and rear boundaries; (c) no setback from a street frontage is prescribed. <p>AO2.3 ▼ For development not adjacent to land in the residential choice precinct:</p> <ul style="list-style-type: none"> (a) site cover is 100%; (b) buildings and other structures are not set back from the front, side and rear boundaries.
<p>PO3 Buildings are constructed of materials similar or complementary to those of other buildings in the precinct.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO4 Development is of a high standard of design and finish, assisting in creating a cohesive</p>	<p>No acceptable outcome prescribed.</p>

Performance outcomes	Acceptable outcomes
streetscape that is aesthetically pleasing and interesting so that the streets remain the focus of commercial and social activity.	
<p>PO5 Windows, doors, verandahs, balconies, awnings and wall offsets included in the façade of buildings and structures:</p> <p>(a) align with similar elements on neighbouring buildings where floor heights permit;</p> <p>(b) are of similar form as those of neighbouring buildings and structures.</p>	No acceptable outcome prescribed.
<p>PO6 Development is consistent with and complements the historic character of the precinct.</p>	No acceptable outcome prescribed.
Traffic and access	
<p>PO7 Vehicle access to a development will not have a detrimental impact on the amenity of the precinct or impede pedestrian movement.</p>	<p>AO7.1 ▼ Vehicle access to a development is provided:</p> <p>(a) not from the primary street frontage; or</p> <p>(b) from a laneway.</p>
Tully community purpose precinct	
Traffic and access	
<p>PO8 Development is set back from the Tully future bypass corridor as identified on the Tully Local Plan Maps (LPM-011 to LPM-013).</p>	No acceptable outcome prescribed.
Tully industry precinct	
Amenity	
<p>PO9 Buildings and other structures must be designed and located so as to positively contribute to the amenity of the locality.</p>	<p>AO9.1 ▼ Buildings and other structures do not exceed:</p> <p>(a) a maximum height of 12 metres;</p> <p>(b) a maximum site cover of 80%.</p>
	<p>AO9.2 ▼ Buildings and other structures are set back at least:</p> <p>(a) 10 metres from a street frontage where the development is visible from a State controlled road;</p> <p>(b) 6 metres from a street frontage where the development is not visible from a State controlled road;</p> <p>(c) 1.5 metres from side and rear boundaries;</p> <p>(d) where the development site shares a common boundary with land not in the industry precinct, 6 metres from that common boundary.</p>
<p>PO10 Development does not adversely affect the aesthetics and amenity of major road corridors or land not in the industry precinct.</p>	<p>AO10.1 ▼ Where the lot is visible from a State controlled road:</p> <p>(a) a 10 metre wide landscaped area is provided between any buildings and structures and any street frontage;</p> <p>(b) access to the site may be provided through this landscaped area.</p>
	<p>AO10.2 ▼ Goods storage areas, waste storage areas, service structures, mechanical plant and outdoor equipment areas must be designed and/or located so they cannot be seen from the street by locating such</p>

Performance outcomes	Acceptable outcomes
	<p>areas to the rear of buildings or applying landscaping and fencing treatments to visually screen such areas.</p> <p>AO10.3 ▼ A minimum of 10% of the site must be landscaped.</p>
Traffic and access	
<p>PO11 Development is set back from the Tully future bypass corridor as identified on the Tully Local Plan Maps (LPM-011 to LPM-013).</p>	No acceptable outcome prescribed.
Tully recreation precinct	
Traffic and access	
<p>PO12 Development is set back from the Tully future bypass corridor as identified on the Tully Local Plan Maps (LPM-011 to LPM-013).</p>	No acceptable outcome prescribed.
Tully residential precinct	
Amenity	
<p>PO13 Buildings and other structures do not have a detrimental impact on the residential amenity of the precinct.</p>	<p>AO13.1 ▼ Development complies with the height, storey, setback and site cover requirements specified in AO2.1, AO3.1 and AO28.1 of the township zone code.</p>
Development other than for a dwelling house	
<p>PO14 Development for a use that is not a dwelling house, multiple dwelling, dual occupancy or home based business must be designed to maintain the amenity of the area.</p>	<p>AO14.1 ▼ Development for a shop must not operate outside the hours of 7am to 7pm.</p>
	<p>AO14.2 ▼ Illuminated signage and external lighting is such that vertical illumination at a distance of 1.5 metres outside the boundary of the site does not exceed 8 lux measured at any level upwards from ground level.</p>
<p>PO15 Development on a lot adjoining a dwelling house is designed to minimise any detrimental affect on the amenity of the adjoining dwelling house.</p>	No acceptable outcome prescribed.
Tully residential choice precinct	
Amenity	
<p>PO16 Buildings and other structures do not have a detrimental impact on the residential amenity of the precinct.</p>	<p>AO16.1 ▼ Development complies with the height, storey, setback and site cover requirements specified in AO2.1, AO3.1 and AO28.1 of the township zone code.</p>
Development other than for a dwelling house	
<p>PO17 Development for a use that is not a dwelling house, multiple dwelling, dual occupancy or home based business must be designed to maintain the amenity of the area.</p>	<p>AO17.1 ▼ Development for a shop must not operate outside the hours of 7am to 7pm.</p>
	<p>AO17.2 ▼ Illuminated signage and external lighting is such that vertical illumination at a distance of 1.5 metres outside the boundary of the site does not exceed 8 lux measured at any level upwards from ground level.</p>

Performance outcomes	Acceptable outcomes
<p>PO18 Development on a lot adjoining a dwelling house is designed to minimise any detrimental affect on the amenity of the adjoining dwelling house.</p>	<p>No acceptable outcome prescribed.</p>

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

7.2.5 Villages local plan code

7.2.5.1 Application

This code applies to assessing development within the villages local plan area shown within the Villages Local Plan Maps (LPM-014 to LPM-027) contained within Schedule 2;

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

7.2.5.2 Purpose

- (1) The purpose of the Villages local plan code is to regulate development within the villages of Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Kennedy, Kurrimine Beach, Mena Creek, Midgenoo, Mourilyan, Mundoo, Moresby, Silkwood, South Johnstone, Tully-Hull Heads and Wangan. The focus is on consolidating and revitalising these existing village areas through infill development. Development will ensure that the existing character and amenity of these villages is maintained.

Development in the villages of Mourilyan, South Johnstone and Wangan is consistent with the functioning of these villages as local activity centres and supportive of the regionally significant industrial activities (Port of Mourilyan, South Johnstone Sugar Mill and the Wangan Foundry) and industrial areas that these villages contain.

- (2) The purpose of the **Villages community purpose precinct** is to consolidate community services and facilities and allow for the expansion of existing services and facilities that support the villages and surrounding rural communities.
- (3) The purpose of the Villages local plan code will be achieved for the **Villages community purpose precinct** through the following overall outcomes:
 - (a) community services and facilities such as schools, medical services, emergency services, community halls and State and local government infrastructure are located in this precinct;
 - (b) the ongoing operation of existing community services and facilities as important community resources is assured;
 - (c) any expansion or redevelopment of community services or facilities is in keeping with the purpose and character of the facility and with the communities' needs;
 - (d) any new development in the community purpose precinct is appropriate in scale and appropriate to the needs of the community.

- (4) The purpose of the **Villages industry precinct** is to provide a central location for industrial activities that service the local community. The precinct provides for the continued operation and expansion of existing industrial activities, including regionally significant activities such as the South Johnstone Sugar Mill and the Wangan Foundry. New industrial activities are encouraged in the precinct at Wangan and Mourilyan. Development in the Mourilyan Harbour locality is consistent with and supports the operation of the Port of Mourilyan.
- (5) The purpose of the Villages local plan code will be achieved for the **Villages industry precinct** through the following overall outcomes:
 - (a) industrial activities providing services to the local community within which they are located are consolidated in the Villages industry precinct. However, larger scale and more regionally significant industries may be located in the industry precinct at Mourilyan, South Johnstone and Wangan;
 - (b) existing regionally significant industrial activities such as the South Johnstone Sugar Mill and the Wangan Foundry continue to operate and are allowed to expand;

- (c) development in the industry precinct at the Mourilyan Harbour locality must not conflict with the ongoing operation of the Port of Mourilyan;
- (d) development ensures a high standard of amenity in industrial areas and on industrial sites;
- (e) development on land in the industry precinct that is proximate to State controlled roads or non-industrial areas or activities has minimal adverse affect on the amenity of these areas;
- (f) the road and rail network is protected from development that may restrict its operation and maintenance;
- (g) land in the industry precinct continues to operate as a mixed use area, providing a central location for warehousing, service industry and low impact industry uses.

(6) The purpose of the **Villages local business precinct** is to allow for low scale commercial activities within the villages of El Arish, Flying Fish Point/Coconuts, Kurrimine Beach, Mena Creek, Mourilyan, Silkwood, South Johnstone, Tully-Hull Heads and Wangan. Commercial activities in this precinct will service the residential population and/or local industries in the immediate locality and generate employment opportunities for local residents.

- (7) The purpose of the Villages local plan code will be achieved for the **Villages local business precinct** through the following overall outcomes:
- (a) commercial activities are located in a relatively central position within the villages of El Arish, Flying Fish Point/Coconuts, Kurrimine Beach, Mena Creek, Mourilyan, Silkwood, South Johnstone, Tully-Hull Heads and Wangan to conveniently provide a range of essential goods and services to the residential population of these villages and surrounding rural communities;
 - (b) development complements and is compatible with the built form and architectural character of its locality;
 - (c) the character of the existing business centres in the villages is maintained or enhanced;
 - (d) the amenity of the villages and their safety for pedestrians and motorists is maintained or enhanced;
 - (e) development capitalises on the environmental and scenic values of the area within which it is located, with natural features being retained where practicable to enhance amenity;
 - (f) the existing road and rail network is protected from development that may restrict its operation and maintenance.

(8) The purpose of the **Villages recreation precinct** is to allow for adequate and appropriate recreational activities for local residents and also visitors. Land within this precinct ranges from larger scale sports fields and club facilities, to neighbourhood parks and foreshore areas.

- (9) The purpose of the Villages local plan code will be achieved for the **Villages recreation precinct** through the following overall outcomes:
- (a) areas within the villages are retained for recreational pursuits that service the residential population of the villages and visitors;
 - (b) land within the precinct continues to develop for public recreation purposes;
 - (c) the design, siting and layout of recreational facilities minimises the impact on the environmental values of the site;
 - (d) the road network and rail facilities are protected from development that may restrict its operation and maintenance.

(10) The purpose of the **Villages residential precinct** is to accommodate the predominant form of development in the villages, which is residential development. The focus of development in this precinct is on infill and revitalisation, with residential development to occur in a way that maximises the efficiency and cost effective delivery of infrastructure and services.

- (11) The purpose of the Villages local plan code will be achieved for the **Villages residential precinct** through the following overall outcomes:
- (a) a high level of residential amenity is achieved, maintaining a low scale character and residential density by ensuring that the predominant form of development in the residential precinct is dwelling houses;

- (b) any non-residential development is of a nature and scale that is compatible with a residential environment such as home based business developments;
- (c) a movement network that establishes good internal and external access for residents, maximises safety and minimises the impact of through traffic is achieved;
- (d) the road network and rail facilities are protected from development that may restrict its operation and maintenance;
- (e) environmental features of residential areas are conserved so as to ensure that significant vegetation and topographical features contribute to the streetscape in addition to providing habitat for wildlife within the urban footprint;
- (f) development enhances the architectural and townscape character of its locality.

(12) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

7.2.5.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 7.2.5.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Villages industry precinct	
Amenity	
PO1 Buildings and other structures must be designed and located so as to positively contribute to the amenity of the locality.	AO1.1 ▼ Buildings and other structures do not exceed a maximum site cover of 80%.
	AO1.2 ▼ Buildings and other structures are set back at least: <ul style="list-style-type: none"> (a) 10 metres from a street frontage where the development is visible from a State controlled road; (b) 6 metres from a street frontage where the development is not visible from a State controlled road; (c) 1.5 metres from side and rear boundaries; (d) where the development site shares a common boundary with land not in the industry precinct, 6 metres from that common boundary.
PO2 Development does not adversely affect the aesthetics and amenity of major road corridors or land not in the industry precinct.	AO2.1 ▼ Where the lot is visible from a State controlled road: <ul style="list-style-type: none"> (a) a landscaped open space area at least 10 metres wide is provided between any buildings and structures and any street frontage; (b) access to the site may be provided through this landscaped open space.
	AO2.2 ▼ Goods storage areas, waste storage areas, service structures, mechanical plant and outdoor equipment areas must be designed and/or located so they cannot be seen from the street by locating such areas to the rear of buildings or applying landscaping and fencing treatments to visually screen such areas.

Performance outcomes	Acceptable outcomes
	<p>AO2.3 ▼ A minimum of 10% of the site must be landscaped.</p> <p>AO2.4 ▼ Noise attenuation measures are to be incorporated within developments so that when noise is measured from a sensitive land use it does not exceed 5 decibels above the background noise level.</p>
Port of Mourilyan	
<p>PO3 Development in the Mourilyan Harbour locality must:</p> <ul style="list-style-type: none"> (a) not interfere with the operations of the Port of Mourilyan; (b) not impact on any potential for future expansion of the Port of Mourilyan; (c) compliment the current and future operations of the Port of Mourilyan. 	No acceptable outcome prescribed.
Mundoo Airport	
<p>PO4 Development in the industry precinct in Mundoo must:</p> <ul style="list-style-type: none"> (a) not interfere with the operations of the Mundoo Airport; (b) not impact on any potential for future expansion of the Mundoo Airport; (c) be for aeronautical related activities or require proximity to the Airport to be able to operate. 	No acceptable outcome prescribed.
Villages local business precinct	
Amenity	
<p>PO5 Buildings are of an appropriate design, scale and location so as to:</p> <ul style="list-style-type: none"> (a) retain the low scale character of the village area; (b) achieve an acceptable level of amenity; (c) not adversely impact on adjoining uses. 	<p>AO5.1 ▼ Buildings and other structures do not exceed a maximum site cover of 80%.</p> <p>AO5.2 ▼ Buildings and other structures are set back:</p> <ul style="list-style-type: none"> (a) where a use code applies to the development, in accordance with any setbacks specified in the applicable use code; or (b) where a use code does not apply to the development or the applicable use code does not contain setbacks for the development: <ul style="list-style-type: none"> (i) at least 1.5 metres from any side and rear boundaries not adjacent to land in a residential precinct; (ii) at least 3 metres from any side and rear boundaries adjacent to land in a residential precinct; (iii) at least 5 metres from a cane railway; (iv) no setback from a street frontage is prescribed.
Commercial activities	
<p>PO6 Commercial activities are only established where they:</p> <ul style="list-style-type: none"> (a) are required to support: 	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
(i) the residential population of the village; or (ii) surrounding rural communities; or (iii) the travelling public; (b) are compatible with residential activities if adjoining land in the residential precinct.	
Villages residential precinct	
Amenity	
P07 Buildings and other structures do not have a detrimental impact on the residential amenity of the precinct and its existing low scale character.	AO7.1 ▼ Development complies with the height, storey, setback and site cover requirements specified in AO2.1, AO3.1 and AO28.1 of the township zone code.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Part 8 Overlays

8.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development
 - (b) there is a constraint on land use or development outcomes
 - (c) there is the presence of valuable resources
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay
 - (b) a code for an overlay
 - (c) a zone code
 - (d) a local plan code
 - (e) a development code.
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) Acid sulfate soils
 - (b) Airport environs
 - (c) Bushfire hazard
 - (d) Coastal protection
 - (e) Environmental significance
 - (f) Extractive resources
 - (g) Flood hazard
 - (h) Heritage
 - (i) Landslide hazard
 - (j) Scenic amenity
 - (k) Waterway corridors and wetlands.
- (8) The following overlays for the planning scheme without code(s) are:
 - (a) Agricultural land
 - (b) Declared fish habitat areas
 - (c) Transport noise corridors (this overlay is provided for information purposes only in accordance with section 246ZA(3) of the *Building Act 1975* and does not regulate development under the planning scheme).

8.2 Overlay codes

8.2.1 Acid sulfate soils code

8.2.1.1 Application

This code applies to assessing development where required in accordance with Table 5.10.1— Assessment benchmarks for assessable development and requirements for accepted development subject to requirements for overlays.

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

8.2.1.2 Purpose

- (1) The purpose of the acid sulfate soils code is to provide for the assessment, containment and/or management of acid sulfate soils ("ASS"). Development must avoid the potential adverse effects of acid sulfate soils on the natural environment, built structures, infrastructure and human health.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development on actual acid sulfate soils ("AASS") and potential acid sulfate soils ("PASS") is avoided where practicable;
 - (b) the presence of AASS is maintained within natural limits;
 - (c) the generation or release of acid and metal contaminants from ASS does not have a significant adverse effect on the natural and built environment and human health;
 - (d) operational works and construction activities in PASS are only undertaken where possible effects of ASS have been avoided or neutralised.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

8.2.1.3 Assessment benchmarks

Part A—Assessment benchmarks

Table 8.2.1.3—Assessable development

Performance outcomes	Acceptable outcomes
Avoidance	
PO1 Development on AASS and PASS is avoided where practicable.	AO1.1 A report is submitted proving that the development site is free from ASS.
Mitigation	
PO2 Development: (a) does not disturb ASS; or (b) is undertaken so that the release of acid and metal contaminants from ASS does not have adverse effects on the natural environment, built structures, infrastructure and human health.	AO2.1 Development does not involve: (a) the excavation or removal of ASS; or (b) ASS being moved below the water table; or (c) previously saturated ASS being aerated.
	AO2.2 Where development involves the disturbance of ASS: (a) existing acidity is neutralised; (b) the generation of acid and metal contaminants is prevented; (c) untreated ASS are not taken off site, unless it is to an alternative location for treatment; (d) ground and/or surface water containing acid and metal contaminants is not released into the environment.

8.2.2 Airport environs code

8.2.2.1 Application

This code applies to assessing development where required in accordance with Table 5.10.1— Assessment benchmarks for assessable development and requirements for accepted development subject to requirements for overlays.

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

8.2.2.2 Purpose

- (1) The purpose of the airport environs code is to ensure that development and associated activities do not adversely affect the safety, efficiency or operational integrity of the Mundoo Airport or the Innisfail Non-Directional Beacon (NDB). Development must not interfere with any potential future expansion, development and increased use of the Mundoo Airport.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not impact on the safety and efficiency of operations at the Mundoo Airport;
 - (b) development within the Airport Protection Area does not impact on the future expansion of the Mundoo Airport or the ability for the Airport to accommodate additional and increased aeronautical activities;
 - (c) development does not impact on the functioning of the Innisfail NDB.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

8.2.2.3 Assessment benchmarks

Part A—Assessment benchmarks

Table 8.2.2.3—Assessable development

Performance outcomes	Acceptable outcomes
Airport protection area	
PO1 Development within the airport protection area does not impact on the current and future operation of the Mundoo Airport by: <ol style="list-style-type: none">(a) creating a permanent or temporary physical or transient intrusion within the Airport's operational airspace;(b) including or creating external lighting or reflective surfaces that could distract or confuse pilots;(c) generating emissions that significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines;(d) increasing the risk of wildlife hazard;(e) creating a situation where noise complaints may effect the operation of the Airport.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
<p>PO2 Development is not for a sensitive land use unless the development is for a dwelling within a residential airpark or an airport related/dependent tourism activity.</p>	No acceptable outcome prescribed.
<p>PO3 Development does not result in an increase in lots for a sensitive land use unless the development is for a residential airpark or airport related/dependent tourism activity.</p>	No acceptable outcome prescribed.
<p>PO4 Development does not impact on the potential future expansion of: (a) the Mundoo Airport; or (b) the nature and type of aeronautical related activities undertaken at the Mundoo Airport.</p>	No acceptable outcome prescribed.
Building restricted area	
<p>PO5 Development does not interfere with the function of the Innisfail NDB.</p>	<p>AO5.1 Development does not include or create the following within the building restricted area: (a) permanent or temporary physical obstructions; or (b) electrical or electro-magnetic interference; or (c) deflection or interference of signals.</p>

8.2.3 Bushfire hazard code

8.2.3.1 Application

This code applies to assessing development where required in accordance with Table 5.10.1— Assessment benchmarks for assessable development and requirements for accepted development subject to requirements for overlays.

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

8.2.3.2 Purpose

- (1) The purpose of the bushfire hazard code is to maintain the safety of people and property from bushfires.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is designed to:
 - (i) avoid or minimise the risk of loss of life from bushfire;
 - (ii) minimise the damage to property from bushfire;
 - (iii) assist emergency services in responding to any bushfire threat.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

8.2.3.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 8.2.3.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Avoidance	
PO1 Development avoids areas of very high, high or medium potential bushfire intensity where practicable.	AO1.1 ▼ Development is not located in an area of very high, high or medium potential bushfire intensity. Note—A site-specific bushfire hazard assessment will be necessary to demonstrate that a proposed development site is low bushfire risk despite being mapped as an area of very high, high or medium potential bushfire intensity.
Mitigation	
PO2 Development maintains the safety of people and property by mitigating the risk of bushfire through: <ol style="list-style-type: none"> (a) lot design; (b) including firebreaks that provide adequate access for fire-fighting and other emergency vehicles; 	AO2.1 ▼ One water tank with fire brigade fittings is provided within 100 metres of each Class 1, 2, 3 or 4 building where the development: <ol style="list-style-type: none"> (a) involves new or existing buildings with a gross floor area greater than 50m²; (b) is located in an area not serviced by a reticulated water supply; (c) where a water tank is provided for the purpose of household water supply.

Performance outcomes	Acceptable outcomes
<p>(c) providing adequate road access for safe evacuation and fire-fighting and other emergency vehicles;</p> <p>(d) providing an adequate and accessible water supply for fire-fighting purposes.</p>	<p>AO2.2 Lots created for a residential activity are designed so that their size and shape allow for efficient emergency access to buildings for fire-fighting appliances (eg. by avoiding long narrow lots with long access drives to buildings).</p> <p>AO2.3 Where development will result in multiple buildings or lots:</p> <p>(a) firebreaks are provided by a perimeter road that separates lots from areas of bushfire hazard and that road has:</p> <ul style="list-style-type: none"> (i) a minimum cleared width of 20 metres; (ii) a constructed road width and weather standards complying with Planning Scheme Policy SC6.3 FNQROC Development Manual, or <p>(b) fire maintenance trails are located as close as practicable to the boundaries of the lots and the adjoining bushfire hazard, and the fire maintenance trails:</p> <ul style="list-style-type: none"> (i) have a minimum cleared width of 6 metres; (ii) have a formed width and gradient, and erosion control devices complying with Planning Scheme Policy SC6.3 FNQROC Development Manual; (iii) have vehicular access at each end; (iv) provide passing bays and turning areas for fire-fighting vehicles; (v) are either located on public land or within an access easement that is granted in favour of the Queensland Fire and Rescue Service. <p>AO2.4 Where development will result in multiple buildings or lots, cleared firebreaks at least 6 metres wide are provided adjacent to vegetation within the site to allow the burning of sections and access for bushfire response.</p> <p>AO2.5 New roads are designed and constructed as follows:</p> <ul style="list-style-type: none"> (a) in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual; (b) to have a maximum gradient of 12.5%; (c) no cul-de-sacs are created, unless the road is a perimeter road isolating the development from a bushfire hazard.
Firebreaks	
<p>PO3 The establishment of firebreaks minimises impacts on areas of environmental significance.</p>	<p>AO3.1 The establishment of a firebreak in accordance with PO2, AO2.3 and AO2.4 above must not involve the clearing of native vegetation unless a site-specific bushfire hazard assessment demonstrates that the bushfire hazard is very high, high or medium on that site.</p>

Performance outcomes	Acceptable outcomes
Community infrastructure	
<p>PO4 Development for community infrastructure in the form of emergency services, an emergency shelter, air services, hospital, educational establishment, substation, a power station, telecommunications facility or utility installation or stores of valuable records or items of historic or cultural significance, is able to function effectively during and immediately after bushfire events.</p>	<p>AO4.1 ▼ Development for community infrastructure as identified in PO4:</p> <ul style="list-style-type: none"> (a) is not located on land in an area of very high, high or medium potential bushfire intensity; or (b) does not involve any new building work other than extending the gross floor area of an existing building by less than 20m²; or (c) is designed to function effectively during and immediately after bushfire events. <p>Note—For AO4.1(a), a site-specific bushfire hazard assessment is necessary to demonstrate that although the site is mapped as an area of area of very high, high or medium potential bushfire intensity, the bushfire risk is low on that site.</p> <p>Note—To comply with AO4.1(c), the development application will need to include a comprehensive Bushfire Management Plan and the development must be able to comply with this Plan.</p>
Bushfire management plans	
<p>PO5 Development complies with a bushfire management plan where the development:</p> <ul style="list-style-type: none"> (a) is in an area of very high or high potential bushfire intensity; or (b) involves the manufacture or bulk storage of hazardous materials. 	<p>No acceptable outcome prescribed.</p>

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Note—Despite Planning Scheme Policy SC6.3 FNQROC Development Manual identifying that it is not prescriptive and only a guideline for the purpose of satisfying acceptable outcomes in the planning scheme, the FNQROC Development Manual is to be treated as standards to be met when used as an acceptable outcome in the planning scheme.

8.2.4 Coastal protection code

8.2.4.1 Application

This code applies to assessing development where required in accordance with Table 5.10.1— Assessment benchmarks for assessable development and requirements for accepted development subject to requirements for overlays.

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

8.2.4.2 Purpose

- (1) The purpose of the coastal protection code is to regulate development in the coastal zone to:
 - minimise the impacts of coastal hazards;
 - protect coastal resources and biodiversity;
 - maintain natural coastal processes to the maximum extent practicable;
 - allow for coastal-dependent development to occur on the coast.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development in the coastal zone:
 - (i) avoids the social, financial and environmental impacts of coastal hazards, taking into account the predicted effects of climate change;
 - (ii) protects, conserves, manages and where possible rehabilitates coastal resources and biodiversity;
 - (iii) allows coastal processes to occur naturally to the maximum extent practicable;
 - (iv) allows for the preferential use of land on the coast for coastal-dependent development;
 - (v) reduces impacts on the fragile coastal environment by limiting development outside existing urban areas;
 - (vi) ensures existing urban settlements remain compact and physically separated, with infill and redevelopment the preferred form of development in these areas.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

8.2.4.3 Assessment benchmarks

Part A—Assessment benchmarks

Table 8.2.4.3—Assessable development

Performance outcomes	Acceptable outcomes
Development in an erosion prone area	
PO1 Development is located outside the erosion prone area.	AO1.1 Development is located outside the erosion prone area unless it is: <ol style="list-style-type: none">(a) coastal-dependent development; or(b) temporary, readily relocatable or able to be abandoned; or(c) for a road, footpath/bikeway or other public access infrastructure; or

Performance outcomes	Acceptable outcomes
	(d) infrastructure associated with a sewerage or water reticulation network; or (e) maritime development.
<p>P02 Development that is temporary, readily relocatable or able to be abandoned can only be located within the erosion prone area where:</p> <p>(a) it is not reasonable to locate the development outside the erosion prone area;</p> <p>(b) any buildings and structures are situated as far landward as practicable.</p>	No acceptable outcome prescribed.
<p>P03 Development that is associated with a sewerage or water reticulation network can only be located within the erosion prone area where:</p> <p>(a) it is not reasonable to locate the development outside the erosion prone area;</p> <p>(b) any buildings and structures are situated as far landward as practicable.</p>	No acceptable outcome prescribed.
<p>P04 Where development involves reconfiguring a lot, the erosion prone area must be maintained as a development free buffer zone unless it is in a port area.</p>	<p>AO4.1 The greater of the following should be surrendered to the State for public use:</p> <p>(a) the erosion prone area within the site; or</p> <p>(b) land within 40 metres of the foreshore within the site.</p> <p>Editor's note—For information on the surrender of land within the coastal management district, see Division 3 in Chapter 2 of Part 6 of the <i>Coastal Protection and Management Act 1995</i>.</p>
<p>P05 Development in an erosion prone area is located, designed, constructed and operated to avoid risks to public safety and property from:</p> <p>(a) coastal erosion;</p> <p>(b) permanent inundation due to sea level rise.</p>	No acceptable outcome prescribed.
Development in a vulnerable area	
<p>P06 Development does not result in an intensification of the existing level of development on land in a vulnerable area, unless the land is located in the urban footprint or rural residential zone.</p>	No acceptable outcome prescribed
<p>P07 Development in a vulnerable area must mitigate any increase in risk to people and property from coastal erosion, coastal hazards and permanent inundation due to sea level rise.</p>	No acceptable outcome prescribed.
Development in storm tide hazard areas	
<p>P08 Development is located outside the high storm tide hazard area unless it can be demonstrated that public safety, property and infrastructure will be protected from storm tide impacts through:</p>	<p>AO8.1 Development is:</p> <p>(a) temporary, readily relocatable or able to be abandoned; or</p> <p>(b) for a road, footpath/bikeway or other public access infrastructure; or</p>

Performance outcomes	Acceptable outcomes
(a) the location, design, construction and/or operating standards; or (b) existing coastal protection work.	(c) infrastructure associated with a sewerage or water reticulation network.
PO9 Development is located outside a medium storm tide hazard area unless: (a) it does not result in an increase in the intensity of development on the site; or (b) it can be demonstrated that public safety, property and infrastructure will be protected from storm tide impacts through: (i) the location, design, construction and/or operating standards; or (ii) existing coastal protection work.	AO9.1 Development is: (a) temporary, readily relocatable or able to be abandoned; or (b) for a road, footpath/bikeway or other public access infrastructure; or (c) infrastructure associated with a sewerage or water reticulation network.
PO10 Development for essential community infrastructure is located, designed and constructed to ensure it is able to function during and after a storm tide event.	AO10.1 Essential community infrastructure is located in an area that is above the recommended storm tide event level specified for that infrastructure in Table 8.2.4.4.
	AO10.2 Development for emergency services, an emergency shelter, police facilities or a hospital has an emergency rescue area above the recommended storm tide event level specified for that infrastructure in Table 8.2.4.4.
PO11 Development in a coastal hazard area is located, designed, constructed and operated to: (a) ensure structures can sustain inundation from a storm tide event; (b) maintain the safety of people living and working on the premises from a storm tide event.	AO11.1 Development within a coastal hazard area ensures: (a) habitable rooms of built structures are located above the 1% annual exceedance probability storm tide event; or (b) safe refuge is available for people within the development site during a 1% annual exceedance probability storm tide event; or (c) at least 1 evacuation route remains passable for emergency evacuations during a 1% annual exceedance probability storm tide event.
	AO11.2 Structures used for the manufacture or storage of hazardous material in bulk are designed to prevent the intrusion of waters from a 1% annual exceedance probability storm tide event.
Coastal protection work	
PO12 Coastal protection work is only undertaken where: (a) it is necessary to protect coastal-dependent development; or (b) there is a demonstrated need to protect existing permanent structures from an imminent threat of coastal erosion and abandonment or relocation of the structures is not feasible.	No acceptable outcome prescribed.
PO13 A report certified by a RPEQ must be provided that demonstrates how the engineering solution	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
sought by the coastal protection work will be achieved.	
Coastal resources, coastal processes and biodiversity	
<p>PO14 Development incorporates measures as part of siting and design to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site to the maximum extent practicable.</p>	No acceptable outcome prescribed.
<p>PO15 Development ensures that all forms of potential human disturbance to the habitat of threatened species, such as the presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts, are avoided or that adverse impacts are sufficiently mitigated.</p>	No acceptable outcome prescribed.
<p>PO16 Development avoids impacts on the natural cycles of erosion and accretion and maintains coastal processes within and outside the development site to the maximum extent practicable.</p>	No acceptable outcome prescribed.
<p>PO17 Development: (a) maintains dune crest heights; (b) maintains or enhances coastal ecosystems and natural features such as mangroves and coastal wetlands between the development site and tidal waters; (c) maintains vegetation on coastal landforms outside a port area.</p>	No acceptable outcome prescribed.
Public access	
<p>PO18 Development maintains public access to the foreshore, State coastal land, tidal water and esplanade unless restrictions to public access are necessary to protect: (a) public safety; or (b) coastal landforms and coastal habitat.</p>	No acceptable outcome prescribed.
<p>PO19 Private structures do not attach to, or extend across, State coastal land.</p>	<p>AO19.1 Private marine access structures and other structures such as decks or boardwalks for private use do not attach to, or extend across, State coastal land.</p>
Dredging and disposal of material	
<p>PO20 Dredging within coastal waters must be undertaken so as to: (a) maintain coastal resources; (b) protect coastal resources, including fisheries resources; (c) protect coastal ecosystems and biodiversity; (d) not increase risks associated with coastal hazards and coastal erosion;</p>	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
(e) not adversely impact on any cultural resources of Indigenous Traditional Owners.	
Canals and artificial waterways	
<p>PO21 Development that involves the construction of canals or artificial waterways connected to tidal water either directly or indirectly (eg. through a lock and weir system) occurs only where this will not adversely affect coastal resources and their values, and where the development will not contribute to:</p> <p>(a) degradation of water quality; or (b) an increased risk of flooding; or (c) degradation and loss of coastal ecosystems and biodiversity.</p>	No acceptable outcome prescribed.
Ship-source pollutants reception facilities in marinas	
<p>PO22 Marina development that includes six or more berths provides facilities for the handling and disposal of ship-sourced pollutants.</p>	<p>AO22.1 Common user facilities for the handling and disposal of ship-sourced pollutants including oil, garbage and sewage are provided at the marina.</p> <p>Editor's note—Refer to the Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.</p>
	<p>AO22.2 Boats visiting the marina are able to use the ship-sourced pollutants reception facilities.</p>
	<p>AO22.3 The ship-sourced pollutants reception facility is connected to sewerage or other waste reception infrastructure.</p> <p>Editor's note—Reception facilities require compliance assessment under the <i>Plumbing and Drainage Act 2002</i>. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.</p>
<p>PO23 Common user facilities for the handling and disposal of ship-sourced pollutants are designed and operated to ensure the risk of spillage from operations is minimised.</p>	No acceptable outcome prescribed.
<p>PO24 Appropriate equipment to contain and remove spillages is stored in a convenient position near the facility and is available for immediate use.</p>	No acceptable outcome prescribed.
Declared fish habitat areas	
<p>PO25 Development in declared fish habitat areas is avoided or where avoidance is not practicable, constructed and operated to minimise impacts on the declared fish habitat area.</p>	<p>AO25.1 Development is not located in declared fish habitat areas as shown on the Declared Fish Habitat Areas Overlay Map (OM-006).</p>

Table 8.2.4.4—Recommended storm tide event level for essential community infrastructure

Type of infrastructure	Recommended storm tide event level (RSTEL)
Emergency service facilities	<p>0.2% annual exceedance probability</p> <p>Note—This RSTEL only applies to electrical and other equipment that, if damaged by floodwater and debris, would prevent the infrastructure from functioning. This equipment should either be protected from damage or designed to withstand inundation.</p> <p>Note—This RSTEL does not apply to police and emergency services facilities such as water police and search and rescue operations that are dependent on direct water access, however operational areas for these facilities should be located above the RSTEL to the greatest extent feasible.</p>
Emergency shelters	<p>Not specified - shelters should be designed in accordance with the Design Guidelines for Queensland Public Cyclone Shelters.</p>
Hospitals and associated facilities	<p>0.2% annual exceedance probability</p>
Major switch yards and substations	<p>0.5% annual exceedance probability</p> <p>Note—This RSTEL only applies to electrical and other equipment that, if damaged by floodwater and debris, would prevent the infrastructure from functioning. This equipment should either be protected from damage or designed to withstand inundation; and</p>
Police facilities	<p>0.5% annual exceedance probability</p> <p>Note—This RSTEL only applies to electrical and other equipment that, if damaged by floodwater and debris, would prevent the infrastructure from functioning. This equipment should either be protected from damage or designed to withstand inundation.</p>
Power stations	<p>0.2% annual exceedance probability</p>
Sewage treatment plants	<p>1% annual exceedance probability</p> <p>Note—This RSTEL only applies to electrical and other equipment that, if damaged by floodwater and debris, would prevent the infrastructure from functioning. This equipment should either be protected from damage or designed to withstand inundation.</p>
School facilities	<p>0.5% annual exceedance probability</p>
Stores of valuable records or items of historic or cultural significance (eg. galleries and libraries)	<p>0.5% annual exceedance probability</p>
Water treatment plants	<p>0.5% annual exceedance probability</p> <p>Note—This RSTEL only applies to electrical and other equipment that, if damaged by floodwater and debris, would prevent the infrastructure from functioning. This equipment should either be protected from damage or designed to withstand inundation.</p>
Works of an electricity entity not otherwise listed in this table	<p>Not specified - development should be optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.</p>
Communication network facilities	<p>Not specified - development should be optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.</p>

8.2.5 Environmental significance code

8.2.5.1 Application

This code applies to assessing development where required in accordance with Table 5.10.1— Assessment benchmarks for assessable development and requirements for accepted development subject to requirements for overlays

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

8.2.5.2 Purpose

- (1) The purpose of the environmental significance code is to ensure that the Region's significant ecological values and associated ecosystem services are protected, managed, expanded and enhanced.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the Region's environmentally significant areas and wildlife and habitat corridors are protected;
 - (b) areas, identified as strategic rehabilitation areas on the environmental significance overlay maps, are protected, rehabilitated and revegetated so that ecological connectivity is improved, habitat extent is increased and the biological integrity of degraded areas is restored.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

8.2.5.3 Assessment benchmarks

Part A—Assessment benchmarks

Table 8.2.5.3—Assessable development

Performance outcomes	Acceptable outcomes
Areas of environmental significance	
PO1 Outside the urban footprint, development does not occur within an area of HES unless it can be demonstrated that the mapped area of high environmental significance does not possess the environmental and biodiversity values and attributes to warrant its classification as an area of high environmental significance.	AO1.1 Development outside the urban footprint is: <ol style="list-style-type: none"> (a) not located within an area of HES; or (b) associated with a port, an airport or an aerodrome; or (c) for minor public marine development and associated access facilities; or (d) for an extractive industry within a resource/processing area as shown on Extractive Resources Overlay Map (OM-008); or (e) for essential community infrastructure; or (f) for nature-based tourism; or (g) for an agricultural activity.
PO2 Development within or adjacent to an area of HES is located, designed and operated to:	AO2.1 Development is not located within an area of HES. AO2.2

Performance outcomes	Acceptable outcomes
(a) avoid adverse impacts on ecological values; or (b) where avoidance is not practicable, minimise any adverse impacts on ecological values.	Development is setback at least 100 metres from the area of HES.
PO3 Development within or adjacent to an area of GES is located, designed and operated to: (a) avoid adverse impacts on ecological values; or (b) where avoidance is not practicable, minimise any adverse impacts on ecological values.	AO3.1 Development is not located within an area of GES. AO3.2 Development adjacent to an area of GES is setback at least 100 metres from the area of GES.
Strategic rehabilitation areas	
PO4 Development within a strategic rehabilitation area maintains or enhances ecological connectivity and/or habitat extent within the subject lot by: (a) providing for the retention, regeneration, expansion or rehabilitation of areas of native vegetation; (b) minimising impacts on native fauna feeding, nesting, breeding and roosting sites; (c) minimising impacts on native fauna movements and movement corridors.	No acceptable outcome prescribed.
Cassowary corridors and mahogany glider corridors	
PO5 Development within a cassowary corridor maintains or enhances ecological connectivity and/or habitat extent within the subject lot by: (a) providing for the retention, regeneration, expansion or rehabilitation of areas of native vegetation; (b) minimising impacts on native fauna feeding, nesting, breeding and roosting sites; (c) minimising impacts on native fauna movements and movement corridors.	No acceptable outcome prescribed.
PO6 Development within a mahogany glider corridor maintains or enhances ecological connectivity and/or habitat extent within the subject lot by: (a) providing for the retention, regeneration, expansion or rehabilitation of areas of native vegetation; (b) minimising impacts on native fauna feeding, nesting, breeding and roosting sites; (c) minimising impacts on native fauna movements and movement corridors.	No acceptable outcome prescribed.

8.2.6 Extractive resources code

8.2.6.1 Application

This code applies to assessing development where required in accordance with Table 5.10.1— Assessment benchmarks for assessable development and requirements for accepted development subject to requirements for overlays

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

8.2.6.2 Purpose

- (1) The purpose of the extractive resources code is to protect the following from development that might prevent or severely constrain current or future extraction:
 - key resource areas, including the resource/processing area and associated transport routes;
 - local resource areas, which contain existing extractive industries operating within the Region.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) key resource area resource/processing areas and transport routes are protected from encroachment by incompatible land uses;
 - (b) development does not interfere with or prevent the current or future extraction of extractive resources from resource/processing areas and local resource areas;
 - (c) development does not result in the establishment of a sensitive land use or an increase in the number of people working or congregating in:
 - (i) a resource/processing area separation area; or
 - (ii) a transport route separation area; or
 - (iii) a local resource area separation area.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

8.2.6.3 Assessment benchmarks

Part A—Assessment benchmarks

Table 8.2.6.3—Assessable development

Performance outcomes	Acceptable outcomes
Protection of extractive resources	
PO1 The long term availability of the extractive resource contained within a resource/processing area or local resource area for extraction or processing is maintained.	AO1.1 ▼ Development in a resource/processing area or local resource area is for an extractive industry.
Incompatible land uses	
PO2 Resource/processing areas, transport routes and local resource areas are protected from encroachment by sensitive land uses.	AO2.1 ▼ The minimum separation distance between sensitive land uses and an extractive industry within a local resource area is as follows:

Performance outcomes	Acceptable outcomes
	(a) for an extractive industry where the extraction or processing of the extractive resource involves blasting or crushing, 1000 metres; (b) for all other extractive industries, 200 metres. AO2.2 ▼ Sensitive land uses are not located within a resource/processing area separation area, a local resource area separation area or a transport route separation area.
P03 Development minimises the potential for adverse effects on resource/processing areas, local resource areas and transport routes caused by people working or congregating nearby.	AO3.1 ▼ The number of people working or congregating is not increased in the following areas: (a) in a resource/processing area separation area; (b) transport route separation area; (c) local resource area separation area.
Transport routes	
P04 Development must not adversely affect the safe and efficient operation of vehicles transporting extractive resources.	No acceptable outcome prescribed.
Impacts of extractive industries	
P05 Extractive industry development does not compromise the function of a resource/processing area separation area, a local resource area separation area or a transport route separation area in providing a buffer between extractive/processing operations and incompatible uses outside the separation area.	No acceptable outcome prescribed.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

8.2.7 Flood hazard code

8.2.7.1 Application

This code applies to assessing development where required in accordance with Table 5.10.1— Assessment benchmarks for assessable development and requirements for accepted development subject to requirements for overlays.

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

8.2.7.2 Purpose

- (1) The purpose of the flood hazard overlay code is to manage development so that risk to life, property, community and the environment during future flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development maintains the safety of people from flood events;
 - (b) development minimises the potential damage to property from flooding;
 - (c) development does not result in adverse impacts on the environment or the amenity of a location;
 - (d) development provides an evacuation path to enable the safe evacuation of people during a flood event or a place to provide the safe refuge of people during a flood event;
 - (e) development does not have an adverse impact on flood conveyance capacity, flood levels and velocities, floodplain storage capacity and drainage characteristics, taking into account the additional impacts of flood from cumulative impacts of development.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

8.2.7.3 Identified requirements and assessment benchmarks

Part A Identified requirements and assessment benchmarks

Table 8.2.7.3— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Development standards for land use	
PO1 Development provides flood immunity to ensure the safety of people and protection of property.	AO1.1 ▼ Development, other than for a Class 10a building, road, levee, dam or bridge, is not located on land in an extreme hazard area.
Floor level	
PO2 Development provides maximum possible flood immunity to ensure the safety of people and the protection of property from flood events.	AO2.1 ▼ Development meets the minimum floor levels set out in Table 8.2.7.4 of this code.
Community infrastructure	
PO3 Development for community infrastructure in the form of emergency services, an emergency	AO3.1 ▼ Development for community infrastructure as identified in PO3 (excluding educational

Performance outcomes	Acceptable outcomes
<p>shelter, air services, hospital, educational establishment, substation, a power station, telecommunications facility, utility installation or stores of valuable records or items of historic or cultural significance, is able to function effectively during and immediately after a flood event.</p>	<p>establishment) is not located on land in a high hazard or extreme hazard area.</p>
	<p>AO3.2 ▼ Educational establishment where located in the township zone is not located on land in a high hazard or extreme hazard area.</p>
	<p>AO3.3 ▼ Educational establishment where located in a zone other than the township zone is not located in an extreme hazard area.</p>
Flood characteristics and effect	
<p>PO4 Development (excluding a Class 10a building in the low hazard area in the rural zone, environmental management and conservation zone, special purpose zone, emerging community zone or rural residential zone) minimises adverse impacts on people’s safety and on property by:</p> <ul style="list-style-type: none"> (a) counteracting any changes the development will cause to flood behaviour; (b) not resulting in any reductions of on-site flood storage capacity; or (c) not changing the flood characteristics outside the subject site, including cumulative impacts on flood characteristics, that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss/changes to flow paths; (iii) acceleration or retardation of flows; (iv) any reduction in flood warning times elsewhere. <p>Note—Council requires the preparation of an Engineering/Flood Report to demonstrate compliance with this performance outcome.</p>	<p>No acceptable outcome prescribed.</p>
Other development or infrastructure	
<p>PO5 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>AO5.1 ▼ The design of buildings for commercial activities, community activities, residential activities and tourism activities allow for the flow of water and flood storage underneath minimum floor levels (i.e. buildings are not constructed as slab on ground).</p>
	<p>AO5.2 ▼ The design of buildings for industrial activities allow for the flow of flood waters through the building at ground floor and includes a second level or mezzanine that meets Table 8.2.7.4 of this code and may be used for storage, office functions or other flood-sensitive activities.</p>
	<p>AO5.3 ▼ The development:</p> <ul style="list-style-type: none"> (a) is located in an area where there is sufficient flood warning time (at least 8 hours) to enable safe evacuation; or (b) a safe refuge is available for people within the site.

Performance outcomes	Acceptable outcomes
<p>PO6 Infrastructure proposed as part of the development is located with due regard to flood risks associated with public safety, loss of function and economic loss.</p>	<p>AO6.1 ▼ Mechanical and electrical infrastructure (e.g. pump stations, emergency generators) are above the 1% annual exceedance probability level.</p>
	<p>AO6.2 ▼ Any components of buildings that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, lift motors, communications and data infrastructure, water supply pipeline air valves): (a) meet minimum floor levels in Table 8.2.7.4 of this code; or (b) are designed and constructed to exclude flood water intrusion/infiltration.</p>
<p>PO7 Public safety, water quality of waterways and the environment are not adversely affected by the intrusion of waste water into flood waters.</p>	<p>AO7.1 ▼ Where development includes an on-site facility to treat and/or store waste water, that facility: (a) meets the 1% annual exceedance probability level; or (b) is designed and constructed to exclude flood water intrusion/infiltration.</p>
Management of hazardous materials	
<p>PO8 Public safety and the environment are not adversely affected by the impacts of floodwater on hazardous materials.</p>	<p>AO8.1 ▼ Where the development involves the manufacture and/or storage of hazardous materials, the: (a) development achieves minimum floor levels in Table 8.2.7.4 of this code; or (b) buildings or structures used to accommodate the manufacture or storage of the hazardous materials are designed to prevent intrusion/infiltration of floodwaters.</p>
Maintenance	
<p>PO9 Development that contains flood mitigation structures, devices or works (e.g. detention basins, grills, piped flow) are able to maintain functionality in flood events during the life of the development.</p>	No acceptable outcome prescribed.
Reconfiguring a lot	
<p>PO10 All lots contain a suitably sized and shaped area to accommodate a building and ancillary structures and provide maximum possible flood immunity for the safety of people and the protection of property for all flood events.</p>	<p>AO10.1 For development involving the reconfiguring of a lot in a flood hazard area, a building location plan must be provided for each lot demonstrating that each lot can contain an area for a building/s and ancillary structures that is a minimum of 10 metres in width and the greater of: (a) 60% of the new lot size; or (b) a 300m² rectangular shaped area, and achieves the design levels in Table 8.2.7.5 of this code.</p>
<p>PO11 Outside the township zone, no new lots for a residential activity are created in a high hazard area or an extreme hazard area.</p>	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Evacuation in flood events	
PO12 The development maximises the safety of people in flood events including an acceptable level of risk for flood evacuation.	AO12.1 The development provides an evacuation route from a building or site to a dedicated road that is safely accessible and trafficable during a 1% annual exceedance probability flood event and provides access to emergency services, an emergency shelter, a hospital or other medical treatment facility and communications facilities.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Table 8.2.7.4 – Assigned minimum floor levels

Use or activity	Minimum floor levels
Part 1 Where: (a) a new building; or (b) an extension to an existing building that is greater than 50% of the existing gross floor area or 50m² (whichever is lesser)	
Residential activity (excluding a Class 10a building)	All habitable floor levels to be greater or equal to the 1% annual exceedance probability level plus 0.3 metres.
Agricultural activity Commercial activity Community activity (excluding hospital, education establishment and/or emergency services) Industrial activity Recreational activity Tourism activity	All floor levels to be greater than or equal to 1% annual exceedance probability level.
Emergency services (excluding police stations) Hospital Educational establishment Power station Sewerage treatment plant Telecommunications facility	All floor levels to be greater than or equal to 0.2% annual exceedance probability level.
Emergency shelters Police stations Stores of valuable records or items of historic or cultural significance Substation Water treatment plant	All floor levels to be greater than or equal to 0.5% annual exceedance probability level.
Class 10a building	All floor levels to be greater than or equal to 10% annual exceedance probability level plus 0.3 metres.
Any use involving the manufacture and/or storage of hazardous material	All floor levels to be greater than or equal to 0.2% annual exceedance probability level.
Any other use not specified in this table	No acceptable outcome is prescribed. Note—As no acceptable outcome is prescribed, the development must demonstrate compliance with performance outcome PO2.

Use or activity	Minimum floor levels
Part 2 – An extension to an existing building where the existing floor levels are lower than described in Part 1 of this table and the proposed additional gross floor area is up to 50% of the existing gross floor area or 50m² whichever is the lesser	
All uses	Floor level is close as possible to the applicable minimum floor levels described in Part 1 of this table and not less than the floor level of the existing building being extended and: (a) is located in a low hazard area; and (b) uses flood resilient building materials.

Table 8.2.7.5 – Flood immunity levels for reconfiguring a lot

Precinct/zone	Minimum lot levels
<ul style="list-style-type: none"> • A residential precinct • Emerging community zone • Major tourism zone • Rural residential zone 	Greater than or equal to the 1% annual exceedance probability level.
A business precinct and/or a community purpose precinct	Greater than or equal to the 1% annual exceedance probability level
An industry precinct	Greater than or equal to the 1% annual exceedance probability level
Any other precinct/zone not specified in this table	No acceptable outcome is prescribed. Note—As no acceptable outcome is prescribed, the development must demonstrate compliance with performance outcome PO10.

8.2.8 Heritage code

8.2.8.1 Application

This code applies to assessing development where required in accordance with Table 5.10.1— Assessment benchmarks for assessable development and requirements for accepted development subject to requirements for overlays.

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

8.2.8.2 Purpose

- (1) The purpose of the heritage code is to ensure that development is compatible with the cultural heritage significance of local heritage places and that the cultural heritage significance of these places is maintained.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) preventing the demolition or removal of local heritage places, unless there is no prudent and feasible alternative to the demolition or removal;
 - (b) maintaining or encouraging the appropriate use of local heritage places;
 - (c) redevelopment of a local heritage site retains its cultural heritage significance;
 - (d) the cultural heritage significance of a local heritage site is enhanced where practicable through appropriate design;
 - (e) ensuring development on a local heritage place is compatible with the cultural heritage significance of the place.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

8.2.8.3 Assessment benchmarks

Part A—Assessment benchmarks

Table 8.2.8.3—Assessable development

Performance outcomes	Acceptable outcomes
Material change of use	
PO1 A material change of use involving a local heritage place is compatible with the conservation and management of the cultural heritage significance of the local heritage place.	No acceptable outcome prescribed.
Reconfiguring a lot	
PO2 Reconfiguring a lot does not: <ol style="list-style-type: none">(a) reduce public access to a local heritage place; or(b) obscure or destroy any pattern of historic subdivisions, the landscape settings or the	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
scale and consistency of urban precincts relating to the place.	
Carrying out building work or operational work	
PO3 Development conserves the features and values of the local heritage place that contribute to its cultural heritage significance.	AO3.1 Development: (a) does not alter, remove or conceal important features of the local heritage place, its façade and other decorative features; or (b) is minor and necessary to maintain a significant use for the place.
	AO3.2 The development: (a) incorporates buildings and structures with a height not 10% greater or lesser than adjacent buildings; (b) is designed to be respectful of, but not a replication of, adjacent and surrounding buildings; (c) is setback from the front boundary in keeping with the existing streetscape or not 10% greater or lesser than adjacent buildings; (d) incorporates external materials and finishes which are the same or complementary to adjacent and surrounding buildings; (e) incorporates colours that are of the same period of adjacent and surrounding buildings.
PO4 Changes to a local heritage place are appropriately managed and documented.	AO4.1 Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.
	AO4.2 An archival quality photographic record is made of the features of the place that are destroyed or removed because of the development.
PO5 Development which involves altering the external structure of a local heritage place, where the original façade and decorative features have been concealed, restores the original façade or incorporates new design features appropriate to the design period of the building.	No acceptable outcome prescribed.
PO6 Excavating, filling or other earthworks do not have a detrimental impact on archaeological sites.	AO6.1 The impact of excavating is minor and limited to parts of the local heritage place that have been disturbed by previous excavation.
	AO6.2 An archaeological investigation is carried out for development involving high level of surface or subsurface disturbance.
General	
PO7 Development involving new buildings or structures on or within 40 metres of a local heritage place must be sympathetic to the	AO7.1 The development: (a) incorporates buildings and structures with a height not 10% greater or lesser than adjacent buildings;

Performance outcomes	Acceptable outcomes
cultural heritage significance of the surrounding streetscape and buildings.	<ul style="list-style-type: none"> (b) is designed to be respectful of, but not a replication of, adjacent and surrounding buildings; (c) is setback from the front boundary in keeping with the existing streetscape or not 10% greater or lesser than adjacent buildings; (d) incorporates external materials and finishes which are the same or complementary to adjacent and surrounding buildings; (e) incorporates colours that are of the same period of adjacent and surrounding buildings.
PO8 Development does not impair significant views of a local heritage place.	No acceptable outcome prescribed.
Removal and demolition	
PO9 Development involving the removal or demolition of a local heritage place will not be permitted unless: <ul style="list-style-type: none"> (a) the building or structure is structurally unsound and repair would not be feasible; or (b) the proposed development provides for an overriding public need which cannot be located on an alternative site. 	No acceptable outcome prescribed.
PO10 Development involving the removal or demolition of a local heritage place includes a memorial in the redevelopment.	AO10.1 Where a local heritage place is removed or demolished, a plaque or interpretive sign is located prominently on the site to explain the site's cultural heritage significance.
Advertising devices	
PO11 Advertising devices attached to or associated with a feature on or within 40 metres of a local heritage place do not diminish the cultural heritage significance of the building, structure or streetscape.	AO11.1 Advertising devices: <ul style="list-style-type: none"> (a) do not occupy more than 10% of the façade or 10m², whichever is the lesser; (b) do not obscure important cultural heritage features such as original decorative and written reliefs; (c) incorporate appropriate period design features and scale; (d) are positioned appropriately as an awning sign, under-awning sign, side bracket sign and or parapet sign.

Performance outcomes	Acceptable outcomes
	<p>PARAPET SIGN OR VERTICAL SIGN IF APPROPRIATE TO BUILDING STYLE</p> <p>AWNING SIGN</p> <p>UNDERAWNING SIGN</p> <p>SIDE BRACKET SIGN</p> <p>PARAPET SIGN</p> <p>SIDE BRACKET SIGN</p> <p>AWNING SIGN</p> <p>UNDERAWNING SIGN</p> <p>REINSTATE VERANDAH POSTS WHERE APPROPRIATE TO BUILDING STYLE</p> <p>VERTICAL PERIOD SIGNAGE WHERE APPROPRIATE</p> <p>DISCRETE SIGNAGE AND ADVERTISING ON DROP CANOPIES/AWNING</p> <p>COORDINATE UNDERAWNING SIGNAGE</p> <p>REINSTATE VERANDAH POSTS</p> <p>MAINTAIN SHOP RENT ADVERTISING</p>

8.2.9 Landslide hazard code

8.2.9.1 Application

This code applies to assessing development where required in accordance with Table 5.10.1— Assessment benchmarks for assessable development and requirements for accepted development subject to requirements for overlays.

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

8.2.9.2 Purpose

- (1) The purpose of the landslide hazard code is to maintain the safety of people and property from landslides.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids areas at risk of landslide;
 - (b) development does not impact on the long term stability of land.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

8.2.9.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 8.2.9.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Avoidance	
<p>PO1 Development avoids areas of landslide hazard and where this is not practicable, the development site is not subject to landslide hazard, either internally or from sloping land above the site.</p> <p>Note—Council may require a site-specific geotechnical analysis prepared by a RPEQ to demonstrate that the site is not subject to landslide hazard.</p>	<p>AO1.1 ▼ Development is not located on land mapped as landslide hazard on the Landslide Hazard Overlay Maps.</p>
Mitigation	
<p>PO2 Development maintains the safety of people, property and hazardous materials manufactured or stored in bulk from the risk of landslide.</p>	<p>AO2.1 ▼ Development does not:</p> <ol style="list-style-type: none"> (a) involve any new building work other than minor building work; or (b) involve vegetation clearing; or (c) alter ground levels or stormwater conditions.
	<p>AO2.2 If development is unable to comply with AO2.1, the development must include measures that ensure:</p>

Performance outcomes	Acceptable outcomes
	<p>(a) the long term stability of the development site; and</p> <p>(b) the development site will not be adversely affected by landslide activity originating on sloping land above or below the development site.</p> <p>Note—A site-specific geotechnical analysis prepared by a RPEQ will be required to demonstrate compliance with AO2.2.</p>
Community infrastructure	
<p>PO3 Development for community infrastructure in the form of emergency services, an emergency shelter, air services, hospital, educational establishment, substation, a power station, telecommunications facility, utility installation or stores of valuable records or items of historic or cultural significance, is able to function effectively during and immediately after landslide events.</p>	<p>AO3.1 ▼ Development for community infrastructure as identified in PO3 does not:</p> <p>(a) result in any new building work other than an addition to an existing building;</p> <p>(b) involve vegetation clearing;</p> <p>(c) alter ground levels or stormwater conditions.</p> <p>AO3.2 Development for community infrastructure as identified in PO3 includes measures that ensure:</p> <p>(a) the long term stability of the site;</p> <p>(b) access to the site will not be impeded by a landslide event;</p> <p>(c) the development will not be adversely affected by landslides originating on sloping land above the site.</p>

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

8.2.10 Scenic amenity code

8.2.10.1 Application

This code applies to assessing development where required in accordance with Table 5.10.1— Assessment benchmarks for assessable development and requirements for accepted development subject to requirements for overlays.

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

8.2.10.2 Purpose

- (1) The purpose of the scenic amenity code is to ensure the Region's scenic hill slopes, foreshores and esplanades, visually significant areas, tourist routes, rural landscape and landscape generally are protected and enhanced.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) within the urban footprint, development avoids hill slopes and headlands with a gradient greater than 1:4;
 - (b) outside the urban footprint, development avoids hill slopes and headlands with a gradient greater than 1:6;
 - (c) the scenic values of the Region's hill slopes are protected from development that may impact on those values;
 - (d) the scenic values of visually significant areas are maintained or enhanced;
 - (e) views from tourist routes, the State and major road network, scenic esplanades/foreshores, beaches and offshore are maintained or enhanced;
 - (f) the scenic values of the rural landscape and the landscape generally are protected.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

8.2.10.3 Assessment benchmarks

Part A—Assessment benchmarks

Table 8.2.10.3—Assessable development

Performance outcomes	Acceptable outcomes
General	
PO1 Before development proceeds: <ol style="list-style-type: none">(a) the scenic values of the development site must be identified;(b) it must be demonstrated that the development is consistent with and will maintain or enhance those identified scenic values.	No acceptable outcome prescribed.
PO2 Significant popular views are protected from development that diminishes scenic values.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
<p>PO3 Development is designed, located and constructed to ensure built form does not detract from the integrity of or dominate the natural landscape.</p>	<p>A03.1 Buildings and other structures are of a height generally less than the height of the existing mature vegetation canopy, where such a canopy exists.</p>
<p>PO4 Buildings and other structures are not visually obtrusive: (a) where located on a hill slope; (b) when viewed from a tourist route or the State and major road network; (c) when viewed from a beach, scenic esplanade/foreshore and offshore; (d) where located in the rural landscape.</p>	No acceptable outcome prescribed.
<p>PO5 Significant vegetation is retained to the maximum extent practicable.</p>	No acceptable outcome prescribed.
Visually significant areas	
<p>PO6 Development in a visually significant area: (a) does not detract from the scenic amenity of the area; (b) results in the revegetation of degraded natural areas and riparian corridors.</p>	No acceptable outcome prescribed.
<p>PO7 Development in a visually significant area is designed and constructed in a way that ensures it does not detract from the integrity of or dominate the natural landscape.</p>	<p>A07.1 Buildings and other structures have external surfaces finished with the following natural colours: (a) dark blues, dark greens, dark greys, ochres, olives; or (b) natural or stained timber.</p>
	<p>A07.2 Buildings and other structures have external surface finishes that do not include the following reflective surfaces: (a) white or silver roof cladding; or (b) white or light wall finishes; or (c) reflective glass.</p>
	<p>A07.3 Access ways and driveways are: (a) constructed with surface materials that blend into the surrounding environment; (b) landscaped with dense planting; (c) provided with erosion control measures immediately after construction to minimise the visual impact of the construction.</p>
	<p>A07.4 The clearing or disturbance of vegetation is limited to clearing or disturbance that: (a) is necessary for the construction of a necessary proposed road reserve, access road, access ways (including footpaths) or driveways; (b) minimises canopy clearing or disturbance; (c) minimises riparian clearing or disturbance.</p>
	<p>A07.5 Development does not alter the skyline.</p>

Performance outcomes	Acceptable outcomes
<p>PO8 Development in a visually significant area is designed, located and constructed to ensure excavating and filling is minimised.</p>	<p>AO8.1 Excavating and filling does not result in a total change in level of more than 1.5 metres relative to ground level.</p> <p>AO8.2 Excavating and filling does not occur within 1.5 metres of any site boundary.</p>
<p>PO9 Development adjacent to a tourist route does not obscure or detract from views of visually significant areas.</p>	<p>AO9.1 Buildings and other structures including advertising devices are positioned to ensure views are maintained.</p>
Coastal development	
<p>PO10 The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.</p>	No acceptable outcome prescribed.
<p>PO11 Development maximises opportunities to maintain or enhance natural scenic values through the maintenance and restoration of vegetated buffers between development and coastal waters.</p>	No acceptable outcome prescribed.
Hill slope development	
<p>PO12 In the urban footprint and rural residential zone, development avoids slopes greater than 1:4 or upwards to and including the ridgeline unless there is an overriding need for essential community infrastructure.</p>	<p>AO12.1 Development does not occur on slopes greater than 1:4 or upwards to and including the ridgeline.</p>
<p>PO13 Outside the urban footprint and rural residential zone, development avoids slopes greater than 1:6 or upwards to and including the ridgeline.</p>	<p>AO13.1 Development does not occur on slopes greater than 1:6 or upwards to and including the ridgeline.</p>
Public access	
<p>PO14 Public access to a place which affords a significant view of the landscape is retained.</p>	No acceptable outcome prescribed.
State and major road network and tourist routes	
<p>PO15 Development adjacent to the State and major road network or a tourist route must be designed, located and constructed to maintain a pleasing visual appearance for passing motorists and pedestrians.</p>	No acceptable outcome prescribed.

8.2.11 Waterway corridors and wetlands code

8.2.11.1 Application

This code applies to assessing development where required in accordance with Table 5.10.1— Assessment benchmarks for assessable development and requirements for accepted development subject to requirements for overlays.

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

8.2.11.2 Purpose

- (1) The purpose of the waterway corridors and wetlands code is to ensure that:
 - The impacts of development on the natural physical processes of waterways are eliminated, minimised or mitigated.
 - The water quality and ecological functions of waterways and their riparian zones are protected.
 - Wetlands and their environmental values are protected or enhanced.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the hydrological capacity of waterways including flood conveyance and storage is maintained;
 - (b) development is located outside a waterway envelope:
 - (i) to allow the waterway envelope (or other appropriately designated buffer) to accommodate natural and accelerated waterway widening, bank erosion and meander migration; and
 - (ii) so that adjacent development is not adversely affected by erosion;
 - (c) water quality and ecological functions of waterways and wetlands are maintained or enhanced;
 - (d) development is planned, designed, constructed and operated to protect the environmental values of waterways and wetlands.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

8.2.11.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 8.2.11.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Development within or adjacent to waterways and wetlands	
PO1 Development is set back from waterways and wetlands to maintain water quality and the ecological functions and services of waterways and wetlands unless: <ol style="list-style-type: none"> (a) the development is for essential community infrastructure; or (b) the development is for transport infrastructure such as bridges, pedestrian paths and bicycle paths; or 	AO1.1 ▼ Development (excluding animal husbandry and cropping) does not occur within: <ol style="list-style-type: none"> (a) 50 metres from the high bank of a waterway with a stream order 5 or greater; (b) 25 metres of the high bank of a waterway with a stream order 2 to 5.
	AO1.2 ▼ Development (excluding animal husbandry and cropping) does not occur within: <ol style="list-style-type: none"> (c) 200 metres of a HES wetland outside the urban footprint;

Performance outcomes	Acceptable outcomes
(c) it is not feasible to locate the development outside of the relevant waterway or wetland set back area.	(d) 100 metres of a GES wetland outside the urban footprint; (e) 50 metres of a HES wetland and GES wetland inside the urban footprint.
	AO1.3 ▼ For animal husbandry and cropping, a 25 metre wide vegetated buffer is provided between the development and: (a) the high bank of a waterway; (b) a HES wetland; (c) a GES wetland.
PO2 The set back areas specified in AO1.1, AO1.2 and AO1.3 are revegetated with endemic vegetation.	No acceptable outcome prescribed.
PO3 Development within a set back area specified in AO1.1, AO1.2 and AO1.3 is located, designed and operated to: (a) avoid adverse impacts on ecological values, water quality and the ecological functions and services of the waterway or wetland; or (b) where avoidance is not practicable, minimise any adverse impacts on ecological values.	AO3.1 ▼ Development is not located within a set back area specified in AO1.1, AO1.2 or AO1.3.
HES wetlands	
PO4 Outside the urban footprint, development does not occur within a HES wetland unless it can be demonstrated that an alternative mapped boundary of the HES wetland should apply and the development is located outside this alternative mapped boundary.	AO4.1 ▼ Development is: (a) not located within a HES wetland; or (b) associated with a port, an airport or an aerodrome; or (c) for minor public marine development and associated access facilities; or (d) for an extractive industry within a resource/processing area as shown on Extractive Resources Overlay Map (OM-008); or (e) for essential community infrastructure; or (f) for transport infrastructure such as bridges, pedestrian paths and bicycle paths.
PO5 Development within a HES wetland is located, designed and operated to: (a) avoid adverse impacts on ecological values, water quality and the ecological functions and services of the wetland; or (b) where avoidance is not practicable, minimise any adverse impacts on ecological values and offset any residual impacts.	AO5.1 ▼ Development is not located within a HES wetland.
PO6 The existing surface water hydrological regime of a HES wetland is enhanced or maintained. Note—The hydrological regime of surface waters includes: - peak flows; - volume of flows;	AO6.1 Development does not change the existing surface water hydrological regime of a HES wetland, including through channelisation, redirection or interruption of flows.

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> - duration of flows; - frequency of flows; - seasonality of flows; - water depth (seasonal average); - wetting and drying cycle. 	
<p>PO7 The existing groundwater hydrological regime of a HES wetland is enhanced or protected.</p>	<p>AO7.1 The water table and hydrostatic pressure within the HES wetland is not lowered or raised outside the bounds of variability under existing pre-development conditions.</p> <p>AO7.2 Development does not result in the ingress of saline water into freshwater aquifers.</p>
<p>PO8 Development involving the clearing of vegetation protects the biodiversity, ecological values and processes and hydrological functioning of a HES wetland, including:</p> <ul style="list-style-type: none"> (a) water quality values; (b) aquatic habitat values; (c) terrestrial habitat values; (d) usage of the site by native wetland fauna species or communities. 	<p>AO8.1 ▼ Vegetation clearing undertaken as a consequence of development does not occur in a HES wetland or within:</p> <ul style="list-style-type: none"> (a) 200 metres of a HES wetland outside the urban footprint; or (b) 50 metres of a HES wetland inside the urban footprint.
<p>PO9 Development does not result in the introduction of non-native pest plants or animals that pose a risk to the ecological values and processes of a HES wetland.</p>	<p>AO9.1 The development site does not contain:</p> <ul style="list-style-type: none"> (c) class 1 or 2 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; (d) local pests identified in Planning Scheme Policy SC6.4 Landscaping. <p>AO9.2 Development does not result in the introduction of:</p> <ul style="list-style-type: none"> (a) class 1 or 2 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; (b) local pests identified in Planning Scheme Policy SC6.4 Landscaping.
GES wetlands	
<p>PO10 Development within a GES wetland is located, designed and operated to:</p> <ul style="list-style-type: none"> (a) avoid adverse impacts on ecological values, water quality and the ecological functions and services of the wetland; or (b) where avoidance is not practicable, minimise any adverse impacts on ecological values and offset any residual impacts. 	<p>AO10.1 ▼ Development is not located within a GES wetland.</p>
Waterway envelopes	
<p>PO11 Urban development in greenfield areas is set back from waterways through the adoption of appropriate waterway envelopes to allow natural hydrologic and hydraulic processes to occur and to maintain water quality and the ecological functions and services of the waterways, unless the development:</p>	<p>AO11.1 ▼ Urban development does not occur within a waterway envelope.</p> <p>AO11.2 Stormwater treatment infrastructure is located on the development site and not in the waterway envelope.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (a) is for essential community infrastructure; or (b) is for transport infrastructure such as bridges, pedestrian paths and bicycle paths; or (c) it is not feasible to locate the development outside of the waterway envelope. 	<p>Note—The stormwater treatment infrastructure must be located upstream or upslope from the lawful point of discharge to the waterway.</p>
<p>PO12 Development for essential community infrastructure or transport infrastructure such as bridges, pedestrian paths and bicycle paths is:</p> <ul style="list-style-type: none"> (a) co-located with other essential community infrastructure or transport infrastructure where feasible; (b) set back as far as practicable from the waterway or wetland; (c) planned, designed, constructed and managed to: <ul style="list-style-type: none"> (i) allow natural physical stream processes to occur within waterway envelopes; (ii) protect and maintain the biodiversity conservation values including the terrestrial and aquatic habitat and corridor values 	<p>No acceptable outcome prescribed.</p>

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

Part 9 Development codes

9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) The following codes and requirements apply to development under schedule 6 of the Regulation are relevant for the planning scheme.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) The following are the use codes for the planning scheme:
 - (a) Accommodation code;
 - (b) Adult stores code
 - (c) Agricultural activities code;
 - (d) Camping, caravans and cabins code;
 - (e) Caretaker's accommodation code;
 - (f) Child care centre code;
 - (g) Commercial activities code;
 - (h) Community activities code;
 - (i) Dual occupancy code;
 - (j) Dwelling house code;
 - (k) Extractive industry code;
 - (l) Home based business code;
 - (m) Industrial activities code;
 - (n) Multiple dwelling code;
 - (o) Recreational activities code;
 - (p) Retirement and residential care facilities code;
 - (q) Telecommunications and major electricity facilities code;
 - (r) Tourism activities code;
 - (s) Utility installations code.
- (5) The following are the other development codes for the planning scheme:
 - (a) Advertising devices code;
 - (b) Design for safety code;
 - (c) Excavating and filling code;
 - (d) Infrastructure works code;
 - (e) Landscaping code;
 - (f) Parking and access code;
 - (g) Reconfiguring a lot code.

9.3 Use codes

9.3.1 Accommodation code

9.3.1.1 Application

This code applies to assessing development for accommodation facilities including rooming accommodation and short-term accommodation, whether as a stand alone use or provided in conjunction with another use, such as nature-based tourism and resort complex.

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

9.3.1.2 Purpose

- (1) The purpose of the accommodation code is to ensure that accommodation facilities are designed and constructed to complement and be compatible with the scale and character of the surrounding area, contribute positively to the local streetscape and provide a high level of amenity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) accommodation facilities are located in areas that are attractive to tourists and the travelling public due to their natural surroundings and/or proximity to tourist attractions;
 - (b) accommodation facilities are consistent with the scale of existing buildings and structures in the immediate locality and are designed to complement the existing character of the local area;
 - (c) accommodation facilities are located and designed to achieve a high level of privacy and amenity for residents of the facility and any adjacent premises;
 - (d) the design of accommodation facilities takes into account the surrounding natural and built environment and incorporates tropical design principles.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.1.3 Assessment benchmarks

Part A—Assessment benchmarks

Table 9.3.1.3—Assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 Building design, scale and bulk is consistent with the existing character of the area and contributes towards an attractive streetscape.	AO1.1 If the site is less than 1 hectare in area, a maximum of 6 accommodation units are contained per building.
	AO1.2 If the site is 1 hectare or greater in area, a maximum of 12 accommodation units are contained per building, provided that no more than 50% of the buildings on the site contain the maximum 12 accommodation units.
	AO1.3

Performance outcomes	Acceptable outcomes
	Buildings are designed to incorporate architectural/design elements detailed in Planning Scheme Policy SC6.2 Building design.
<p>PO2 Buildings are sited so that:</p> <ul style="list-style-type: none"> (a) the setback from street frontages is consistent with the established streetscape pattern and contributes to a desirable streetscape character; (b) the setback from side and rear boundaries retains daylight access and privacy for residents and adjoining premises; (c) the setback from all boundaries allows for appropriate and attractive landscaping. 	<p>AO2.1 Buildings are set back at least:</p> <ul style="list-style-type: none"> (a) 6 metres from the primary street frontage; (b) 1/3 of the height of the building along the southern and western boundary to reduce overshadowing; (c) 4 metres from the rear boundary; (d) 2.5 metres from the side boundary for the first 2 storeys; (e) 3.5 metres from the side boundary for any storey above the first 2 storeys; (f) 4.5 metres from any common boundary with public open space. <p>AO2.2 Balconies, patios and verandahs do not overlook side and rear property boundaries adjoining land in the residential precinct.</p>
<p>PO3 Direct overlooking of main internal areas or other accommodation units is minimised through layout, location and design of windows and balconies.</p>	No acceptable outcome prescribed.
<p>PO4 Buildings are designed and landscaped to provide visual and acoustic privacy for residents and nearby premises.</p>	<p>AO4.1 A fence and a landscape buffer a minimum of 2 metres wide must be provided to all side and rear boundaries.</p>
<p>PO5 Site layout and building design protects internal and sleeping areas from unacceptable noise impacts.</p>	No acceptable outcome prescribed.
<p>PO6 Outdoor and communal recreation areas associated with backpackers accommodation is designed and located to minimise off-site impacts, particularly in relation to noise.</p>	No acceptable solution prescribed.
Site requirements	
<p>PO7 Development is located in areas that are convenient and attractive to tourists and the travelling public.</p>	No acceptable solution prescribed.
Open space and landscaping	
<p>PO8 Development incorporates adequate open space and landscaping to create a pleasant living environment.</p>	<p>AO8.1 5m² of landscaped open space is provided per bed.</p>
	<p>AO8.2 40% of the total landscaped open space is provided in one area with a maximum length to width ratio of 2:1.</p>
Services and facilities	
<p>PO9 Development provides an adequate, functional and convenient area for the storage and collection of waste, such that the waste does not adversely affect the character of the</p>	<p>AO9.1 Development provides a dedicated area for the storage of waste.</p>
	<p>AO9.2 The waste storage area must be:</p> <ul style="list-style-type: none"> (a) imperviously sealed;

Performance outcomes	Acceptable outcomes
streetscape, or detract from the amenity of the locality for occupants and neighbours.	<ul style="list-style-type: none"> (b) provided within an appropriately designed and well ventilated area of the building; (c) convenient and accessible to the point of collection; (d) comply with prescribed setbacks; (e) located so it cannot be seen from the street by locating the area to the rear of buildings or applying landscaping and fencing treatments to visually screen the area; (f) is no closer than 6 metres from an opening (windows or doors) of rooms and private open space.
<p>PO10 Service structures and mechanical plant (including air conditioning equipment) are visually integrated into the design and finish of the building or effectively screened from view.</p>	<p>AO10.1 Service structures and mechanical plant are not visible from or are fully screened from:</p> <ul style="list-style-type: none"> (a) the street; or (b) adjoining properties; or (c) public open space. <p>AO10.2 Mechanical plant is not located:</p> <ul style="list-style-type: none"> (a) on balconies or adjacent to other internal areas; or (b) near multiple reflective surfaces such as walls and eaves.

9.3.2 Adult stores code

9.3.2.1 Application

This code applies to assessing development for an adult store.

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

9.3.2.2 Purpose

- (1) The purpose of the adult stores code is to ensure that new adult stores are located to avoid conflicts with existing sensitive land uses and places of worship.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) adult stores are not located in close proximity to a sensitive land use or a place of worship;
 - (b) adult stores do not impact on the amenity of sensitive land uses and places of worship.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.2.3 Assessment benchmarks

Part A—Assessment benchmarks

Table 9.3.2.3—Assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 Adult stores are located a suitable distance away from sensitive land uses and places of worship to ensure that persons occupying or patronising a sensitive land use or place of worship are not confronted by the operations of the adult store.	AO1.1 The distance between the boundary of the land occupied by a sensitive land use and the entrance of a proposed adult store is the greater of the following: <ol style="list-style-type: none">(a) more than 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or(b) more than 100 metres measured in a straight line.

9.3.3 Agricultural activities code

9.3.3.1 Application

This code applies to assessing development for agricultural activities.

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

9.3.3.2 Purpose

- (1) The purpose of the agricultural activities code is to ensure that agricultural activities are located and undertaken so that they remain compatible with the amenity of the area, minimise impacts on sensitive land uses, protect the agricultural viability of land and minimise impacts on environmental values.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) agricultural activities are set back from sensitive land uses to prevent land use conflicts;
 - (b) agricultural activities are undertaken in a way that minimises impacts on environmental values;
 - (c) agricultural activities are designed and located so that they are consistent with the scenic values and rural amenity of the locality;
 - (d) animal keeping, aquaculture, intensive animal industry and intensive horticulture are established on premises that are suitable to accommodate the impacts and scale of the use;
 - (e) rural workers accommodation is located to avoid or minimise impacts on ALC Class A and B land and designed to provide an acceptable level of comfort and amenity to occupants;
 - (f) rural industry is designed and located so as not to adversely impact on rural landscape character, the rural and scenic amenity or the environment.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.3.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 9.3.3.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
General	
PO1 The amenity of sensitive land uses is protected from agricultural activities.	AO1.1 ▼ Commercial fruit and vegetable production does not occur within 50 metres of a sensitive land use.
	AO1.2 ▼ Sugar cane production does not occur within 20 metres of a sensitive land use.
	AO1.3 ▼ Chemical spraying does not occur within 100 metres of a child care centre or educational establishment on weekdays between 7am and 4pm.
	AO1.4 ▼

Performance outcomes	Acceptable outcomes
	<p>Burning of sugar cane including trash does not occur within 100 metres of a child care centre or educational establishment on weekdays between 7am and 4pm.</p> <p>AO1.5 ▼ A 5 metre wide cleared buffer that is trafficable by a four wheel drive vehicle is provided along the full length of the common boundary between an agricultural activity and a sensitive land use.</p>
<p>PO2 Agricultural activities are located and designed to ensure that an acceptable level of amenity is achieved for land in the township zone and the rural residential zone.</p>	<p>AO2.1 ▼ Agricultural activities are setback a minimum distance of 300 metres from land in the township zone and the rural residential zone.</p>
Buffers	
<p>PO3 Sensitive land uses are appropriately separated from agricultural activities to minimise adverse impacts such as chemical spray drift, odour, noise, dust, fire, smoke and ash.</p>	<p>AO3.1 ▼ Where an agricultural activity is proposed on land that adjoins or is within 400 metres of a sensitive land use:</p> <ul style="list-style-type: none"> (a) the agricultural activity must be located at least 300 metres from any sensitive land use, if the land between the activities is cleared, cropped or improved pasture; and (b) the agricultural activity must be located at least 40 metres from any sensitive land use, if the land between the activities is naturally vegetated.
Traffic and access	
<p>PO4 Traffic generated by the development does not result in unacceptable impacts on adjacent land and local road users.</p>	<p>No acceptable outcome prescribed.</p>
Additional requirements for animal keeping, aquaculture, intensive animal industry intensive horticulture and wholesale nursery	
<p>PO5 Development must not have a detrimental impact on the amenity of the area when considering impacts including noise, odour, visual blight and traffic generation.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO6 Development is located and designed to prevent adverse impacts on sensitive land uses.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO7 Waste water, including animal effluent and irrigation water run-off associated with an agricultural activity does not pollute the site.</p>	<p>AO7.1 Waste water, including animal effluent and irrigation water run off, must be:</p> <ul style="list-style-type: none"> (a) treated to ensure the amount of pollutants entering the receiving ground or surface waters is limited to a minimal, reasonable level; or (b) disposed of to the reticulated sewerage network or waste water holding tanks.
<p>PO8 Sufficient area is available to accommodate the development and support the number of animals proposed to be kept, taking into account:</p>	<p>No acceptable outcome prescribed.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (a) the carrying capacity of the water, soils and topography of the land for animal sustenance; (b) minimising land degradation; (c) efficient use of the site; (d) handling land disposal of treated liquid and solid waste; (e) flooding potential of the site; (f) the inclusion of setbacks and buffer areas consisting of landscaping and/or mounding that effectively separates and reduces the impacts of the activity. 	
<p>PO9 Development for animal keeping, aquaculture, intensive animal industry intensive horticulture and wholesale nursery avoids ALC Class A and B land where practicable.</p>	No acceptable outcome prescribed.
<p>PO10 Aquaculture development maximises opportunities to protect ecological values by ensuring:</p> <ul style="list-style-type: none"> (a) the development is designed, constructed and operated to minimise attracting wildlife; (b) waste water effluent meets the requirements of the <i>Environmental Protection (Water) Policy 2009</i>; and (c) ponds are designed and managed so that leakage to groundwater systems is minimal. 	No acceptable outcome prescribed.
<p>PO11 Aquaculture development is sited where the type and integrity of the soil protects against water seepage.</p>	<p>AO11.1 Aquaculture development is designed as follows:</p> <ul style="list-style-type: none"> (a) aquaculture ponds and tanks must be constructed in areas that have impervious soils: <ul style="list-style-type: none"> (i) to eliminate or minimise the loss of water by seepage; (ii) that are close to the surface and extend deep enough to facilitate the construction of both ponds and discharge channels, (b) in areas of pond, tank and/or channel construction, soils must be compacted during construction to minimise the loss of water by seepage.
<p>PO12 Upon cessation of the aquaculture activity, the site is rehabilitated visually and to facilitate agricultural viability.</p>	<p>AO12.1 Upon cessation of the aquaculture activity, the site must be appropriately rehabilitated as follows:</p> <ul style="list-style-type: none"> (a) the site is restored to its original profile; (b) rehabilitation works restore visual amenity of the site, produce a stable landform and where the site is located within the rural zone, restores the agricultural viability of the site.
Additional requirements for roadside stalls	
<p>PO13 A roadside stall does not adversely affect the amenity of the area or interfere with the</p>	<p>AO13.1 ▼ Development for a roadside stall:</p> <ul style="list-style-type: none"> (a) is not located in the township zone; (b) is located within the lot boundary;

Performance outcomes	Acceptable outcomes
agricultural viability of the land upon which it is located.	(c) is located outside existing improved pastures or cropped areas (whether the cropped areas are currently planted or have been left fallow).
	AO13.2 ▼ The development site for the roadside stall does not exceed 100m ² , with no more than 30% of this area comprising the stall itself.
	AO13.3 ▼ No more than 2 signs are located on the development site and each sign does not exceed 3m ² in area.
	AO13.4 The development site contains all parking and vehicle manoeuvring areas and allows for vehicles to enter and exit the development site in forward gear.
	AO13.5 Separate points of ingress and egress are provided to the development site.
Additional requirements for rural industry	
PO14 Rural industry is designed and located so that it will not have a detrimental impact on the surrounding scenic values and rural amenity of the locality.	No acceptable outcome prescribed.
PO15 The operation of the rural industry does not adversely affect the amenity of the surrounding area.	AO15.1 ▼ Access to the rural industry is via a formed, constructed road.
	AO15.2 ▼ Hours of operation are limited to between 6am and 6pm, seven days a week in the township zone.
	AO15.3 ▼ Rural industry is setback at least 100 metres from any existing dwelling.
PO16 The rural industry prevents or minimises any emissions of odour, dust and air pollutants so that: (a) nuisance is not caused beyond the site boundaries; (b) air quality conducive to the health and wellbeing of people is maintained.	No acceptable outcome prescribed.
PO17 The rural industry prevents or manages any discharges of stormwater runoff or wastewater from the site to any waterway or wetland so that: (a) no unacceptable levels of sediment or pollution enter a waterway or wetland; (b) the ecological and hydraulic processes of any waterway or wetland are not adversely affected.	No acceptable outcome prescribed.
PO18 Disposal of solid and liquid waste generated by the rural industry does not result in any on site or off site contamination of soil, surface water and ground water.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Additional requirements for rural workers accommodation	
<p>PO19 Rural workers accommodation is located only where it is required to support an agricultural activity and where it will not have an adverse impact on:</p> <ul style="list-style-type: none"> (a) ALC Class A and Bland; or (b) environmental values; or (c) public infrastructure; or (d) the surrounding scenic values and rural amenity of the locality. 	<p>AO19.1 Rural workers accommodation is provided as follows:</p> <ul style="list-style-type: none"> (a) for a person/s employed full time (minimum of 30 hours per week) on an agricultural activity; (b) the rural workers accommodation is provided on the same site as the agricultural activity for which the workers are employed; (c) the rural workers accommodation is located on a lot in the same ownership as the land containing the agricultural activity for which the workers are employed; (d) for unrelated persons, with a maximum of 5 persons being accommodated at any one time; (e) physical access and infrastructure is adequate to support the rural workers accommodation; (f) vehicle access must be via the same access point as an existing dwelling house on the same lot; (g) the rural workers accommodation will not alienate ALC Class A and B land; (h) the rural workers accommodation will not impact on the scenic amenity of the area; (i) the rural workers accommodation is located on an existing cleared area and no vegetation clearing is required for the development.
<p>PO20 The rural workers accommodation is designed so that it does not take the form of a dwelling house or a caretaker's accommodation.</p>	<p>AO20.1 Each resident worker:</p> <ul style="list-style-type: none"> (a) occupies a single lockable room; (b) does not have the right to occupy the whole of the rural workers accommodation; (c) does not occupy a self-contained unit; (d) shares communal rooms or communal facilities outside of the worker's room with one or more of the other workers. <p>AO20.2 Direct access to each resident worker's room is from a communal outdoor area.</p>

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

9.3.4 Camping, caravans and cabins code

9.3.4.1 Application

This code applies to assessing development for camp grounds, caravan parks and cabins and includes these activities when provided as part of nature-based tourism as well as relocatable home parks and tourist parks.

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

9.3.4.2 Purpose

- (1) The purpose of the camping, caravans and cabins code is to ensure that development for a relocatable home park, tourist park and nature-based tourism which includes camping, caravan and/or cabin facilities provides a high level of amenity for residents and surrounding premises, while avoiding impacts on environmental values.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) relocatable home parks, tourist parks and camping, caravans and/or cabins provided as part of nature-based tourism:
 - (i) are located and designed to provide an attractive environment for occupants;
 - (ii) do not adversely affect the amenity of the area in which they are located;
 - (iii) are designed to complement the surrounding natural environment;
 - (iv) are constructed and operated in a way that minimises impacts on environmental values.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.4.3 Assessment benchmarks

Part A—Assessment benchmarks

Table 9.3.4.3—Assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 Development is: <ol style="list-style-type: none"> (a) consistent with the existing character of the area; (b) contributes towards an attractive streetscape; (c) complements the surrounding natural environment. 	No acceptable outcome prescribed.
PO2 Development is set back from lot boundaries to minimise adverse impacts such as visual, odour and noise on surrounding premises.	AO2.1 Development is setback at least: <ol style="list-style-type: none"> (a) 6 metres from any street frontage; (b) 5 metres from any side and rear boundaries.
	AO2.2

Performance outcomes	Acceptable outcomes
	Setback areas are planted with vegetation that grows in a range of heights, but is no less than 5 metres in height.
	AO2.3 A 1.8 metre high solid screen fence is provided along any boundary adjoining a residential activity or land in a residential precinct.
PO3 Relocatable home parks, tourist parks and nature-based tourism activities are protected from air, noise and odour emissions.	AO3.1 The development site is not within 150 metres of land in an industry precinct.
	AO3.2 Individual sites are located at least 50 metres from the Bruce Highway.
PO4 Pools and other potentially noisy activities or mechanical plant are not located where they adjoin a residential activity or land in a residential precinct.	No acceptable outcome prescribed.
PO5 Development provides high quality facilities for occupants, including convenient access to services and facilities.	No acceptable outcome prescribed.
Site and access requirements	
PO6 The site is of a sufficient size to enable the siting and construction of buildings, individual sites, landscape buffers, open space, vehicle access, parking and associated infrastructure.	No acceptable outcome prescribed.
PO7 The design of internal vehicle and pedestrian and bicycle access promotes convenient and safe access, parking and movement throughout the site.	AO7.1 Internal access roads and shared pedestrian and bicycle paths are designed as follows: (a) vehicular access to each site is via shared private roads; (b) the road and shared pedestrian and bicycle path network together provide access for service and emergency vehicles to each individual site and connect individual sites with amenities, recreational open space and external roads; (c) adjacent car parking must be provided for all camp sites, cabins, relocatable dwellings and permanent caravan sites; (d) private roads are designed in accordance with <i>AS2890.1 - Parking facilities (off-street car parking)</i> and <i>AS2890.2 - Parking Facilities (off street commercial vehicle facilities)</i> ; (e) cul-de-sacs have turning bays at the end capable of allowing emergency vehicles to reverse direction with a maximum of 2 movements; (f) all private roads are sealed to the carriageway widths stated above.
PO8 A range of individual sites are provided to accommodate variations in caravans, annexes and tents.	No acceptable outcome prescribed.
PO9	AO9.1

Performance outcomes	Acceptable outcomes
Individual sites are defined and all caravan sites are located so that caravans can be easily and safely manoeuvred onto or removed from the site utilising private roads.	Individual sites are located at least: <ul style="list-style-type: none"> (a) 1.5 metres from any other individual site boundary; (b) 3 metres from any adjoining building that is not an ablution facility; (c) 10 metres from any ablution facility; (d) 2 metres from a private road; (e) individual sites do not have direct access to the external road network.
PO10 The design and layout of the site promotes casual surveillance and a safe and secure living environment.	No acceptable outcome prescribed.
Open space	
PO11 An appropriate area of open space is provided to meet the recreation needs of occupants.	AO11.1 Landscaped and recreational spaces comprise a minimum of 40% of the site area and include passive and active recreation areas. Note—The required 40% of landscaped and recreational spaces does not include minimum setback areas outlined in AO2.1 and AO2.2.
Services and utilities	
PO12 Development is provided with essential urban infrastructure.	AO12.1 Individual sites have access to reticulated water, sewage disposal facilities and electricity.
PO13 On-site facilities are conveniently located to provide for the storage and collection of waste.	AO13.1 On-site facilities are provided for the storage and collection of waste, with such facilities: <ul style="list-style-type: none"> (a) located in convenient and unobtrusive positions; (b) capable of being serviced by Council's cleansing contractor.

9.3.5 Caretaker's accommodation code

9.3.5.1 Application

This code applies to assessing development for caretaker's accommodation.

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

9.3.5.2 Purpose

- (1) The purpose of the caretaker's accommodation code is to ensure development for caretaker's accommodation is consistent with the continuation of the non-residential use on the same lot while providing an acceptable level of amenity for occupants of the caretaker's accommodation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) caretaker's accommodation is used for genuine caretaking or property management purposes;
 - (b) caretaker's accommodation remains ancillary to the non-residential use on the same lot;
 - (c) an acceptable level of residential amenity is provided for occupants of the caretaker's accommodation.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.5.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 9.3.5.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Residential amenity	
PO1 The design of the caretaker's accommodation achieves an acceptable level of residential amenity for occupants.	No acceptable outcome prescribed.
PO2 The caretaker's accommodation must operate as an independent self-contained dwelling.	No acceptable outcome prescribed.
PO3 Services that are usually associated with a dwelling house are provided on site. Note—This does not include a secondary dwelling, which would not be consistent with the caretaker's accommodation use.	AO3.1 ▼ The caretaker's accommodation includes: <ol style="list-style-type: none"> (a) an area at least 5m² in area for clothes drying facilities; (b) an area for general storage; (c) an area for storage of garbage. AO3.2 ▼ The clothes drying, general storage and garbage storage areas must be: <ol style="list-style-type: none"> (a) screened from any adjacent street frontage; (b) screened from adjoining uses; (c) readily accessible to the caretaker's accommodation.

Performance outcomes	Acceptable outcomes
Amenity	
PO4 The caretaker's accommodation must be designed and constructed so that it is sympathetic to the character of the area, having regard to roof forms, building materials and colours.	No acceptable outcome prescribed.
PO5 The caretaker's accommodation must not adversely affect the amenity of adjacent premises.	No acceptable outcome prescribed.
PO6 Development incorporates innovative and contemporary characteristics which evoke but do not necessarily imitate the Queensland vernacular building style.	AO6.1 ▼ Development is designed to incorporate architectural/design elements detailed in Planning Scheme Policy SC6.1 Building design.
Legitimacy of use	
PO7 The caretaker's accommodation must be necessary for the operation of the non-residential activity on the same lot.	No acceptable outcome prescribed.
PO8 The caretaker's accommodation is occupied by a person employed and with responsibility for the security, maintenance or management of non-residential activities conducted on the same lot. If applicable, the person's immediate family may also occupy the caretaker's accommodation.	No acceptable outcome prescribed.
PO9 The caretaker's accommodation is ancillary to the non-residential activity on the same lot.	AO9.1 ▼ The caretaker's accommodation has a gross floor area not exceeding 200m ² .
	AO9.2 ▼ The caretaker's accommodation is located on the same lot as the non-residential activity.
PO10 No more than 1 caretaker's accommodation is provided on a site, even where the site comprises more than 1 use.	AO10.1 ▼ No more than 1 caretaker's accommodation is established on the lot.
Private open space	
PO11 The caretaker's accommodation is provided with private open space that is useable, adequately screened from the non-residential activities on the site and directly accessible from the dwelling.	AO11.1 ▼ A minimum of 50m ² of private open space must be provided which is landscaped and fenced.
PO12 Private open space is: (a) sited and orientated so that other buildings on the site do not directly overlook the private open space; or (b) screened where direct view is available into the private open space from an existing building.	No acceptable outcome prescribed.
Services	

Performance outcomes	Acceptable outcomes
<p>PO13 The caretaker's accommodation must be provided with an acceptable standard of water supply, waste water disposal, electricity supply and telecommunications infrastructure relative to its location.</p>	<p>AO13.1 ▼ The caretaker's accommodation is connected to electricity supply and telecommunications infrastructure.</p>
	<p>AO13.2 ▼ If the site is in an area serviced or capable of being serviced by reticulated water, the caretaker's accommodation is connected to the reticulated water system.</p>
	<p>AO13.3 ▼ If the site is in an area serviced or capable of being serviced by reticulated sewerage, the caretaker's accommodation is connected to the reticulated sewerage system.</p>
	<p>AO13.4 ▼ If the site is not in an area serviced or capable of being serviced by reticulated water, the caretaker's accommodation is provided with adequate and reliable water supply from on site sources.</p>
	<p>AO13.5 ▼ If the site is not in an area serviced or capable of being serviced by reticulated sewerage, the caretaker's accommodation is provided with an approved on-site waste water disposal system.</p>

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

9.3.6 Child care centre code

9.3.6.1 Application

This code applies to assessing development for a child care centre.

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

9.3.6.2 Purpose

- (1) The purpose of the child care centre code is to ensure that child care centres are conveniently located to meet the needs of the community, incorporate appropriate access arrangements and achieve high standards of safety and quality.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) child care centres are appropriately located to minimise conflict with adjoining land uses;
 - (b) child care centres are located conveniently to service the families who require use of the facility;
 - (c) child care centres achieve a safe and comfortable environment for the minding, education and care of children;
 - (d) child care centres contribute to the visual appeal and amenity of the streetscape.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.6.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 9.3.6.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 The child care centre does not have a detrimental impact on the amenity of the locality and any adjoining residential activities.	AO1.1 ▼ All buildings, car parking, vehicle manoeuvring areas and playground areas are set back at least: <ol style="list-style-type: none"> (a) 6 metres from the primary street frontage; (b) 3 metres from any other street frontage; (c) 3 metres from side and rear boundaries. AO1.2 ▼ A 1.8 metre high solid screen fence is erected on all side and rear boundaries that adjoin residential activities.
PO2 The child care centre is designed and incorporates architectural features so that it blends in and is consistent with the character of the surrounding area.	No acceptable outcome prescribed.
PO3 Adverse impacts on the amenity of the locality as a result of traffic generation and noise emissions are minimised.	No acceptable outcome prescribed.
PO4 The child care centre is appropriately located to provide a safe environment with an acceptable standard of amenity.	No acceptable outcome prescribed.
PO5	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
<p>Child care centres are not located proximate to and are buffered from activities that:</p> <ul style="list-style-type: none"> (a) generate excessive heat, noise or environmental pollution; (b) are likely to expose children to spray or other drift from aerial spraying, crop dusting or fertilising; (c) are used for the manufacture or storage of flammable or combustible materials or dangerous chemicals. 	
Accessibility	
<p>PO6 Child care centres are conveniently located for maximum accessibility.</p>	<p>AO6.1 ▼ A child care centre is located:</p> <ul style="list-style-type: none"> (a) adjacent to community or commercial activities; (b) within established urban areas; (c) so that it has convenient access from the pedestrian and bicycle path networks and/or public transport services.
Site requirements	
<p>PO7 The site has sufficient area and street frontage to accommodate the development, on site car parking and vehicle manoeuvring and required setbacks.</p>	No acceptable outcome prescribed.
Traffic and access	
<p>PO8 The child care centre is located on a street which is accessible and safe. The introduction of non-local residential traffic onto residential streets is avoided.</p>	No acceptable outcome prescribed.
<p>PO9 Adequate, safe and convenient car parking and vehicle movement is provided on site.</p>	<p>AO9.1 ▼ On site car parking and passenger set down and pickup areas are located between the front of the building and the primary street frontage.</p> <p>AO9.2 ▼ Safe pedestrian access is provided direct from the car parking area to the entrance of the child care centre.</p> <p>AO9.3 ▼ Separate points of ingress and egress are provided.</p>
<p>PO10 Child care centres are not located where this may lead to potentially hazardous vehicular or pedestrian movements on adjacent and nearby roads.</p>	No acceptable outcome prescribed.
<p>PO11 The site must be able to accommodate safe ingress and egress of vehicles to and from the site at the design speed of the particular street upon which the child care centre is located.</p>	No acceptable outcome prescribed.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

9.3.7 Commercial activities code

9.3.7.1 Application

This code applies to assessing development for a commercial activity.

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

9.3.7.2 Purpose

- (1) The purpose of the commercial activities code is to ensure that commercial activities are designed to be accessible, usable and convenient. Commercial activities are consolidated within the business precincts and are designed to complement and not detract from the character of the area within which they are located.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) commercial activities are:
 - (i) consolidated in a business precinct; or
 - (ii) are small in scale and are situated where they are required to service persons in the immediate locality;
 - (b) a commercial activity is located on a site that is suitable taking into account the scale of the proposed development, the nature of the activity and its proximity to other compatible commercial activities;
 - (c) commercial activities ensure that the business precincts function as multi-purpose community places serving a variety of retail, commercial, service and community functions;
 - (d) a variety of commercial activities are provided in the business precincts which encourages vibrancy, street life and a safe public environment;
 - (e) commercial activities are safely and easily accessed by the communities they service and integrate with public transport (where available), promote cycling and pedestrian accessibility and provide high quality amenities for all users;
 - (f) commercial activities are designed to provide a high quality of usability and amenity for all patrons;
 - (g) commercial activities do not have a detrimental impact on the amenity of the locality within which they are located;
 - (h) commercial activities exhibit a visually attractive, distinctive built form which includes appropriate landscaping and retains and integrates the character and heritage value of existing development;
 - (i) the amenity and privacy of any adjacent or nearby residential activities is maintained.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.7.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 9.3.7.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 Development is designed and operated to minimise any detrimental affect on the amenity of the area.	No acceptable outcome prescribed.
PO2 Other than in the Innisfail and Tully central business precincts, development on a lot adjoining a residential activity is designed to minimise any detrimental affect on the amenity of the area.	AO2.1 ▼ Development incorporates landscaping buffers a minimum of 1 metre in width and screen fences a minimum of 1.8 metres in height (but tapering to a minimum of 1 metre in height from the front building alignment to the front boundary) along any common boundary with an adjoining residential activity.
	AO2.2 ▼ Illuminated signage and external lighting is such that vertical illumination at a distance of 1.5 metres outside the boundary of the site does not exceed 8 lux measured at any level upwards from ground level.
	AO2.3 ▼ Noise attenuation measures are to be incorporated within developments so that when noise is measured from the boundary of land within an adjoining residential precinct it does not exceed 5 decibels above the background noise level.
PO3 Visual links to views or features of significance are created or maintained through the alignment of new roads and the provision of public spaces.	No acceptable solution prescribed.
PO4 Buildings located in prominent positions, on corner sites, with frontages to major public spaces and State controlled roads or forming part of important vistas are designed taking into account the importance of their location.	No acceptable solution prescribed.
Site requirements	
PO5 The site must be of sufficient size and dimensions having regard to the nature of the use and the potential impact on the amenity of adjoining uses.	No acceptable outcome prescribed.
Location	
PO6 To ensure the consolidation of commercial activities in the business precincts, any commercial activities outside the business precincts are small scale and limited in number.	AO6.1 Commercial activities with a gross floor area less than or equal to 150m ² and located outside a business precinct must: (a) be located at least 2000 metres by road from a business precinct; (b) directly service the local community within 500 metres of the site.

Performance outcomes	Acceptable outcomes
Facilities	
PO7 The use of the bicycle as a mode of transport is encouraged through the provision of appropriate facilities, such as bicycle parking.	No acceptable outcome prescribed.
PO8 Public convenience facilities are provided that are: (a) appropriate to the use and scale of development; (b) accessible; (c) appropriately signed; (d) appropriately lit.	AO8.1 ▼ Public toilet facilities are provided within any building if: (a) the gross floor area used for retail purposes exceeds 500m ² ; or (b) it is used for a food and drink outlet.
	AO8.2 ▼ Public signage is provided at the entry to the public toilet facilities.
Pedestrian access	
PO9 Development contributes to the integrity of the streetscape and provides for maximum accessibility of pedestrians.	No acceptable outcome prescribed.
Access and parking	
PO10 Sufficient parking and service vehicle access is provided to prevent unacceptable off-site impacts.	No acceptable outcome prescribed.

Note—The identified requirement for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

9.3.8 Community activities code

9.3.8.1 Application

This code applies to assessing development for a community activity.

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

9.3.8.2 Purpose

- (1) The purpose of the community activities code is to ensure that community activities are established for the benefit of the community whilst mitigating potential adverse impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) community activities are appropriately located to minimise conflict with adjoining land uses;
 - (b) community activities are integrated and co-located in areas convenient to the community the activity services;
 - (c) community activities are compatible with the amenity and character of the area within which they are located.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.8.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 9.3.8.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 The community activity does not impose unreasonable adverse impacts on any surrounding residential area, including by way of noise, light and odour nuisance.	No acceptable outcome prescribed.
PO2 The scale, height and bulk of any buildings or structures involved in a community activity are no greater than those of surrounding buildings.	No acceptable outcome prescribed.
PO3 Development adjoining or opposite a residential activity is designed to minimise any detrimental affect on the amenity of that residential activity.	AO3.1 ▼ Buildings and noise or light producing outdoor activities on the site are orientated away from adjoining residential activities.
PO4 Waste storage areas are enclosed and screened from the street frontage.	No acceptable outcome prescribed.
PO5 Development on a lot adjoining a residential activity is designed to minimise any detrimental affect on the amenity of the area.	AO5.1 ▼ Development incorporates landscaping buffers a minimum of 1 metre in width and screen fences a minimum of 1.8 metres in height (but tapering to a

Performance outcomes	Acceptable outcomes
	minimum of 1 metre in height from the front building alignment to the front boundary) along any common boundary with an adjoining residential activity.
Location and site requirements	
PO6 The community activity is conveniently located to the community that it is intended to serve.	AO6.1 The community activity is located within a community purpose precinct.
	AO6.2 Development for health care services is located within a community purpose precinct or a business precinct.
PO7 The layout and design of the community activity provides a safe and secure environment for users.	No acceptable outcome prescribed.
PO8 Community activities are appropriately set back and buffered from activities that: (a) generate excessive heat, noise or environmental pollution; or (b) are likely to expose patrons to spray or other drift from aerial spraying, crop dusting or fertilising; or (c) are used for the manufacture or storage of flammable or combustible materials or dangerous chemicals.	No acceptable outcome prescribed.
Car parking and other facilities	
PO9 All the operations of the development are contained within the site.	No acceptable outcome prescribed.
PO10 Adequate car parking and any other ancillary facilities provided as part of the development are sited to be proximate to the use and located on the same site.	No acceptable outcome prescribed.
PO11 Waste disposal facilities are located in convenient and unobtrusive positions and are capable of being serviced by Council's cleansing contractor.	No acceptable outcome prescribed.
Landscaping	
PO12 Landscaping contributes to the amenity of the site and the character of the locality and provides buffering between adjoining land uses.	No acceptable outcome prescribed.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

9.3.9 Dual occupancy code

9.3.9.1 Application

This code applies to assessing development for a dual occupancy.

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

9.3.9.2 Purpose

- (1) The purpose of the dual occupancy code is to facilitate a range of housing options for residents while ensuring that dual occupancies are designed and located to be compatible with the scale and character of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) a variety of housing options are provided within the Region;
 - (b) dual occupancies are designed and located to protect the amenity of adjoining residential activities and contribute positively to the local streetscape;
 - (c) the scale and character of development is consistent with the existing form of development in established residential neighbourhoods;
 - (d) dual occupancies are designed to incorporate tropical design principles;
 - (e) dual occupancies provide a high level of comfort and convenience for occupants.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.9.3 Identified requirements and assessment benchmarks

Part A— Identified requirements and assessment benchmarks

Table 9.3.9.3— Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 Buildings and other structures are of an appropriate design, scale and location so as to: <ol style="list-style-type: none"> (a) blend in with the surrounding environment; (b) avoid any detrimental impact on the amenity of the locality; (c) avoid any detrimental impact on surrounding land uses. 	AO1.1 ▼ Buildings and other structures in the township zone are set back at least: <ol style="list-style-type: none"> (a) 1.5 metres from any side and rear boundaries; (b) 6 metres from the primary street frontage; (c) 3 metres from any other street frontage.
	AO1.2 ▼ Development is designed to incorporate architectural/design elements detailed in Planning Scheme Policy SC6.2 Building design.
	AO1.3 ▼ Development incorporates landscaping buffers a minimum of 1 metre in width and screen fences a minimum of 1.8 metres in height (but tapering to a minimum of 1 metre in height from the front building alignment to the front boundary) along any common boundary with a dwelling house.

Performance outcomes	Acceptable outcomes
PO2 Direct overlooking of main internal living areas or other dwellings is minimised through layout, location and design of windows and balconies.	No acceptable outcome prescribed.
PO3 Site layout and building design protects internal living and sleeping areas from excessive noise impacts.	No acceptable outcome prescribed.
PO4 Dual occupancies have the appearance and scale of a single dwelling when viewed from the street.	No acceptable outcome prescribed.
PO5 Dwellings are sited to promote and encourage a sense of separation and individuality.	No acceptable outcome prescribed.
Site requirements	
PO6 The site is of an appropriate size and dimension to accommodate the development.	AO6.1 ▼ The site has a minimum area of 800m ² and is principally square or rectangular in configuration (ie. not battle axe shaped).
Services	
PO7 A dual occupancy must be provided with an acceptable standard of water supply, waste water disposal, electricity supply and telecommunications infrastructure relative to its location.	AO7.1 ▼ The dwellings are connected to electricity supply and telecommunications infrastructure.
	AO7.2 ▼ If the site is in an area serviced or capable of being serviced by reticulated water, the dwellings are connected to the reticulated water system.
	AO7.3 ▼ If the site is in an area serviced or capable of being serviced by reticulated sewerage, the dwellings are connected to the reticulated sewerage system.
	AO7.4 ▼ If the site is not in an area serviced or capable of being serviced by reticulated water, the dwellings are provided with adequate and reliable water supply from on site sources.
	AO7.5 ▼ If the site is not in an area serviced or capable of being serviced by reticulated sewerage, the dwellings are provided with an approved on-site waste water disposal system.
PO8 Development provides an adequate, functional and convenient area for the storage and collection of waste, such that the waste does not adversely affect the character of the streetscape, or detract from the amenity of the locality for occupants and neighbours.	AO8.1 ▼ Development provides a dedicated area for the storage of waste, which is to be of sufficient size to accommodate 1 wheelie bin per dwelling.
	AO8.2 ▼ The waste storage area must be: (a) imperviously sealed; (b) convenient and accessible to the point of collection; (c) comply with prescribed setbacks; (d) located so it cannot be seen from the street by locating the area to the rear of buildings or applying landscaping and fencing treatments to visually screen the area;

Performance outcomes	Acceptable outcomes
	(e) is no closer than 6 metres from an opening (windows or doors) of habitable rooms and private open space.
Open space and landscaping	
<p>PO9 A pleasant residential living environment is provided for occupants through the provision of adequate open space and landscaping.</p>	<p>AO9.1 ▼ Landscaped open space for each dwelling is provided as follows: (a) for a 1 bedroom dwelling - 20m²; (b) for a 2 bedroom dwelling - 30m²; (c) for a 3 bedroom dwelling - 40m²; (d) for a dwelling with more than 3 bedrooms - 40m² plus 10m² for each bedroom in excess of 3.</p> <p>AO9.2 ▼ 7.5m² of private open space is provided for each dwelling.</p> <p>AO9.3 ▼ Private open space cannot contain waste storage area/s, driveways or car parking.</p> <p>AO9.4 ▼ Landscaped open space and private open space provided in accordance with AO9.1 and AO9.2 has a maximum length to width ratio of 2:1.</p>
<p>PO10 Landscaping contributes to the character of the locality and provides buffering between adjoining land uses.</p>	<p>AO10.1 ▼ Landscaping strips a minimum of 2 metres in width are provided on the site adjacent to all street frontages and for the full width of the frontages (excepting driveway or pedestrian access points).</p> <p>AO10.2 ▼ Landscaping strips a minimum of 1 metre in width are provided adjacent to side boundaries from the street frontage to the line of the building alignment.</p>
Access	
<p>PO11 Development provides occupants and visitors with safe and convenient vehicle access to the dwellings and the road network.</p>	<p>AO11.1 ▼ Dwellings are serviced by: (a) a shared unobstructed driveway with a minimum width of 3.6 metres; or (b) individual unobstructed driveways with a minimum width of 3 metres each.</p> <p>AO11.2 ▼ The surface treatment of any driveway is imperviously sealed.</p> <p>AO11.3 ▼ The driveway design allows for vehicles to enter and exit the site in forward gear.</p>

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirement is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

9.3.10 Dwelling house code

9.3.10.1 Application

This code applies to assessing development for a dwelling house.

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

9.3.10.2 Purpose

- (1) The purpose of the dwelling house code is to facilitate the development of dwelling houses in a way that protects residential amenity and maintains streetscape character.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) dwelling houses are compatible with surrounding development;
 - (b) an acceptable level of services and utilities is provided to a dwelling house;
 - (c) dwelling houses incorporate tropical design principles;
 - (d) sheds, out-buildings and secondary dwellings are compatible with the character of the surrounding area and occur at an acceptable scale.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.10.3 Identified requirements and assessment benchmarks

Part A— Identified requirements and assessment benchmarks

Table 9.3.10.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 Buildings and other structures are of an appropriate design, scale and location so as to: <ol style="list-style-type: none"> (a) blend in with the surrounding environment; (b) avoid any detrimental impact on the amenity of the locality; (c) avoid any detrimental impact on surrounding land uses. 	AO1.1 ▼ Buildings and other structures in the township zone are set back: <ol style="list-style-type: none"> (a) at least: <ol style="list-style-type: none"> (i) 1.5 metres from any side and rear boundaries; (ii) 6 metres from the primary street frontage; (iii) 3 metres from any other street frontage, or (b) in accordance with the Queensland Development Code unless a greater setback is required by (a) above.
	AO1.2 ▼ Buildings and other structures in the rural residential zone are set back at least 5 metres from any side and rear boundaries.
	AO1.3 ▼ Buildings and other structures in a zone other than the rural residential zone and the township zone

Performance outcomes	Acceptable outcomes
	<p>are set back at least 10 metres from any side and rear boundaries.</p> <p>AO1.4 ▼ Buildings and other structures in a zone other than the township zone are set back at least:</p> <ul style="list-style-type: none"> (a) 6 metres from the street frontage where fronting a private road; (b) where the lot is 4,000m² or less in area, 10 metres from the street frontage when fronting a public road; or (c) where the lot is greater than 4,000m² in area, 20 metres from the street frontage when fronting a public road. <p>AO1.5 ▼ Buildings must be located:</p> <ul style="list-style-type: none"> (a) at least 20 metres from a cane railway line; (b) at least 40 metres from a cane railway siding or cane bin loading point. <p>AO1.6 ▼ Development is designed to incorporate architectural/design elements detailed in Planning Scheme Policy SC6.2 Building design.</p>
Services	
<p>PO2 The dwelling house must be provided with an acceptable standard of water supply waste water disposal, electricity supply and telecommunications infrastructure relative to its location.</p>	<p>AO2.1 ▼ The dwelling house (including any secondary dwelling) is connected to electricity supply and telecommunications infrastructure.</p> <p>AO2.2 ▼ If the site is in an area serviced or capable of being serviced by reticulated water, the dwelling house (including any secondary dwelling) is connected to the reticulated water system.</p> <p>AO2.3 ▼ If the site is in an area serviced or capable of being serviced by reticulated sewerage, the dwelling house (including any secondary dwelling) is connected to the reticulated sewerage system.</p> <p>AO2.4 ▼ If the site is not in an area serviced or capable of being serviced by reticulated water, the dwelling house (including any secondary dwelling) is provided with adequate and reliable water supply from on site sources.</p> <p>AO2.5 ▼ If the site is not in an area serviced or capable of being serviced by reticulated sewerage, the dwelling house (including any secondary dwelling) is provided with an approved on-site waste water disposal system.</p>
Secondary dwellings	
<p>PO3 The secondary dwelling must be sited in close proximity to the primary dwelling.</p>	<p>AO3.1 ▼ The secondary dwelling is:</p> <ul style="list-style-type: none"> (a) attached to or included within the primary dwelling; or (b) a detached dwelling located within 10 metres of the primary dwelling and connected by a covered pathway.

Performance outcomes	Acceptable outcomes
<p>PO4 The siting of the secondary dwelling must have regard to the privacy of the occupants of:</p> <ul style="list-style-type: none"> (a) the secondary dwelling; (b) the primary dwelling; (c) dwellings on adjoining lots. 	<p>AO4.1 ▼ The secondary dwelling is designed and located so that:</p> <ul style="list-style-type: none"> (a) there are no direct views between the living areas of the secondary dwelling and the primary dwelling; or (b) there is a direct view into the living areas of the primary dwelling, but it is obscured or screened. <p>AO4.2 ▼ The secondary dwelling is designed and sited so that there are no direct views between the living areas of the secondary dwelling and any dwelling on an adjoining lot.</p>
<p>PO5 The secondary dwelling must be designed and constructed to complement the primary dwelling on the site, having regard to the architectural style, materials, colours and finish of the primary dwelling.</p>	<p>AO5.1 ▼ The architectural style, colours and materials of the secondary dwelling are the same as the primary dwelling.</p>
<p>PO6 The secondary dwelling and the primary dwelling must present as a single dwelling to the street frontage</p>	<p>AO6.1 ▼ The primary dwelling and the secondary dwelling are aligned so as to present as not more than 1 dwelling from the street frontage.</p>
<p>PO7 The gross floor area of the secondary dwelling must not compromise the role of the primary dwelling.</p>	<p>AO7.1 ▼ The maximum gross floor area of the secondary dwelling does not exceed 60m².</p>
<p>PO8 Access to the secondary dwelling and the primary dwelling must be designed to facilitate safe and convenient vehicular and pedestrian movement within the site.</p>	<p>AO8.1 ▼ The secondary dwelling shares its driveway and vehicle crossover with the primary dwelling.</p>
	<p>AO8.2 ▼ The secondary dwelling shares a pedestrian path with the primary dwelling.</p>
<p>PO9 The secondary dwelling must only be occupied as an ancillary use to the primary dwelling.</p>	<p>AO9.1 ▼ No more than 1 secondary dwelling is established on the site.</p>
	<p>AO9.2 ▼ Separate water and electricity meters are not installed for the secondary dwelling.</p>
Residential density	
<p>PO10 Residential density is consistent with that of the surrounding area.</p>	<p>AO10.1 ▼ No more than 1 dwelling house is erected on a lot.</p>

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

9.3.11 Extractive industry code

9.3.11.1 Application

This code applies to assessing development for an extractive industry.

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

9.3.11.2 Purpose

- (1) The purpose of the extractive industry code is to support extractive industry development while ensuring impacts on visual amenity, the environment and the amenity of surrounding residents are minimised.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the exploitation of extractive resources occurs in a sustainable manner;
 - (b) impacts on areas of environmental significance are minimised;
 - (c) land used for extractive industry is progressively and effectively rehabilitated as the resource has been exploited;
 - (d) the road network is protected from inappropriate impacts;
 - (e) extractive industries are effectively separated from any sensitive land uses.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.11.3 Assessment benchmarks

Part A—Assessment benchmarks

Table 9.3.11.3—Assessable development

Performance outcomes	Acceptable outcomes
Site requirements	
PO1 The site must be suitable for the efficient extraction and quarrying of the material with respect to: <ol style="list-style-type: none">(a) geological and geotechnical characteristics of the site;(b) proposed methods of extraction/quarrying.	No acceptable outcome prescribed.
PO2 The site must be of sufficient size and dimensions having regard to: <ol style="list-style-type: none">(a) the nature of the use;(b) the potential impact on the amenity of surrounding uses;(c) the potential impact on local residents and nearby communities;(d) the protection of areas of environmental significance.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
<p>PO3 The site must have sufficient area and dimensions to accommodate:</p> <ul style="list-style-type: none"> (a) the use; (b) any storage and stockpiling areas; (c) required buffers; (d) buildings and parking areas in a safe location. 	No acceptable outcome prescribed.
<p>PO4 The site is capable of containing sediment and erosion control measures.</p>	No acceptable outcomes prescribed.
Buffers and separation distances	
<p>PO5 Vegetated buffers are provided on the perimeter of the extraction and stockpiling areas to ensure that there is no unacceptable impacts on adjoining uses due to dust or visual impacts.</p>	No acceptable outcome prescribed.
<p>PO6 Extractive industries are separated from all activities other than industrial activities.</p>	<p>AO6.1 The minimum separation distance between an extractive industry and all uses other than industrial activities is as follows:</p> <ul style="list-style-type: none"> (a) for an extractive industry where the extraction or processing of the extractive resource involves blasting or crushing, 1000 metres; (b) for all other extractive industries, 200 metres.
<p>PO7 Extractive industry haul routes are separated from sensitive land uses to prevent any adverse impacts in terms of noise, dust and ground vibration.</p>	<p>AO7.1 The separation distance between a sensitive land use and a haul route is a minimum of 100 metres from:</p> <ul style="list-style-type: none"> (a) either side of the road or rail reserve boundary; or (b) if there is no road or rail reserve, the centreline of the proposed haul route.
Traffic and access	
<p>PO8 Access to the extractive industry must be adequate to cater for the haulage of extracted material and other associated traffic, while not creating a nuisance or safety concern for adjoining residents or users of the roads along the route.</p>	No acceptable outcome prescribed.
<p>PO9 Access to the site is constructed:</p> <ul style="list-style-type: none"> (a) to a standard sufficient to accommodate vehicles that will be required to access the site; (b) to provide for the maintenance of adequate sight distances. 	<p>AO9.1 Access to the site is designed in accordance with Australian Standards <i>AS2890.1 - Parking facilities (off-street car parking)</i> and <i>AS2890.2 - Parking Facilities (off street commercial vehicle facilities)</i>.</p>
<p>PO10 Development incorporates any necessary road and access upgrades to facilitate the development without impacting on the operation and standard of the road network for other users.</p>	No acceptable outcome prescribed.
Rehabilitation	
PO11	AO11.1

Performance outcomes	Acceptable outcomes
The site must be progressively rehabilitated to an acceptable standard.	The site must be progressively rehabilitated to ensure that: <ul style="list-style-type: none"> (a) a stable landform is achieved; (b) there are no adverse environmental impacts; (c) the site is suitable for alternative uses, such as permanent plantation, animal husbandry or cropping.
Environmental values	
PO12 Development avoids impacts on areas of environmental significance.	AO12.1 The site does not contain any areas of high environmental significance.
	AO12.2 Areas of environmental significance are retained during the operation and rehabilitation of the site.
PO13 Water from within or adjacent to the site must not adversely impact on the quality or quantity of the receiving ground or surface waters.	No acceptable outcome prescribed.
PO14 An environmental management plan is developed to ensure environmental management requirements are properly identified and their effective implementation and monitoring appropriately planned to minimise environmental impact.	No acceptable outcome prescribed.
PO15 Extraction volumes are planned and staged so that a suitable and sustainable landscape form remains on the site.	No acceptable outcomes prescribed.
Public safety	
PO16 The operation of the extractive industry does not compromise public safety.	AO16.1 Safety fencing is provided around extractive industry stockpiles and operations.
	AO16.2 Blasting does not result in material escaping or being ejected from the site.
	AO16.3 Prior to any blasting, notices of warning which provide warning to those working on the site and to passers by is erected and kept clearly exhibited on the approaches to, and not less than 400 metres from the site of the blasting.
	AO16.4 Blasting and other operations are confined to the following periods: <ul style="list-style-type: none"> (a) blasting operations are limited to the hours of 9.00am to 5.00pm Monday to Friday; (b) other operations are limited to the hours of 6.00am to 6.00pm Monday to Friday and 7.00am to 5.00pm on Saturdays; (c) no operations are conducted on Sundays or public holidays.

9.3.12 Home based business code

9.3.12.1 Application

This code applies to assessing development for a home based business.

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

9.3.12.2 Purpose

- (1) The purpose of the home based business code is to facilitate home based business activities while ensuring the amenity of the residential neighbourhood is maintained.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the design and operation of home based business is appropriate having regard to the prevailing residential character of the area and the amenity of adjoining residential activities;
 - (b) home based business is of a scale and conducted at a level of intensity that does not detrimentally impact on the amenity of residential areas or the occupants of residential premises;
 - (c) bed and breakfast and farm stay development is low key and low scale and operates at a standard appropriate to the needs of the travelling public.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.12.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 9.3.12.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 Home based business is compatible with the surrounding area.	AO1.1 ▼ The home based business is conducted only by a resident or residents of the dwelling.
	AO1.2 ▼ The total area used for the home based business is not greater than: <ol style="list-style-type: none"> (a) 50m² where within a dwelling house; (b) 20m² where within a dwelling of a dual occupancy or multiple dwelling.
	AO1.3 ▼ No goods or equipment associated with the home based business are stored or displayed so as to be visible from outside the site.
	AO1.4 ▼ There is no public display or offering of goods for retail sale from the site.
	AO1.5 ▼

Performance outcomes	Acceptable outcomes
	<p>In the township zone and rural residential zone, there are no more than 8 customer/client visits to the site per day.</p> <p>AO1.6 ▼ In the township zone and rural residential zone and except for bed and breakfast and farm stay development, customer/client visits do not occur outside the following hours: (a) 8.00am to 8.00pm Monday to Friday and 8.00am to 6.00pm on Saturday; (b) no visits at all on Sundays or on public holidays.</p> <p>AO1.7 ▼ The number of persons employed for the home based business who are not residents of the dwelling does not exceed 1.</p> <p>AO1.8 ▼ In the township zone and rural residential zone, no more than 1 home based business is carried out per dwelling.</p>
<p>PO2 A home based business must not adversely affect the amenity of the surrounding area.</p>	<p>AO2.1 ▼ No more than 1 commercial vehicle associated with the home based business is garaged/parked on the site.</p> <p>AO2.2 ▼ No vehicle is fuelled, serviced or repaired on the site.</p> <p>AO2.3 ▼ Loading or unloading of goods is undertaken within the site.</p> <p>AO2.4 ▼ The home based business does not involve an environmentally relevant activity.</p> <p>AO2.5 ▼ In the township zone and rural residential zone, the home based business is: (a) conducted entirely within the dwelling or an enclosed structure such as a shed or garage and: (i) operates at any given time; (ii) does not generate noise or emissions, or (b) conducted within the curtilage of the dwelling and: (i) operates between the hours of 8.00am to 7.00pm Monday to Friday and 9.00am to 6.00pm on Saturday; (ii) does not operate on Sundays and public holidays.</p> <p>AO2.6 ▼ Advertising signage is limited to 1 device no greater than 0.3m² in area per site and is not illuminated.</p> <p>AO2.7 ▼ Waiting areas, entry areas and business telephones are located away from windows and doors where adjacent to neighbouring properties.</p> <p>AO2.8 ▼</p>

Performance outcomes	Acceptable outcomes
	Vehicle access must be via the same access point as the existing dwelling.
<p>PO3 The home based business does not interfere with the amenity of the neighbourhood:</p> <ul style="list-style-type: none"> (a) from the operation of machinery or electrical equipment; or (b) from light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, electrical interference or otherwise. 	<p>AO3.1 ▼ The home based business does not involve activities that would ordinarily be associated with an industrial activity.</p>
<p>PO4 The storage of chemicals, gases or other hazardous materials associated with the home based business must not compromise the safety of the neighbourhood and adjacent residents.</p>	<p>AO4.1 ▼ The amount of stored chemicals, gases or other hazardous materials is no more than the limits normally associated with a dwelling house use.</p>
Additional requirements for bed and breakfast and farm stay development	
<p>PO5 Bed and breakfast and farm stay development is low in scale to ensure:</p> <ul style="list-style-type: none"> (a) its compatibility within the surrounding area; (b) its minimal impact on Council's infrastructure including water supply, sewerage and road networks. 	<p>AO5.1 ▼ Bed and breakfast and farm stay development occurs only in association with a dwelling house and:</p> <ul style="list-style-type: none"> (a) no more than 3 bedrooms of the dwelling house are available for use by guests; or (b) is limited to a maximum of 3 non self-contained cabins as follows: <ul style="list-style-type: none"> (i) the cabins are located within 20 metres of the dwelling house; (ii) the cabins have a maximum gross floor area of 40m² each; (iii) the cabins may contain an ensuite bathroom; (iv) the cabins must not contain kitchen facilities, other than a bar fridge and tea and coffee making facilities; (v) the cabins must not contain laundry facilities.
<p>PO6 Bed and breakfast and farm stay development is designed to minimise impacts on the amenity of the surrounding area.</p>	<p>AO6.1 ▼ Bed and breakfast and farm stay development has the appearance of a dwelling house from the street.</p> <p>AO6.2 ▼ Where the bed and breakfast or farm stay development is located outside the dwelling house on the same lot, the buildings used for the development:</p> <ul style="list-style-type: none"> (a) incorporate an architectural style, colours and materials that match the existing dwelling house or other buildings in the locality (excepting Class 10a buildings); or (b) are of a traditional design and form and use neutral or other subdued colours or finishes so as to be visually unobtrusive.
<p>PO7 Car parking areas and site access associated with bed and breakfast and farm stay development do not dominate the frontage of the site.</p>	<p>AO7.1 ▼ Car parking areas are at least 3 metres from the street frontage and visually screened from view from the street.</p> <p>AO7.2 ▼</p>

Performance outcomes	Acceptable outcomes
	Car parking and driveway areas appear consistent with that provided for a dwelling house.
<p>PO8 Bed and breakfast and farm stay development does not adversely impact on agricultural activities or the agricultural viability of land in the rural zone.</p>	<p>AO8.1 ▼ Bed and breakfast and farm stay development: (a) is contained within an existing dwelling house on the same lot; or (b) outside existing improved pastures or cropped areas (whether the cropped areas are currently planted or have been left fallow).</p> <p>AO8.2 ▼ Where the bed and breakfast or farm stay development is not located within an existing dwelling house and an agricultural activity is occurring on the site or adjoining land, the development is not located within: (a) 25 metres of where animals are housed; (b) 50 metres of where agricultural chemicals are used or stored; (c) 50 metres from where petroleum products are stored.</p>
<p>PO9 Bed and breakfast and farm stay development provides accommodation for only short-term stays.</p>	<p>AO9.1 ▼ Guests of bed and breakfast and farm stay development stay for no more than 14 consecutive nights.</p>

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9.3.13 Industrial activities code

9.3.13.1 Application

This code applies to assessing development for an industrial activity.

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

9.3.13.2 Purpose

- (1) The purpose of the industrial activities code is to support the growth and diversification of industrial activities in the Region while minimising the effect on the amenity of the area in which they are located.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) industrial activities are consolidated in the industry precinct, except for a service station use which may also be appropriate in a business precinct, other than the Innisfail and Tully central business precincts;
 - (b) industrial activities are designed so that they are compatible with the amenity and character of the areas in which they are located;
 - (c) industrial activities do not impact on the amenity of adjoining and nearby non-industrial activities;
 - (d) industrial activities avoid environmental nuisance or harm to environmental values.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.13.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 9.3.13.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 Industrial activities must be designed and operated to minimise any detrimental affect on the amenity of the area.	No acceptable outcome prescribed.
PO2 Development for an industrial activity on a lot adjoining or opposite a residential activity must be designed and operated to minimise any detrimental affect on that residential activity.	AO2.1 ▼ Buildings and activities on the site are orientated away from adjoining residential activities.
	AO2.2 ▼ Development incorporates landscaping buffers a minimum of 1 metre in width and screen fences a minimum of 1.8 metres in height (but tapering to a minimum of 1 metre in height from the front building alignment to the front boundary) along any common boundary with an adjoining residential activity.
PO3 The industrial activity must be of a scale and	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
intensity that is suitable taking into account the surrounding area.	
PO4 Development is located to avoid or minimise impacts on residential areas.	AO4.1 Industrial activities are not located in a residential precinct.
PO5 Buildings used for an industrial activity are articulated to reduce the appearance of unbroken and continuous blank walls.	AO5.1 ▼ Where the length of any section of the building exceeds 30 metres, the design reduces the appearance of length through: (a) the use of recesses; (b) variation in building line; (c) variation in colours; (d) variation in materials.
PO6 Buildings used for an industrial activity are designed and finished to be of high quality, contemporary appearance comprising a combination of materials.	No acceptable outcome prescribed.
PO7 A building used for an industrial activity is designed and orientated to address the street frontage.	AO7.1 ▼ Where the site has 1 street frontage, the building is orientated toward that frontage.
	AO7.2 ▼ Where the site has 2 or more street frontages, the building is orientated towards the primary street frontage.
	AO7.3 ▼ The main entry to the building: (a) is part of the building façade facing the primary street frontage; or (b) is clearly identifiable from the primary street frontage.
	AO7.4 ▼ Any office space is sited and orientated towards the primary street frontage.
Location and site requirements	
PO8 Industrial activities are consolidated in the industry precinct, except for a service station use which may be located in a business precinct other than the Innisfail central business precinct and Tully central business precinct.	AO8.1 Industrial activities are located in the industry precinct.
PO9 The industrial activity is established on a site with sufficient area and dimensions to accommodate: (a) the building or buildings; (b) on site parking areas and service vehicle provision; (c) vehicle access and on site movement; (d) storage areas; (e) landscaping; (f) buffers.	No acceptable outcome prescribed.
PO10 Industrial activities are established on land that has access to an appropriate range of infrastructure services.	AO10.1 ▼ Development is connected to: (a) the reticulated water system; (b) the reticulated sewerage system; (c) electricity and telecommunications

Performance outcomes	Acceptable outcomes
	infrastructure.
General requirements	
PO11 Development must not result in a sensitive land use being exposed to industrial air, noise and odour emissions that impact on human health, wellbeing and amenity.	AO11.1 ▼ The use is designed to ensure that: (a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met; (b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i> are met.
	AO11.2 ▼ Noxious and offensive odours are not experienced at the location of sensitive land uses.
Site access, parking, servicing and loading	
PO12 Access to and from the site must be adequate to cater for the number and type of vehicles and other traffic associated with the use, while not creating a nuisance or safety concern for adjoining land uses or users of the roads along the route.	No acceptable outcome prescribed.
PO13 Vehicle parking and access is designed to: (a) operate in a safe and efficient manner; (b) prevent unacceptable off-site impacts; (c) be visually unobtrusive.	AO13.1 ▼ Access and parking is designed in accordance with Australian Standards <i>AS2890.1 - Parking facilities (off-street car parking)</i> and <i>AS2890.2 - Parking Facilities (off street commercial vehicle facilities)</i> .
PO14 Loading areas for service vehicles are designed to: (a) be accommodated on-site; (b) maximise safety and efficiency of loading; (c) protect the visual and acoustic amenity of the premises and adjoining premises.	AO14.1 ▼ Loading facilities: (a) are contained wholly within the site; (b) are located at the rear or side of the premises.
Landscaping and buffering	
PO15 Landscaping design: (a) is of an appropriate scale relative both to the road reserve width and to the size and nature of the development; (b) is sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, views, underground services and drainage lines; (c) provides visual relief and shade to open car parking areas and buildings; (d) contributes to safety and security.	No acceptable outcome prescribed.
Environmental values	
PO16 Emission of contaminants to surface or ground water (including contaminated stormwater) must not result in environmental harm or nuisance.	AO16.1 ▼ All liquid wastes are contained and: (a) discharged to the reticulated sewerage system; or (b) removed from the site.
	AO16.2 ▼ Storage areas of potentially contaminating substances or areas where potentially contaminating activities are conducted are covered and contained to prevent ingress of rainfall or run-

Performance outcomes	Acceptable outcomes
	off and to control spillage.
Additional requirements for low impact industry and marine industry	
PO17 Low impact industry and marine industry is designed and operated to ensure that vibration and air quality impacts on the surrounding area are at a level that would be reasonably expected.	No acceptable outcome prescribed.
Additional requirements for medium impact industry, high impact industry and special industry	
PO18 Medium impact industry, high impact industry and special industry is located to ensure the risk to public safety and property from hazards such as fire, explosion and chemical release are minimised.	No acceptable outcome prescribed.
PO19 Medium impact industry, high impact industry and special industry is designed to ensure that vibration and air quality impacts on the surrounding area are minimal and at a level that would be reasonably expected.	No acceptable outcome prescribed.
PO20 Development for medium impact industry, high impact industry and special industry is located a sufficient distance from sensitive land uses to prevent sensitive land uses being exposed to industrial air, noise and odour emissions that impact on human health, wellbeing or amenity.	AO20.1 ▼ A site used for medium impact industry is not located within 250 metres of a site used for a sensitive land use.
	AO20.2 ▼ A site used for high impact industry is not located within 500 metres of a site used for a sensitive land use.
	AO20.3 ▼ A site used for special industry is not located within 1.5 kilometres of a site used for a sensitive land use.
PO21 Development is not exposed to potential impacts from special industry that will affect human health, wellbeing, human safety or amenity.	No acceptable outcome prescribed.
Additional requirements for service stations	
PO22 Development involving a service station is located so that it is convenient to the travelling public.	AO22.1 The service station is located on a State controlled road or a higher order local road.
PO23 Service stations must be located to ensure the risk to public safety and property from hazards such as fire, explosion and chemical release are minimised.	No acceptable outcome prescribed.
PO24 The layout of the site for a service station must provide convenient and safe access with minimal conflicts between traffic flows.	AO24.1 Fuel pumps are at least 8 metres from any street frontage.
	AO24.2 Inlets to bulk fuel storage tanks are situated on the site so that fuel delivery vehicles are located wholly within the site while discharging fuel into the tanks.
PO25	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
The location, design and layout of service stations provide for safe and convenient vehicle movement to and from the site consistent with minimising disruption to the flow of traffic on the adjoining roads and to provide for pedestrian safety within and adjacent to the site.	
<p>PO26 Customer air and water facilities are located so that:</p> <ul style="list-style-type: none"> (a) vehicles using, or waiting to use the facility are standing wholly within the site; (b) an adequate buffer can be provided to any adjoining residential activity. 	<p>AO26.1 Customer air and water facilities are situated within the site and are not closer than 5 metres to any boundary of the site.</p>

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

9.3.14 Multiple dwelling code

9.3.14.1 Application

This code applies to assessing development for a multiple dwelling.

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

9.3.14.2 Purpose

- (1) The purpose of the multiple dwelling code is to allow for a range of housing options for residents while ensuring that multiple dwelling development is designed and located to be compatible with the scale and character of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) multiple dwelling development is of high quality and visually attractive, with a variable built form which addresses the street and integrates with adjoining development;
 - (b) diverse housing options are developed across the Region;
 - (c) development provides a pleasant living environment appropriate to the lifestyle and climate of the Region;
 - (d) opportunities to increase density in the residential choice precinct are realised, without having a significant impact on the streetscape and character values of the neighbourhood;
 - (e) the impact of development on neighbouring residents is managed;
 - (f) multiple dwelling developments are climatically responsive and incorporate tropical design principles;
 - (g) multiple dwelling development provides a high level of comfort and convenience for occupants;
 - (h) a high standard of privacy and amenity is achieved by minimising overlooking on private and communal recreation spaces and neighbouring properties, and by minimising noise and light nuisance.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.14.3 Assessment benchmarks

Part A—Assessment benchmarks

Table 9.3.14.3—Assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 Buildings and other structures are of an appropriate design, scale and location so as to: (a) blend in with the surrounding environment; (b) avoid any detrimental impact on the amenity of the locality; (c) avoid any detrimental impact on surrounding land uses.	AO1.1 Buildings and other structures comply with the height requirements as specified for the zone or precinct within which they are located.
	AO1.2 Buildings and other structures in the township zone are set back at least: (a) from side and rear boundaries - 2 metres, plus 0.5 metres for every 3 metres or part thereof

Performance outcomes	Acceptable outcomes
	<p>by which the height of the building exceeds 7.5 metres;</p> <p>(b) from the primary street frontage - 6 metres;</p> <p>(c) from any other street frontage - 3 metres;</p> <p>(d) from any public open space - 4.5 metres.</p> <p>AO1.3 Development is designed to incorporate architectural/design elements detailed in Planning Scheme Policy SC6.1 Building design.</p> <p>AO1.4 Development incorporates landscaping buffers a minimum of 1 metre in width and screen fences a minimum of 1.8 metres in height (but tapering to a minimum of 1 metre in height from the front building alignment to the front boundary) along any common boundary with a dwelling house.</p> <p>AO1.5 If the site is less than 1 hectare in area, a maximum of 6 dwellings are contained in 1 building.</p> <p>AO1.6 If the site is 1 hectare or greater in area, buildings comprise a maximum of 12 dwellings, provided that no more than 50% of the buildings on the site contain the maximum 12 dwellings.</p>
<p>PO2 Multiple dwellings address the street frontage and provide a high level of privacy and amenity for dwellings within and adjacent to the site by:</p> <p>(a) optimising the number of dwellings, windows and balconies that address adjoining roads, communal recreation areas and open spaces;</p> <p>(b) where dwellings are located towards the rear of the site, optimising the number of habitable rooms overlooking on-site communal space;</p> <p>(c) minimising the number of habitable rooms overlooking adjoining residential activities.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO3 Walls and outdoor entertainment areas are sited and designed so that they do not have an adverse impact on the amenity or privacy of adjacent properties.</p>	<p>AO3.1 Where the development is adjacent to a lot containing a dwelling house, the external walls of buildings are a minimum of:</p> <p>(a) 2 metres from a side boundary at ground level;</p> <p>(b) 3 metres from a side boundary on any level above ground level.</p> <p>AO3.2 Balconies, patios and verandahs are not sited overlooking side and rear property boundaries adjacent to land in a residential precinct.</p>
<p>PO4 Car parking areas are located so that headlights and noise from the opening and shutting of car doors do not have an impact on the amenity of adjoining residential activities.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO5</p>	<p>No acceptable outcome prescribed.</p>

Performance outcomes	Acceptable outcomes
Dwellings are designed to promote and encourage a sense of separation and individuality.	
Site requirements and layout	
PO6 The site is of an appropriate size and dimension to accommodate the development.	AO6.1 The site has a minimum area of 800m ² and is principally square or rectangular in configuration (ie. not battle axe shaped).
PO7 Site layout and building design: (a) provides a visibly clear pedestrian entrance to and from the building; (b) minimises the potential for pedestrian and vehicular conflict; (c) provides an active frontage to the street or adjacent parkland; (d) promotes casual surveillance; (e) provides a safe environment for occupants and visitors.	AO7.1 The main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage.
	AO7.2 Access from the street to the entrance of the building/s or individual dwellings is easily identified.
	AO7.3 Vehicular access to the site is separate from the pedestrian access.
	AO7.4 Street and parkland frontages comprise active spaces, such as living rooms of dwellings, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance.
Site coverage and densities	
PO8 Buildings are designed and located to maximise the separation between buildings and open space around buildings to maintain an open character.	AO8.1 Site cover of buildings does not exceed: (a) 50% if 1 storey; (b) 40% where exceeding 9.5 metres in height.
PO9 The density of dwellings results in: (a) consistency in built form with the existing character and amenity of the area; (b) a sufficient level of amenity both internal and external to the site.	AO9.1 Residential density is limited to: (a) for a dwelling containing 1 bedroom or comprising a studio apartment, 1 dwelling per 150m ² of site area; (b) for a dwelling containing 2 bedrooms, 1 dwelling per 200m ² of site area; (c) for a dwelling containing 3 bedrooms, 1 dwelling per 250m ² of site area; (d) for a dwelling containing more than 3 bedrooms, 1 dwelling per 300m ² of site area.
	AO9.2 The multiple dwelling development includes no more than 1 studio apartment or 1 bedroom dwelling for every 4 dwellings or part thereof.
Services and facilities	
PO10 Multiple dwellings must be provided with an acceptable standard of water supply, waste water disposal, electricity supply and telecommunications infrastructure relative to its location.	AO10.1 The dwellings are connected to electricity supply and telecommunications infrastructure.
	AO10.2 If the site is in an area serviced or capable of being serviced by reticulated water, the dwellings are connected to the reticulated water system.
	AO10.3 If the site is in an area serviced or capable of being serviced by reticulated sewerage, the dwellings are connected to the reticulated sewerage system.

Performance outcomes	Acceptable outcomes
	<p>AO10.4 If the site is not in an area serviced or capable of being serviced by reticulated water, the dwellings are provided with adequate and reliable water supply from on site sources.</p> <p>AO10.5 If the site is not in an area serviced or capable of being serviced by reticulated sewerage, the dwellings are provided with an approved on-site waste water disposal system.</p>
<p>PO11 Development provides an adequate, functional and convenient area for the storage and collection of waste, such that the waste does not adversely affect the character of the streetscape, or detract from the amenity of the locality for occupants and neighbours.</p>	<p>AO11.1 Development provides a dedicated area for the storage of waste, which is to be of sufficient size to accommodate 1 wheelie bin per dwelling.</p> <p>AO11.2 The waste storage area must be imperviously sealed and:</p> <ul style="list-style-type: none"> (a) provided within an appropriately designed and well ventilated area of the building; (b) convenient and accessible to the point of collection; (c) comply with prescribed setbacks; (d) located so it cannot be seen from the street by locating the area to the rear of buildings or applying landscaping and fencing treatments to visually screen the area; (e) is no closer than 6 metres from an opening (windows or doors) of habitable rooms and private open space.
<p>PO12 Service structures and mechanical plant (including individual air conditioning equipment for dwellings) are visually integrated into the design and finish of the building or effectively screened from view.</p>	<p>AO12.1 Service structures and mechanical plant are not visible from, or are fully screened from:</p> <ul style="list-style-type: none"> (a) the street; (b) adjoining properties; (c) public open space. <p>AO12.2 Mechanical plant is not located:</p> <ul style="list-style-type: none"> (a) on balconies or adjacent to other liveable areas; (b) near multiple reflective surfaces such as walls and eaves.
Open space and landscaping	
<p>PO13 A pleasant residential living environment is provided for occupants through the provision of adequate open space and landscaping.</p>	<p>AO13.1 Landscaped open space for each dwelling is provided as follows:</p> <ul style="list-style-type: none"> (a) for a 1 bedroom dwelling - 20m²; (b) for a 2 bedroom dwelling - 30m²; (c) for a 3 bedroom dwelling - 40m²; (d) for a dwelling with more than 3 bedrooms - 40m² plus 10m² for each bedroom in excess of 3. <p>AO13.2 7.5m² of private open space is provided for each dwelling.</p> <p>AO13.3 Private open space cannot contain waste storage area/s, driveways or car parking.</p>

Performance outcomes	Acceptable outcomes
	<p>AO13.4 Landscaped open space and private open space provided in accordance with AO13.1 and AO13.2 has a maximum length to width ratio of 2:1.</p>
<p>PO14 Landscaping strips a minimum of 2 metres in width are provided on the site adjacent to all street frontages and for the full width of the frontages (excepting driveway or pedestrian access points).</p>	<p>AO14.1 Landscaping strips a minimum of 2 metres in width are provided on the site adjacent to all street frontages and for the full width of the frontages (excepting driveway or pedestrian access points).</p> <p>AO14.2 Landscaping strips a minimum of 1 metre in width are provided adjacent to side boundaries from the street frontage to the line of the building alignment.</p>
Access and parking	
<p>PO15 Development provides occupants and visitors with safe and convenient vehicle access to dwellings and the road network.</p>	<p>AO15.1 Access to dwellings is provided in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p> <p>AO15.2 The surface treatment of any driveway is imperviously sealed.</p> <p>AO15.3 The driveway design allows vehicles to enter and exit the site in forward gear.</p>
<p>PO16 Development integrates car parking areas and structures into the design of the overall development.</p>	<p>AO16.1 Car parking areas are screened from view from street frontages, public parklands and adjoining land.</p> <p>AO16.2 Car parking areas are not located between the building and the primary street frontage, unless incorporated within a basement or for visitor car parking.</p> <p>AO16.3 Basement or undercroft car parking facilities do not protrude above adjacent ground level by more than 1.2 metres measured to the top of the slab.</p>

Note—Despite Planning Scheme Policy SC6.3 FNQROC Development Manual identifying that it is not prescriptive and only a guideline for the purpose of satisfying acceptable outcomes in the planning scheme, the FNQROC Development Manual is to be treated as standards to be met when used as an acceptable outcome in the planning scheme.

9.3.15 Recreational activities code

9.3.15.1 Application

This code applies to assessing development for a recreational activity.

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

9.3.15.2 Purpose

- (1) The purpose of the recreational activities code is to ensure that recreational activities meet the recreational needs of the public while having a minimal impact on the amenity of a locality.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) recreational activities are provided in appropriate locations;
 - (b) recreational activities provide a safe environment for users;
 - (c) the impact of recreational activities on surrounding land uses is minimal;
 - (d) noise and light impacts on surrounding residential activities is minimised.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.15.3 Identified requirements and assessment benchmarks

Part A— Identified requirements and assessment benchmarks

Table 9.3.15.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 Recreational activities are designed, located and operated to minimise any detrimental impacts, including noise, light, dust, smell and traffic generation, on the existing amenity of the locality.	No acceptable outcome prescribed.
PO2 Development adjoining or opposite a residential activity is designed to minimise any detrimental affect on the amenity of that residential activity.	AO2.1 ▼ Buildings and intrusive outdoor activities on the site are orientated away from adjoining residential activities.
PO3 The built form of the development and the treatment of roads, landscaping and services are compatible with the surrounding built and natural environment.	No acceptable outcome prescribed.
PO4 The design of any building is of a high standard and includes the articulation of external walls and the considered use of materials, colours and other finishes.	AO4.1 ▼ Unarticulated blank walls do not exceed 10 metres in length.
	AO4.2 ▼ A variety of materials and finishes are incorporated in the building design.

Performance outcomes	Acceptable outcomes
Siting and design	
PO5 The siting and design of recreational activities is compatible with nearby development and conveniently located for users.	No acceptable outcome prescribed.
PO6 Any building associated with a recreational activity: (a) is ancillary to the recreational activity; (b) is of a scale, height and bulk that is consistent with those of surrounding buildings.	No acceptable outcome prescribed.
PO7 All the operations of the development are contained within the site.	No acceptable outcome prescribed.
Environmental values	
PO8 Recreational activities are designed to minimise impacts on the environmental values of the site and the surrounding area.	No acceptable outcome prescribed.
PO9 Esplanades, foreshores and reserves adjacent to a river, creek and the ocean must be preserved for public enjoyment and/or conservation purposes.	No acceptable outcome prescribed.
PO10 Buildings and other structures are not located on esplanade, foreshore or reserves adjacent to rivers, creeks and the ocean where they can be located elsewhere.	AO10.1 ▼ Buildings and other structures are not erected on an esplanade, foreshore or reserve adjacent to a river, creek or the ocean.
Car parking and other facilities	
PO11 Adequate car parking and any other ancillary facilities provided as part of the development are sited to be proximate to the use and located on the same site.	No acceptable outcome prescribed.
PO12 Waste disposal facilities are located in convenient and unobtrusive positions and are capable of being serviced by Council's cleansing contractor.	No acceptable outcome prescribed.
Accessibility	
PO13 Recreational activities are located in accessible locations proximate to other community services and facilities.	No acceptable outcome prescribed.
PO14 Recreational activities are appropriate to the social and economic needs of the community, particularly those persons who have limited mobility, young people, the disabled and parents with young children.	No acceptable outcome prescribed.
Safety and security	

Performance outcomes	Acceptable outcomes
PO15 Recreational activities are designed to provide a safe and secure environment for users.	No acceptable outcome prescribed.
Landscaping	
PO16 Landscaping contributes to the character of the locality and provides buffering between adjoining land uses.	No acceptable outcome prescribed.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

9.3.16 Retirement and residential care facilities code

9.3.16.1 Application

This code applies to assessing development for retirement facilities and residential care facilities.

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

9.3.16.2 Purpose

- (1) The purpose of the retirement and residential care facilities code is to provide a range of specialised housing and accommodation for older people and people who cannot live independently and require continuous care.

In the villages local plan area, retirement facilities may take the form of low density independent living units which are designed similar to a multiple dwelling, except that they are purpose built for persons of post-retirement age and are limited to occupation by persons of post-retirement age.

In the Innisfail, Tully, Greater Mission Beach and Cardwell local plan areas, retirement facilities may be larger and incorporate on-site management, recreation areas, meal preparation and service and medical care. These larger retirement facilities may also take the form of a gated community, with individual accommodation units facing towards a common area or private road.

In all circumstances, the facility should be designed to be consistent with the existing character of the town or village within which it is located.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) for retirement facilities:
 - (i) a balance of specialised housing is provided for older people while providing the opportunity to participate in the wider community;
 - (ii) a choice of housing options for older people is provided;
 - (iii) retirement facilities are located where occupants can have easy and direct access to the neighbourhood, public transport, services and facilities;
 - (iv) a home-like, non-institutional environment is created that promotes individuality, a sense of belonging and independence;
 - (v) residents can identify their homes and personalise their living spaces;
 - (b) site topography and site design promotes ease of movement, safety and legibility for occupants and visitors;
 - (c) development provides a pleasant living environment appropriate to the lifestyle and climate of the Region;
 - (d) development contributes positively to the streetscape and character values of the area;
 - (e) the impact of development on adjacent and surrounding residential activities is managed;
 - (f) development is designed to incorporate tropical design principles;
 - (g) the comfort, safety, security, individuality, privacy and wellbeing of residents is promoted;
 - (h) development is supported by social infrastructure required to meet resident needs;
 - (i) development is designed to integrate with surrounding development.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.16.3 Assessment benchmarks

Part A—Assessment benchmarks

Table 9.3.16.3—Assessable development

Performance outcomes	Acceptable outcomes
Amenity	
<p>PO1 Buildings and other structures are of an appropriate design, scale and location so as to:</p> <ul style="list-style-type: none"> (a) blend in with the surrounding environment; (b) avoid any detrimental impact on the amenity of the locality; (c) avoid any detrimental impact on surrounding land uses. 	<p>AO1.1 Buildings and other structures in the township zone are set back at least:</p> <ul style="list-style-type: none"> (a) 2 metres from any side and rear boundaries; (b) 6 metres from the primary street frontage; (c) 3 metres from any other street frontage; (d) 4.5 metres from public open space.
	<p>AO1.2 Development is designed to incorporate architectural/design elements detailed in Planning Scheme Policy SC6.2 Building design.</p>
	<p>AO1.3 Development incorporates landscaping buffers a minimum of 1 metre in width and screen fences a minimum of 1.8 metres in height (but tapering to a minimum of 1 metre in height from the front building alignment to the front boundary) along side and rear boundaries.</p>
	<p>AO1.4 If the site is less than 1 hectare in area, a maximum of 6 accommodation units are contained in 1 building.</p>
	<p>AO1.5 If the site is 1 hectare or greater in area, buildings comprise a maximum of 12 accommodation units, provided that no more than 50% of the buildings on the site contain the maximum 12 units.</p>
<p>PO2 The number of accommodation units developed on the site is consistent with the desired character of the area in which it is situated.</p>	No acceptable outcome prescribed.
<p>PO3 Development addresses a public road or private road and contributes to residential character, providing a high level of privacy and amenity for accommodation units within the site and adjacent dwellings by:</p> <ul style="list-style-type: none"> (a) optimising the number of dwellings, windows and balconies that address adjoining public or private roads, communal recreation areas and open spaces; (b) optimising the number of habitable rooms overlooking on-site communal space; (c) minimising the number of habitable rooms overlooking adjoining residential activities. 	No acceptable outcome prescribed.
PO4	AO4.1

Performance outcomes	Acceptable outcomes
Walls and outdoor entertainment areas are sited and designed so that they do not have an adverse impact on the amenity or privacy of adjacent properties or accommodation units.	Where the development is adjacent to a lot containing a dwelling house, the external walls of buildings are a minimum of: (a) 2 metres from a side boundary at ground level; (b) 3 metres from a side boundary on any level above ground level.
	AO4.2 Balconies, patios and verandahs are not sited overlooking side and rear property boundaries adjacent to land in a residential precinct.
PO5 Car parking areas are located so that headlights and noise from opening and shutting car doors do not have an impact on the amenity of occupants of adjoining residential activities.	No acceptable outcome prescribed.
Site requirements, design and layout	
PO6 The site is of an appropriate size and dimensions suitable to enable the development of a well designed and integrated facility, incorporating: (a) accommodation and support facilities; (b) vehicle access, parking and manoeuvring; (c) open space and landscaping; (d) any necessary buffering; (e) that avoids stigmatisation and facilitates integration with the community.	AO6.1 The site is principally square or rectangular in configuration (ie. not battle axe shaped).
PO7 Retirement facilities are located so that residents have convenient access to: (a) everyday commercial facilities; (b) community facilities; or (c) regular public or private retirement community transport.	AO7.1 The facility includes the provision of a private bus available to transport residents to commercial and community facilities.
PO8 Development is located on a site which: (a) is not exposed to unacceptable levels of noise, air pollution or other nuisance; (b) does not pose physical difficulties (including topographic difficulties) for residents or staff.	No acceptable outcome prescribed.
PO9 Site layout and building design: (a) provides a visibly clear pedestrian entrance to and from the building; (b) minimises the potential for pedestrian, bicycle and vehicular conflict; (c) provides an active frontage to adjacent public roads, private roads and parkland; (d) promotes casual surveillance; (e) provides a safe environment for occupants and visitors.	AO9.1 The main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage.
	AO9.2 Access from a public or private road to the entrance of the building/s or individual accommodation units is easily discerned.
	AO9.3 Vehicular access to the site is separate from the pedestrian access.
	AO9.4 Buildings adjacent to public and private roads or open space have at least one habitable room window with an outlook to that area.
	AO9.5

Performance outcomes	Acceptable outcomes
	<p>Entrances and exits to the site are clearly marked and well lit.</p> <p>AO9.6 Bollard or overhead lighting is provided along all footways and roads and in all car parking areas.</p> <p>AO9.7 Walkways are covered and provide weather protection between all areas of the development.</p>
<p>PO10 Retirement facilities are designed for the needs of the age group of the intended occupants and designed to allow 'aging in place' to occur.</p>	<p>AO10.1 A range of accommodation unit designs are provided in the development to cater for different individual and household needs relating to life stage, financial situation, mobility and cultural background.</p> <p>AO10.2 Development caters for singles and couples, and for visitors.</p>
<p>PO11 Residential care facilities are designed for the needs of the specific group of intended users.</p>	<p>AO11.1 A range of bedding options are provided in the development to cater for different individual needs relating to financial situation, mobility and cultural background.</p> <p>AO11.2 Adequate storage is provided for all residents within individual and shared rooms and within communal areas.</p>
Site coverage and densities	
<p>PO12 Buildings are designed and located to maximise the separation between buildings and open space around buildings to maintain an open character.</p>	<p>AO12.1 Site cover of buildings does not exceed: (a) 50% if 1 storey; (b) 40% where exceeding 8.5 metres in height.</p>
<p>PO13 The density of accommodation units results in: (a) consistency in built form with the existing character and amenity of the area; (b) a sufficient level of amenity both internal and external to the site.</p>	<p>AO13.1 Residential density is limited to: (a) for an accommodation unit containing 1-2 bedrooms, 1 accommodation unit per 200m² of site area; (b) for an accommodation unit containing 3 bedrooms, 1 accommodation unit per 250m² of site area; (c) for an accommodation unit containing more than 3 bedrooms, 1 accommodation unit per 300m² of site area.</p>
Services and facilities	
<p>PO14 Development must be provided with an acceptable standard of water supply, waste water disposal, electricity supply and telecommunications infrastructure relative to its location.</p>	<p>AO14.1 Development is connected to electricity supply and telecommunications infrastructure.</p> <p>AO14.2 If the site is in an area serviced or capable of being serviced by reticulated water, development is connected to the reticulated water system.</p> <p>AO14.3 If the site is in an area serviced or capable of being serviced by reticulated sewerage, development is connected to the reticulated sewerage system.</p> <p>AO14.4</p>

Performance outcomes	Acceptable outcomes
	<p>If the site is not in an area serviced or capable of being serviced by reticulated water, development is provided with adequate and reliable water supply from on site sources.</p> <p>AO14.5 If the site is not in an area serviced or capable of being serviced by reticulated sewerage, development is provided with an approved on-site waste water disposal system.</p>
<p>PO15 Development provides an adequate, functional and convenient area for the storage and collection of waste, such that the waste does not adversely affect the character of the streetscape, or detract from the amenity of the locality for occupants and neighbours.</p>	<p>AO15.1 Development provides a dedicated area for the storage of waste.</p> <p>AO15.2 The waste storage area must be imperviously sealed and:</p> <ul style="list-style-type: none"> (a) provided within an appropriately designed and well ventilated area of the building; (b) convenient and accessible to the point of collection; (c) comply with prescribed setbacks; (d) located so it cannot be seen from the street by locating the area to the rear of buildings or applying landscaping and fencing treatments to visually screen the area; (e) is no closer than 6 metres from an opening (windows or doors) of habitable rooms and private open space.
<p>PO16 Service structures and mechanical plant (including air conditioning equipment) are visually integrated into the design and finish of the building or effectively screened from view.</p>	<p>AO16.1 Service structures and mechanical plant are not visible from:</p> <ul style="list-style-type: none"> (a) the street; (b) adjoining properties; (c) public open space. <p>AO16.2 Mechanical plant is not located:</p> <ul style="list-style-type: none"> (a) on balconies or adjacent to other liveable areas; (b) near multiple reflective surfaces such as walls and eaves.
<p>PO17 Development incorporates a range of ancillary services and facilities suited to the function of the facility and the needs of occupants, such as lounge areas, library/reading room, TV games/recreation room and meeting space/s.</p>	<p>No acceptable outcome prescribed.</p>
Open space and landscaping	
<p>PO18 A pleasant residential living environment is provided for occupants by the provision of adequate open space and landscaping which encourages socialisation and interaction between residents.</p>	<p>AO18.1 Landscaped open space for each accommodation unit is provided as follows:</p> <ul style="list-style-type: none"> (a) for a 1 bedroom unit - 20m²; (b) for a 2 bedroom unit - 30m²; (c) for a 3 bedroom unit - 40m²; (d) for a unit with more than 3 bedrooms - 40m² plus 10m² for each bedroom in excess of 3. <p>AO18.2 7.5m² of private open space is provided for each accommodation unit.</p>

Performance outcomes	Acceptable outcomes
	<p>AO18.3 Landscaped open space and private open space provided in accordance with AO18.1 and AO18.2 has a maximum length to width ratio of 2:1.</p>
<p>PO19 Landscaping strips a minimum of 2 metres in width are provided on the site adjacent to all street frontages and for the full width of the frontages (excepting driveway or pedestrian access points).</p>	<p>AO19.1 Landscaping strips a minimum of 2 metres in width are provided on the site adjacent to all street frontages and for the full width of the frontages (excepting driveway or pedestrian access points).</p> <p>AO19.2 Landscaping strips a minimum of 1 metre in width are provided adjacent to side boundaries from the street frontage to the line of the building alignment.</p>
<p>PO20 For residential care facilities, development facilitates safe and secure communal spaces which encourage socialisation and interaction between residents.</p>	<p>AO20.1 Outdoor spaces are not isolated and are connected to other spaces and activities.</p>
Access and parking	
<p>PO21 Development provides occupants and visitors with safe and convenient vehicle access to accommodation units and the road network.</p>	<p>AO21.1 Access to accommodation units and buildings is provided in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p> <p>AO21.2 The surface treatment of any driveway is imperviously sealed.</p> <p>AO21.3 The driveway design allows vehicles to enter and exit the site in forward gear.</p>
<p>PO22 Development integrates car parking areas and structures into the design of the overall development and locates car parking conveniently for residents.</p>	<p>AO22.1 Car parking areas are: (a) screened from view from street frontages, public parklands and adjoining land; (b) accessible to residents' accommodation.</p> <p>AO22.2 Car parking areas are not located between the building and the primary street frontage, unless incorporated within a basement or for visitor car parking.</p>
<p>PO23 Development incorporates easy and safe pedestrian access and movement.</p>	<p>AO23.1 All pathways and land used for outdoor recreation have grades not exceeding 1 in 20, with paths having hard, slip resistant surfaces.</p> <p>AO23.2 Buildings exceeding 1 storey incorporate lifts or ramped access to each level.</p>
<p>PO24 The site is serviceable by ambulance and other emergency services.</p>	<p>AO24.1 On site 24 hour emergency service call facilities are available.</p> <p>AO24.2 An emergency evacuation plan is prepared and clearly displayed.</p> <p>AO24.3 Vehicular access and circulation areas, suitable for use by emergency services vehicles, are provided on site direct to a central location.</p>

Performance outcomes	Acceptable outcomes
Management and care facilities	
PO25 Development provides management and/or care facilities on site.	AO25.1 On site management and/or care facilities are provided.

Note—Despite Planning Scheme Policy SC6.3 FNQROC Development Manual identifying that it is not prescriptive and only a guideline for the purpose of satisfying acceptable outcomes in the planning scheme, the FNQROC Development Manual is to be treated as standards to be met when used as an acceptable outcome in the planning scheme.

9.3.17 Telecommunications and electricity facilities code

9.3.17.1 Application

This code applies to assessing development for telecommunications facilities, major electricity infrastructure and substations.

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

9.3.17.2 Purpose

- (1) The purpose of the telecommunications and electricity facilities code is to ensure telecommunications facilities, major electricity infrastructure and substations are established to minimise the potential visual, community safety and environmental impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) telecommunications facilities, major electricity infrastructure and substations:
 - (i) are located with compatible uses and facilities;
 - (ii) are visually integrated with their surrounds;
 - (iii) satisfy public health and safety requirements;
 - (iv) do not adversely affect the amenity of surrounding premises;
 - (v) are sited and installed so as to minimise environmental impacts.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.17.3 Assessment benchmarks

Part A— Assessment benchmarks

Table 9.3.17.3—Assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 The height, shape, form and bulk of the development must minimise any visual amenity impacts.	No acceptable outcome prescribed.
PO2 The materials, finish and colour of the development must minimise any visual amenity impacts.	AO2.1 The telecommunications facility, major electricity infrastructure or substation is camouflaged through the use of colours and materials which blend into the surrounding landscape.
	AO2.2 No white or bright coloured components are installed on a tower.
PO3 The area surrounding the development is landscaped to screen and/or soften the view of the development, where existing vegetation does not already do so.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
<p>PO4 The development does not cast shadows in a way that unacceptably reduces the amenity of surrounding premises or useability of public open space.</p>	No acceptable outcome prescribed.
Siting and location	
<p>PO5 The location of the development ensures minimal visual obtrusiveness.</p>	<p>AO5.1 The telecommunications facility, major electricity infrastructure or substation is co-located with an existing facility or infrastructure.</p>
	<p>AO5.2 The telecommunications facility, major electricity infrastructure or substation is located in areas where the predominant land uses are utility installations or industrial activities.</p>
<p>PO6 The location of the development must not conflict with other uses on the site or adjoining sites, including not impeding access to and movement through the site required by the uses.</p>	No acceptable outcome prescribed.
<p>PO7 The location of a telecommunications facility or major electricity infrastructure must not affect airport operations at the Mundoo Airport, Tully Aerodrome or Dallachy Aerodrome or aerial crop spraying operations.</p>	No acceptable outcome prescribed.
Public safety	
<p>PO8 Electromagnetic emissions from the development are as low as possible to ensure public health.</p>	<p>AO8.1 The telecommunications facility or major electricity infrastructure fully complies with all applicable State and National health and safety standards concerning electromagnetic field radiation.</p>
<p>PO9 The site of the development must be managed to ensure public safety.</p>	<p>AO9.1 The site is fenced with a 2 metre high fence and all gates are padlocked.</p>
	<p>AO9.2 For a telecommunications facility, all electrical and telecommunications cabling from the existing network to the facility is provided underground.</p>
<p>PO10 Warning or information signs must be erected at the site where necessary to do so to ensure public safety.</p>	No acceptable outcome prescribed.
Access	
<p>PO11 Access to and from the site must be adequate to cater for the proposed vehicle access while not creating a nuisance or safety concern for adjoining land uses or users of the roads.</p>	No acceptable outcome prescribed.
Environment	
<p>PO12 Development must not have an adverse impact on an area of environmental significance, and avoids the clearing of vegetation for the site and access.</p>	<p>AO12.1 The clearing of native vegetation is not required on the site or to provide access to the facility, infrastructure or substation.</p>

Performance outcomes	Acceptable outcomes
Rehabilitation	
<p>PO13 If the telecommunications facility, major electricity infrastructure or substation is abandoned or decommissioned, the site must be rehabilitated to the standard of the site prior to development.</p>	<p>No acceptable outcome prescribed.</p>

9.3.18 Tourism activities code

9.3.18.1 Application

This code applies to assessing development for tourism activities.

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

9.3.18.2 Purpose

- (1) The purpose of the tourism activities code is to ensure tourism activities are developed in suitable locations and do not adversely affect the amenity or environmental values of the area in which they are located.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) tourism activities are located with compatible uses and facilities;
 - (b) tourism activities are located where adequate infrastructure exists or can be implemented to support their operations;
 - (c) tourism activities are of a suitable scale and visually integrated with their surrounds;
 - (d) tourism activities minimise impacts on the surrounding road network;
 - (e) tourism activities do not adversely affect the amenity of the surrounding area;
 - (f) tourism activities avoid detrimental impacts on the environmental and habitat values of the locality.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.18.3 Assessment benchmarks

Part A—Assessment benchmarks

Table 9.3.18.3—Assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 The tourist activity must be designed and operated to minimise any detrimental affect on the amenity of the area, including the landscape and setting of areas adjacent to or within national parks or World Heritage Areas.	No acceptable outcome prescribed.
PO2 The visual impact of tourist activities must be mitigated by: <ol style="list-style-type: none">(a) comprehensive site landscaping or retention of existing native vegetation;(b) maintenance of human scale in design of buildings and other structures.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Site requirements and location	
<p>PO3 The site must be of sufficient size and dimensions to:</p> <ul style="list-style-type: none"> (a) accommodate the activity and any associated activities; (b) contain all buildings and structures associated with the activity; (c) accommodate on site car parking; (d) provide for vehicle access and egress onto and around the site, including access for service and delivery vehicles; (e) incorporate landscaping; (f) provide buffers around the perimeter of the activity to ensure there are no unacceptable noise or visual impacts; (g) maintain undisturbed any areas of environmental significance; (h) avoid vegetation clearing. 	No acceptable outcome prescribed.
<p>PO4 The site must have proximity to infrastructure and services adequate to meet the needs of the tourist population likely to be generated by the tourist activity.</p>	No acceptable outcome prescribed.
Access	
<p>PO5 Access to and from the site must be adequate to cater for the proposed number of visitors to the tourist activity and other associated traffic, while not creating a nuisance or safety concern for adjoining land uses or other road users.</p>	No acceptable outcome prescribed.
Environmental values	
<p>PO6 Where located outside the township zone, tourism activities must not have an adverse impact on areas of environmental significance.</p>	No acceptable outcome prescribed.
<p>PO7 Where located inside the township zone, tourism activities must avoid and minimise adverse impacts on areas of environmental significance.</p>	No acceptable outcome prescribed.

9.3.19 Utility installations code

9.3.19.1 Application

This code applies to assessing development for utility installations.

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

9.3.19.2 Purpose

- (1) The purpose of the utility installations code is to facilitate development for utility installations while minimising the potential visual, community safety and environmental impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the timely and cost effective provision of utility installations is facilitated;
 - (b) utility installations development has acceptable environmental impacts;
 - (c) the character and amenity of the surrounding locality is protected.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.3.19.3 Assessment benchmarks

Part A—Assessment benchmarks

Table 9.3.19.3—Assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 The height, shape, form and bulk of the utilities installation must minimise any visual amenity impacts.	No acceptable outcome prescribed.
PO2 The location of the utility installation must ensure minimal visual obtrusiveness.	No acceptable outcome prescribed.
PO3 The materials, finish and colour of the utility installation must minimise any visual amenity impacts.	No acceptable outcome prescribed.
PO4 The area surrounding the utility installation is landscaped to screen and/or soften the view of the installation, where existing vegetation does not already do so.	No acceptable outcome prescribed.
PO5 The utilities installation must be designed and operated to minimise any detrimental affect on the amenity of the area.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Siting and location	
PO6 The siting and location of the utility installation: (a) maximises accessibility for maintenance purposes; (b) does not disrupt access for other activities; (c) ensures that utilities requiring a public interface are conveniently located to the population to be serviced.	AO6.1 The utility installation is located where it can be easily accessed for maintenance purposes.
	AO6.2 The utility installation is co-located with existing utilities or located on or within an existing building.
	AO6.3 The utility installation does not interfere with pedestrian walkways.
Public safety	
PO7 The immediate site of the utility installation must be enclosed by fencing to prohibit public access where necessary to ensure public safety.	No acceptable outcome prescribed.
PO8 Warning or information signs must be erected at utility installation sites, where necessary to do so to ensure public safety.	No acceptable outcome prescribed.
Access	
PO9 Access to and from the site must be adequate to cater for the proposed vehicle access while not creating a nuisance or safety concern for adjoining land uses or users of the roads.	No acceptable outcome prescribed.
Environmental values	
PO10 Areas of environmental significance must be retained to the maximum extent practicable during the construction and operation of the installation.	No acceptable outcome prescribed.
Rehabilitation	
PO11 If the use is abandoned, the site must be rehabilitated to an appropriate standard.	No acceptable outcome prescribed.

9.4 Other development codes

9.4.1 Advertising devices code

9.4.1.1 Application

This code applies to assessing development for an advertising device, whether as stand alone development or ancillary to other assessable development.

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

9.4.1.2 Purpose

- (1) The purpose of the advertising devices code is to regulate the location, siting and design of advertising devices to avoid impacts on public safety and visual amenity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) advertising devices adequately cater for the needs of businesses, allowing for the clear identification of goods and/or services offered to the public;
 - (b) an advertising device complements and integrates with the design of the building on which it is located and is consistent with the character of development in the vicinity;
 - (c) advertising devices do not detract from the visual amenity of the natural and built environment;
 - (d) advertising devices do not deleteriously impact on the character of scenic routes or the character and amenity of rural and rural residential areas;
 - (e) advertising devices complement the local streetscape and present to public areas a visually attractive appearance;
 - (f) advertising devices do not unreasonably impact on the ability of adjoining premises to access views, sunlight or breezes;
 - (g) advertising devices do not create a nuisance as a result of noisy, flashing or illuminated devices;
 - (h) advertising devices do not endanger public safety or pose a physical hazard to motorists, pedestrians, cyclists and adjoining residents.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.4.1.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 9.4.1.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Amenity	
PO1 Advertising devices: <ol style="list-style-type: none"> (a) are of a scale, proportion and form that is appropriate to the streetscape or other setting in which they are located; (b) are sited and designed to be compatible with the nature and extent of development on adjoining sites; 	AO1.1 ▼ Advertising devices: <ol style="list-style-type: none"> (a) are not animated and do not incorporate revolving/flashing lights; (b) are not mounted on or attached to stationary cars or trailers; (c) are not attached to vegetation; (d) do not incorporate bunting;

Performance outcomes	Acceptable outcomes
<p>(c) are sited and designed to:</p> <ul style="list-style-type: none"> (i) not unduly dominate the visual landscape or the built environment; (ii) maintain views or vistas of public value; <p>(d) are designed, sited and integrated so as not to contribute to the proliferation of visual clutter.</p>	<p>(e) if mounted or painted on walls or buildings, do not project more than 50 millimetres beyond the walls of the building;</p> <p>(f) if mounted or painted on walls or buildings and not in the Innisfail or Tully central business precinct, do not have an area greater than 15m², or 25% of the area of the wall on which they are mounted or painted, whichever is lesser.</p> <p>AO1.2 ▼ For buildings with awnings:</p> <ul style="list-style-type: none"> (a) not more than 1 device is erected on the area above the awning; (b) not more than 1 device is erected on the area below the awning; (c) above awning advertising devices: <ul style="list-style-type: none"> (i) are attached flush to the building and do not protrude above the roof or parapet of the building; (ii) are not within 2.5 metres of any other above awning advertising device; (d) below awning advertising devices: <ul style="list-style-type: none"> (i) are attached flush to the building; (ii) are at least 2.6 metres above the footpath; (iii) do not project beyond the front and sides of the awning; (iv) are not within 2.5 metres of any other below awning advertising devices. <p>AO1.3 ▼ For buildings without awnings, only 1 device is erected on a building.</p>
Public safety	
<p>PO2 The erection of freestanding advertising devices must not endanger public safety by obscuring motorists' views of vehicles, pedestrians or potentially hazardous road features.</p>	<p>AO2.1 ▼ Freestanding advertising devices have a minimum setback of 1.5 metres from any street frontage.</p> <p>AO2.2 ▼ Freestanding advertising devices are located at least:</p> <ul style="list-style-type: none"> (a) 100 metres from the intersection of any 2 State-controlled or higher order local roads; (b) 20 metres from the intersection of any other public roads.
General	
<p>PO3 The erection of advertising devices above the footpath area must not result in visual clutter or hinder, impede or endanger pedestrian or vehicular traffic entering, exiting or passing the site.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO4 Advertising devices and/or supporting posts do not obscure or partially obscure other signs.</p>	<p>No acceptable outcome prescribed.</p>

Performance outcomes	Acceptable outcomes
Additional requirements for advertising devices in the rural residential zone and the township zone	
<p>PO5 Advertising devices in the rural residential zone and township zone:</p> <ul style="list-style-type: none"> (a) do not impact on the visual amenity of the area; (b) are subservient to the surrounding built and natural environment; (c) do not dominate, overpower or unreasonably obstruct existing views. 	<p>AO5.1 ▼ Advertising devices in a residential precinct or the rural residential zone are not internally lit or illuminated.</p> <p>AO5.2 ▼ Advertising devices in a residential precinct or the rural residential zone are not freestanding.</p> <p>AO5.3 ▼ Advertising devices in a residential precinct and the rural residential zone:</p> <ul style="list-style-type: none"> (a) are only used to advertise a lawful activity on the site; (b) do not exceed 0.3m² in area. <p>AO5.4 ▼ Freestanding advertising devices in the industry precinct do not exceed:</p> <ul style="list-style-type: none"> (a) 3m² in area; (b) 3 metres in height from natural ground level. <p>AO5.5 ▼ Freestanding advertising devices are only erected on lots used for a lawful activity other than dwelling house.</p> <p>AO5.6 ▼ No more than 1 freestanding advertising device is erected per lot.</p> <p>AO5.7 ▼ Advertising devices in the Greater Mission Beach local plan area must:</p> <ul style="list-style-type: none"> (a) not be internally lit or neon signs; and (b) include only external illumination of an intimate nature; (c) not exceed 3m² in the business, industry, local business and tourism precincts; (d) not exceed 1m² in the community purpose and recreation precincts; (e) not exceed 0.3m² in the residential and residential choice precincts
Additional requirements for advertising devices in the Innisfail and Tully central business precincts	
<p>PO6 Advertising devices in the Innisfail and Tully central business precincts contribute to a streetscape with cohesive appearance in terms of scale, siting and style.</p>	<p>AO6.1 ▼ Advertising devices:</p> <ul style="list-style-type: none"> (a) occupy no more than 10% of the façade or 15m², whichever is the lesser; (b) are positioned as an awning sign, under-awning sign, side bracket sign and/or parapet sign.

Performance outcomes	Acceptable outcomes
Additional requirements for advertising devices in all other zones	
<p>PO7 Advertising devices in all zones other than the township zone and rural residential zone:</p> <ul style="list-style-type: none"> (a) do not impact on the visual amenity of the area; (b) are subservient to the surrounding built and natural environment; (c) do not dominate, overpower or unreasonably obstruct existing views. 	<p>AO7.1 ▼ Advertising devices are not internally lit or illuminated.</p> <p>AO7.2 ▼ Advertising devices do not exceed 18m² in area in the rural zone and special purpose zone.</p> <p>AO7.3 ▼ Advertising devices do not exceed 1m² in area in the emerging community zone, environmental management and conservation zone and major tourism zone.</p> <p>AO7.4 ▼ Freestanding advertising devices do not occur more frequently than:</p>

Performance outcomes	Acceptable outcomes
	(a) 1 device every 500 metres on either side of the road where located within 3 kilometres of the township zone; (b) 1 device every 2 kilometres on the same side of the road in all other locations.
	AO7.5▼ In the rural zone and special purpose zone, freestanding advertising devices are not greater than 6 metres in total height from natural ground level.
	AO7.6▼ In the emerging community zone, environmental management and conservation zone and major tourism zone, freestanding advertising devices are not greater than 2 metres in total height from natural ground level.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

9.4.2 Design for safety code

9.4.2.1 Application

This code applies to assessing all development.

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

9.4.2.2 Purpose

- (1) The purpose of the design for safety code is to ensure development incorporates design features that reduce opportunities for crime to be committed within a site, on neighbouring sites and in public areas, and enhance perceived safety for site users.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is user friendly;
 - (b) development is designed to reduce the vulnerability of people and property to crime;
 - (c) development increases people's awareness of their environment;
 - (d) development mitigates the health impacts of biting insects.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.4.2.3 Identified requirements and assessment benchmarks

Part A— Identified requirements and assessment benchmarks

Table 9.4.2.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Site identification	
PO1 Buildings, fences, landscaping and other features clearly define the territory and ownership of all public, common, semi-private and private space.	AO1.1 ▼ Boundaries are identified by: (a) fencing; or (b) changes in surface materials or levels; or (c) landscaping.
PO2 All premises and access routes are clearly identifiable to all persons, particularly emergency service personnel.	AO2.1 ▼ All premises are identified by the provision of the street number or building number in a prominent location.
Casual surveillance	
PO3 Casual surveillance is achieved by arranging uses within buildings and on sites to enable external areas to be monitored.	AO3.1 Active areas (eg. shopfronts and living areas) are located within buildings at ground floor level so that they overlook publicly accessible areas.
PO4 Casual surveillance of roads, parking and bicycle and pedestrian facilities is provided.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Built form	
<p>PO5 Built form is designed to avoid creation of possible sites for assault or other criminal or undesirable behaviour.</p>	<p>AO5.1 Development is designed so that it does not incorporate:</p> <ul style="list-style-type: none"> (a) external alleys or access ways between buildings; or (b) external alleys or access ways between buildings are made inaccessible to the public by security gates: <ul style="list-style-type: none"> (i) with no horizontal palings or railings (chain wire is acceptable); (ii) with a minimum height of 2 metres; (iii) that are locked or padlocked at all times. <p>AO5.2 Communal courtyards:</p> <ul style="list-style-type: none"> (a) adjoin: <ul style="list-style-type: none"> (i) a minimum of 1 habitable room that has a window a minimum of 1.5m² in area overlooking the communal courtyard; or (ii) a road or pedestrian thoroughfare; (b) incorporate: <ul style="list-style-type: none"> (i) a minimum of 2 exit points from the courtyard; or (ii) 1 side that is entirely wall free and unfenced.
<p>PO6 Buildings are designed to:</p> <ul style="list-style-type: none"> (a) ensure a high level of safety and security for residents, staff and the community; (b) optimise casual surveillance; (c) provide unimpeded sight lines; (d) control illegitimate access and minimise opportunities for vandalism; (e) avoid concealment spots. 	<p>AO6.1 Windows, balconies/verandahs and activities in buildings are directed to overlook public and semi-public areas.</p> <p>AO6.2 ▼ No blank building façade is presented to any street frontage.</p>
<p>PO7 All building entrances are located and designed to be easily identifiable.</p>	<p>AO7.1 ▼ Building entrances (including ramps and elevator entrances) are exposed to the primary street frontage and are well lit and clearly legible.</p> <p>AO7.2 ▼ For non-residential activities, building entrances:</p> <ul style="list-style-type: none"> (a) provide clear sightlines from the building foyer so that occupants can see outside before leaving the building; (b) have lobbies visible from the exterior.
<p>PO8 Areas restricted from public access, including loading bays, storage areas and waste disposal bays are designed, located and managed to prevent unauthorised access.</p>	<p>AO8.1 ▼ Restricted areas are well lit and/or can be locked after hours.</p>
Car parks	
<p>PO9 Car parking areas are sited and designed to permit maximum opportunities for surveillance from users of the development and passers-by.</p>	<p>AO9.1 ▼ Car parking areas are located where they can be made secure or where casual surveillance is possible.</p> <p>AO9.2 ▼ Public car parking areas:</p> <ul style="list-style-type: none"> (a) are clearly designated;

Performance outcomes	Acceptable outcomes
	<p>(b) illuminated;</p> <p>(c) have clearly defined access points.</p> <p>AO9.3 ▼ Parking spaces are allocated near an entrance to the building.</p> <p>AO9.4 "After hours" staff parking is illuminated and in close proximity to staff access points.</p> <p>AO9.5 ▼ Enclosed underground car parks can only be accessed from inside the building or through a security system.</p> <p>AO9.6 ▼ Any fencing of parking at the rear of premises is erected so as to provide clear visibility into the site for the full height of the fence, except where adjoining land in a residential precinct.</p> <p>AO9.7 ▼ Signs are located to direct people to entries and exits and to parking bays within the site.</p>
Communal/public areas	
<p>PO10 Development provides opportunities for casual surveillance of communal and public areas.</p>	<p>AO10.1 ▼ Active use areas or habitable rooms are positioned with windows adjacent to main communal/public areas including playgrounds, swimming pools, gardens and car parks.</p> <p>AO10.2 ▼ Communal seating is provided in active use areas within communal/public areas.</p>
Public facilities	
<p>PO11 Publicly accessible facilities, including toilet facilities, are located and designed to maximise safety.</p>	<p>AO11.1 ▼ Toilet facilities that have access external to the building within which they are located are:</p> <p>(a) lit internally with vandal resistant lighting;</p> <p>(b) incorporate 1 vandal resistant light fixed to the exterior of the building within 1 metre of any external entrance.</p> <p>AO11.2 ▼ Lighting in accordance with AO11.1 above must be operational at all times during the hours of darkness or operates on a sensor system.</p> <p>AO11.3 ▼ Bicycle parking facilities are located in view of highly trafficked areas (ie. the street).</p> <p>AO11.4 ▼ ATMs are located:</p> <p>(a) on the outer edges of buildings and are visible from highly trafficked areas; or</p> <p>(b) inside buildings, where a key card is required to access the facility.</p>
Landscaping	
<p>PO12 Landscaping does not restrict opportunities for passive surveillance within and of a site from the street, particularly around high traffic areas such as car parks, walkways and pathways.</p>	<p>AO12.1 ▼ Landscaping between:</p> <p>(a) the street frontage and building entrances;</p> <p>(b) the street frontage and car parking areas;</p> <p>(c) building entrances and car parks;</p>

Performance outcomes	Acceptable outcomes
	(d) within car parks, must consist only of: (a) shrubs or ground cover plants that when fully grown will not exceed 1 metre in height from ground level; (b) trees or palms that when fully grown will not feature branches or foliage at a height of less than 2 metres from ground level.
Open space	
PO13 Open space is sited and designed to permit maximum opportunities for surveillance from passers-by.	AO13.1 25% of the perimeter of the open space fronts a public road. AO13.2 Open space has a maximum length to width ratio of 2:1.
PO14 Open space areas including seating areas are located where they can be monitored.	AO14.1 Open space areas including seating areas are situated where they are in line of site of windows, doors and balconies/verandahs of buildings or can be seen from the street.
Lighting	
PO15 Areas of a development site, including car parking and bicycle parking areas, communal court yards and open space, bikeways and walkways, exits, entrances and service areas, are well lit with external security lighting. However, the lighting must not (a) be so bright so as to: (i) prevent car park and path users observing people approaching in the dark; (ii) distract motorists on adjoining roads; (b) cause adverse impacts on adjacent land uses.	AO15.1 ▼ Lighting of appropriate intensities is provided which satisfies the requirements of Australian Standard <i>AS1158 - Lighting for roads and public spaces</i> . AO15.2 Car park lighting operates continuously during the hours of darkness or operates on a sensor system. AO15.3 Lighting is directed onto the site or building and away from neighbouring properties. AO15.4 Lighting is consistent to reduce the contrast between shadows and well lit areas.
Fencing	
PO16 Fence design: (a) protects the privacy and amenity of private open space; (b) does not present a security risk by screening doors, windows and major paths; (c) provides for casual surveillance of both properties and public thoroughfares.	AO16.1 ▼ Fences and solid walls more than 1.5 metres in height are not used adjacent to pedestrian walkways and street frontages.
Movement and access	
PO17 Pedestrian and bikeways and facilities are safe, useable and readily accessible.	AO17.1 ▼ Pedestrian and cyclist facilities are designed to encourage the use of these modes by: (a) minimising distances; (b) providing safe grading paths, separated from motorised traffic; (c) using even, non-slip pavement materials. AO17.2 ▼

Performance outcomes	Acceptable outcomes
	Pedestrian, cyclist and vehicular movement systems are co-located to encourage maximum surveillance. AO17.3 ▼ Legible and consistent signage, which indicates designated routes and safe places, is provided.
PO18 Development provides for safe pedestrian access to and from the building's main entrance.	AO18.1 ▼ The design of development ensures priority is given to pedestrians for direct links to the building's main entrance and to any adjoining local activities and the street.
Biting insects	
PO19 Urban development is designed, located and operated to mitigate the health impacts of biting insects.	No acceptable outcome prescribed.

Note—The identified requirements for accepted development subject to requirements are marked with a ▼. Accepted development subject to requirements is only required to comply with the identified requirements that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the identified requirements for accepted development subject to requirements.

9.4.3 Excavating and filling code

9.4.3.1 Application

This code applies to assessing development that involves excavating and filling.

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

9.4.3.2 Purpose

- (1) The purpose of the excavating and filling code is to ensure that excavating and filling does not adversely affect other properties, the general amenity of the locality or environmental values.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) excavating and filling does not cause:
 - (i) land instability;
 - (ii) flooding or drainage problems;
 - (iii) adverse impacts on environmental values, including water quality, water flows and native vegetation;
 - (iv) the contamination of land;
 - (v) adverse impacts on visual and scenic amenity;
 - (vi) damage to infrastructure;
 - (vii) adverse traffic impacts;
 - (viii) unreasonable air or noise emissions.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.4.3.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 9.4.3.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Stability	
PO1 Excavating and filling does not cause land instability.	AO1.1 ▼ Excavating and filling is carried out in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.
	AO1.2 ▼ No excavating and filling is carried out within 2 metres of the site boundary.
	AO1.3 ▼ Where the level of excavation or filling at the rear or sides of the lot differs from the level of adjoining lots by more than 100 millimetres, either: <ol style="list-style-type: none"> (a) a retaining wall entirely within the development site is provided with at least a 50 millimetre parapet above the finished ground level; or (b) a batter with a slope not exceeding 1 in 5 is provided with the bottom of the batter at least 1 metre from the lot boundary.

Performance outcomes	Acceptable outcomes
	<p>AO1.4 ▼ The construction of any retaining structure is completed in a single stage.</p> <p>AO1.5 ▼ Excavating and filling is undertaken on land with a slope not exceeding 1 in 5, with at least 50% of the site having a slope not exceeding 1 in 6.</p> <p>AO1.6 ▼ All earthworks batters steeper than 1 in 2 and higher than 1.8 metres require geotechnical certification.</p> <p>AO1.7 ▼ Excavating and filling must not occur over an area in excess of 40% of the site area or 500m², whichever is the lesser.</p>
Flooding and drainage	
<p>PO2 Excavating and filling does not result in a change to the run off characteristics of a site that will have a detrimental affect on the site, surrounding land and ground water.</p>	<p>AO2.1 ▼ Excavating and filling does not result in the ponding of water on the site, surrounding land and/or infrastructure.</p> <p>AO2.2 ▼ Excavating and filling does not result in an increase in the flow of water across a site, surrounding land and/or infrastructure.</p> <p>AO2.3 ▼ Excavating and filling does not result in an increase in the volume of water or concentration of water in a waterway or overland flow paths.</p>
Environmental values	
<p>PO3 Excavating and filling includes appropriate erosion and sediment control devices to ensure that erosion and sedimentation does not have an adverse impact on the environment.</p>	<p>AO3.1 ▼ Erosion and sediment control devices are implemented in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
<p>PO4 Excavating and filling does not result in a reduction of the water quality of receiving waters.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO5 A sediment erosion control plan is developed and implemented for all excavating and filling.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO6 Excavating and filling does not adversely impact on an area of environmental significance.</p>	<p>AO6.1 ▼ Excavating and filling is not undertaken within an area of environmental significance.</p>
<p>PO7 Excavating and filling does not cause land contamination.</p>	<p>AO7.1 ▼ The subject site is not on the contaminated land register.</p> <p>AO7.2 ▼ Contaminated material is not used for fill.</p> <p>AO7.3 ▼ Material used for fill does not contain plants or the seeds of plants that are: (a) class 1 or 2 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; or (b) local pests identified in Planning Scheme Policy SC6.4 Landscaping.</p>

Performance outcomes	Acceptable outcomes
Visual amenity	
PO8 Excavating and filling must be undertaken to ensure that the visual amenity of adjoining lots and the area is not compromised.	AO8.1 ▼ Excavating and filling is no greater than 2 metres in height or depth.
	AO8.2 ▼ Soil used or produced by excavating and filling is not stockpiled in locations that are visible from a road or an adjoining lot for a period exceeding 1 month.
	AO8.3 ▼ Finished surfaces, slopes and batters are graded to smooth contours, seeded and turfed.
	AO8.4 ▼ Any retaining structures exceeding 1.8 metres in height are stepped or terraced to an equivalent slope no steeper than 4 to 1.
	AO8.5 ▼ Retaining structures are constructed of material which is sympathetic to the locality in respect of colour, texture and design.
Infrastructure	
PO9 Excavating and filling does not cause adverse impacts on infrastructure and services.	AO9.1 ▼ Excavating and filling: <ul style="list-style-type: none"> (a) does not occur on land where infrastructure (such as electricity, telecommunications, water, sewerage and drainage) is buried; or (b) is carried out so that infrastructure that may be affected by the excavation or filling is properly relocated or physically protected from possible damage or disturbance.
Traffic, air quality and noise	
PO10 The haulage of material to and from sites does not adversely impact on amenity, having regard to: <ul style="list-style-type: none"> (a) truck queuing; (b) use of the road network to access the site. 	No acceptable outcome prescribed.
PO11 The environmental impact of air emissions (particularly dust and odours) associated with excavation or filling is within acceptable limits.	AO11.1 ▼ Dust and odour emissions are limited to within the boundaries of the site.
Access	
PO12 Access to the premises (including driveways and paths) must not have an adverse impact on safety, drainage and visual amenity.	AO12.1 ▼ Access to the site (including all works associated with the access): <ul style="list-style-type: none"> (a) must follow as close as possible to the existing contours; (b) must be contained within the premises and not the road reserve.

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Note—Despite Planning Scheme Policy SC6.3 FNQROC Development Manual identifying that it is not prescriptive and only a guideline for the purpose of satisfying acceptable outcomes in the planning scheme, the FNQROC Development Manual is to be treated as standards to be met when used as an acceptable outcome in the planning scheme.

9.4.4 Infrastructure works code

9.4.4.1 Application

This code applies to assessing all development.

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

9.4.4.2 Purpose

- (1) The purpose of the infrastructure works code is to ensure that development includes the provision of infrastructure which is of an appropriate standard and meets the needs of users, maintains high environmental standards and is safe and efficient.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, electricity and telecommunications supply and road construction meets the needs of the development and is safe and efficient;
 - (b) infrastructure services and utilities are designed and constructed to provide a level of service consistent with the nature of the development and the area within which it is located;
 - (c) to the extent practicable, infrastructure is able to function effectively during and following a natural disaster;
 - (d) infrastructure is designed, constructed and operated to maintain high environmental standards;
 - (e) pedestrian and bikeway facilities are provided to an appropriate standard and contribute to a pedestrian oriented environment.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.4.4.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 9.4.4.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
General	
PO1 Operational works is carried out with minimal disturbance to soils and with careful management of any run off or dust to prevent off-site impacts during and after construction.	AO1.1 ▼ Development is designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.
PO2 Operational works must not affect the efficient functioning of any public infrastructure.	AO2.1 ▼ Public infrastructure is altered or repaired to ensure its continued efficient functioning in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.
PO3 To the extent practicable, infrastructure is designed and constructed: <ol style="list-style-type: none"> (a) to withstand natural disasters; 	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
(b) remain operational during and after natural disasters.	
Road design and construction	
<p>PO4 Any road frontages adjacent to the site must be constructed to provide for the safe and efficient movement of:</p> <ul style="list-style-type: none"> (a) vehicles on the road adjacent to the site; (b) vehicles to and from the site; (c) pedestrians and cyclists adjacent to the site; (d) pedestrians and cyclists to and from the site. 	<p>AO4.1 ▼ There is existing kerb and channel for the full road frontage of the site or kerb and channel is designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p> <p>AO4.2 ▼ There is an existing vehicular crossover/s to provide access to the site or a vehicular crossover is designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
<p>PO5 Roads are designed and constructed to be efficient and safe for the intended usage of the road.</p>	<p>AO5.1 Roads are designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
Street lights	
<p>PO6 Development involving the opening and/or construction of a new road must provide street lights for the safety of the community.</p>	<p>AO6.1 Street lights are installed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
Water supply	
<p>PO7 In areas serviced by a reticulated water supply, development must connect to that supply system.</p>	<p>AO7.1 ▼ The site is connected to Council's reticulated water supply system in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p> <p>AO7.2 ▼ The extension and/or connection to the water supply system is designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
<p>PO8 In areas not serviced by a reticulated water supply, development must be provided with sufficient quantity and quality of water supply for the proposed use and for fire fighting purposes.</p>	<p>No acceptable outcome prescribed.</p>
<p>PO9 Water supply infrastructure is designed and constructed to an appropriate standard.</p>	<p>AO9.1 ▼ Water supply infrastructure is designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
Waste water treatment and disposal	
<p>PO10 In areas serviced by a reticulated sewerage system, development must connect to that system.</p>	<p>AO10.1 ▼ The site is connected to Council's reticulated sewerage system.</p> <p>AO10.2 ▼ The extension and/or connection to the sewerage system is designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
<p>PO11 In areas not serviced by a reticulated sewerage system, an effluent disposal system is provided</p>	<p>AO11.1 ▼</p>

Performance outcomes	Acceptable outcomes
to service the proposed use and the development site must allow for the disposal of effluent without any adverse impacts on public health and safety, the amenity or the environment values of the area.	The on-site waste water disposal system is located on the site in accordance with the <i>Plumbing and Drainage Act (Qld) 2002</i> .
PO12 Waste water treatment and disposal infrastructure is designed and constructed to an appropriate standard.	AO12.1 ▼ The on-site waste water disposal system is designed and constructed in accordance with the Queensland Plumbing and Wastewater Code.
PO13 Development does not result in the discharge of waste water to a waterway or external to the site unless it can be demonstrated that this represents best practice environmental management for the site.	AO13.1 A waste water management plan is prepared for the development which: (a) takes into account: (i) waste water type; (ii) climatic conditions; (iii) water quality objectives; (iv) impacts on ecosystem health or receiving waters; (v) best practice environmental management; (b) provides that waste water is managed in accordance with a waste management hierarchy that: (i) avoids waste water discharge to waterways; or (ii) if waste water discharge to waterways cannot practicably be avoided, minimises waste water discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwaters.
Stormwater management	
PO14 Development includes sufficient stormwater management infrastructure that suitably manages stormwater runoff in terms of: (a) maintaining natural drainage systems; (b) protecting water quality; (c) avoiding off-site impacts; (d) minimising erosion potential; (e) avoiding the risk of landslip and subsidence.	AO14.1 ▼ Stormwater management infrastructure is designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.
PO15 Development is designed to optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters.	No acceptable outcome prescribed.
PO16 The stormwater drainage system connects to a lawful point of discharge.	No acceptable outcome prescribed.
PO17 Development does not obstruct the free passage of stormwater through a property.	No acceptable outcome prescribed.
PO18 The pre-existing water regime in any natural waterway or wetland system within, adjacent,	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
upstream or downstream of a development site is maintained and protected.	
<p>PO19 Storage areas for stormwater detention and retention:</p> <p>(a) protect or enhance the environmental values of receiving waters;</p> <p>(b) achieve specified water quality objectives;</p> <p>(c) where practicable, provide for recreational use.</p> <p>Note—Storage areas for stormwater detention and retention which provide a dual recreational use cannot be used to meet the requirements of PO22 of the reconfiguring a lot code, unless Council, taking into account the nature of the area and its potential range of uses, agrees that it is suitable for this purpose.</p>	No acceptable outcome prescribed.
Electricity and telecommunication services	
<p>PO20 Development is provided with electricity supply and telecommunication services.</p>	<p>AO20.1 ▼ The site is connected to the transmission grid.</p>
	<p>AO20.2 ▼ Electricity supply and telecommunication services are provided in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
Pedestrian and bikeway facilities	
<p>PO21 Development must contribute to achieving a pedestrian oriented environment by the provision of pedestrian and bikeway facilities.</p>	<p>AO21.1 ▼ For development in a business precinct, a footpath is constructed for the full street frontage/s of the site, designed to be safe for the intended usage and for the full width of the verge.</p>
	<p>AO21.2 ▼ For development in all other precincts and zones, where development is adjacent to the pedestrian/cycle network as identified on Zoning Maps 1 to 21 (ZM-001 to ZM-021) or a Local Plan Map (LPM-001 to LPM-027), pedestrian and bikeway facilities must be constructed to be safe for the intended usage and for the full frontage of the site.</p>
<p>PO22 Bike paths are well connected and are constructed to be convenient, efficient and safe for the intended usage.</p>	<p>AO22.1 ▼ Bike paths are designed and constructed in accordance with the requirements of Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
<p>PO23 Pedestrian paths are well connected and are constructed to be convenient, efficient and safe for the intended usage.</p>	<p>AO23.1 ▼ Pedestrian paths are designed and constructed in accordance with the requirements of Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
Erosion and sediment control	
<p>PO24 Construction works include appropriate erosion and sediment control devices to ensure that erosion and sedimentation does not have an adverse impact on the environment.</p>	<p>AO24.1 Erosion and sediment control devices are implemented in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
Concrete works	
<p>PO25</p>	<p>AO25.1</p>

Performance outcomes	Acceptable outcomes
Concrete is supplied, placed, compacted and finished to an appropriate standard to ensure its durability.	Concreting works are carried out in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.
Streetscape	
PO26 Development contributes towards an attractive streetscape by incorporating the requirements of any relevant streetscape or townscape master plan.	No acceptable outcome prescribed.
Pest management	
PO27 Operational and construction works incorporate measures, such as vehicle wash down bays, to prevent the spread of weed seed from the site.	No acceptable outcome prescribed.

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Note—Despite Planning Scheme Policy SC6.3 FNQROC Development Manual identifying that it is not prescriptive and only a guideline for the purpose of satisfying acceptable outcomes in the planning scheme, the FNQROC Development Manual is to be treated as standards to be met when used as an acceptable outcome in the planning scheme.

9.4.5 Landscaping code

9.4.5.1 Application

This code applies to assessing all development.

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

9.4.5.2 Purpose

- (1) The purpose of the landscaping code is that development incorporates appropriate landscaping that predominantly consists of native species.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) landscaping enhances the appearance of development and public spaces;
 - (b) landscaping contributes to an attractive streetscape;
 - (c) landscaping buffers provide effective screening;
 - (d) landscaping provides shade where required;
 - (e) landscaping accommodates the retention of existing significant or valued on site vegetation
 - (f) landscaping utilises native species and does not incorporate declared or potential pest species.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.4.5.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 9.4.5.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
General	
PO1 Development incorporates landscaping to: <ol style="list-style-type: none">(a) soften the built form of development and enhance its appearance;(b) visually enhance the streetscape;(c) screen undesirable features and incompatible uses;(d) ensure privacy of habitable rooms and private outdoor recreation areas;(e) contribute to a comfortable living environment and improved energy efficiency, by:<ol style="list-style-type: none">(i) providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;(ii) reducing the impacts of noise, fumes and car headlights;	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
(f) ensure private outdoor recreation space is useable; (g) provide long term soil erosion protection; (h) enhance the environmental values of the area, where appropriate; (i) provide shade trees, where appropriate.	
Design	
PO2 Landscaping strips (such as along a front boundary and around car parking areas) enhance the appearance of the site from the street and complement the site and building/s in terms of height of plants, without affecting the line of sight for road users.	No acceptable outcome prescribed.
PO3 Landscaping buffers along a boundary with an adjoining residential activity must: (a) maximise visual privacy of the adjoining residence; (b) minimise light spill and acoustic impacts; (c) screen visually obtrusive activities (such as service and storage areas); (d) soften the appearance of buildings.	AO3.1 ▼ Landscaping buffers incorporate shrubs, clumping palms and/or compact trees that: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a dense screen of no less than 2 metres in height.
	AO3.2 Landscaping buffers incorporate trees or palms that will grow to be similar in height to the building.
PO4 On-street landscaping contributes to an attractive streetscape.	AO4.1 On-street landscaping is designed in accordance with Planning Scheme Policy SC6.4 Landscaping.
PO5 Landscaping is designed and carried out to ensure ease of maintenance and to ensure the landscaping thrives.	AO5.1 Landscaped areas incorporate automatic, reticulated irrigation systems to water all plants.
	AO5.2 ▼ Grassed and lawn areas are accessible externally by standard lawn maintenance equipment.
	AO5.3 ▼ Planted areas incorporate a 100 millimetre thick layer of organic mulch.
	AO5.4 ▼ Trees are planted in gardens with minimum widths of 1 metre.
	AO5.5 ▼ Landscaping areas adjacent to car parking areas or driveways are protected from motor vehicles by 100 millimetres concrete wheel stops or garden bed edges.
PO6 Landscaping must retain any vegetation of environmental or aesthetic significance where not affected by the operational works approved for the development.	AO6.1 ▼ Existing trees greater than 5 metres in height must be retained where located: (a) at least 5 metres from the building footprint; (b) clear of driveway, car parking areas, storage or service areas.
Species selection	
PO7 Development contributes to the amenity and environmental values of the locality by the inclusion of native species within landscaping treatments.	AO7.1 ▼ Development incorporates species from Planning Scheme Policy SC6.4 Landscaping.
PO8	AO8.1 ▼

Performance outcomes	Acceptable outcomes
Plant species selected for landscaping must not include declared or potential pest species.	Plant species selected do not include: (a) class 1, 2 or 3 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i> ; or (b) local pests identified in Planning Scheme Policy SC6.4 Landscaping.

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9.4.6 Parking and access code

9.4.6.1 Application

This code applies to assessing development that involves operational work, reconfiguring a lot and/or a material change of use.

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

9.4.6.2 Purpose

- (1) The purpose of the parking and access code is to ensure development provides a sufficient number of on site parking spaces to meet the likely parking demand and to ensure that parking and access to the site is appropriately designed and constructed.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) uses have sufficient on site parking spaces designated in a manner to meet the requirements of the intended user;
 - (b) the number of parking spaces provided does not impact on the functioning of the surrounding road network;
 - (c) vehicles can access and move within the site in a safe and efficient manner.
 - (d) adequate provision for service vehicles is provided to meet the reasonable requirements of the development;
 - (e) the amenity of nearby land uses and the surrounding area is protected and maintained.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.4.6.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 9.4.6.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Car parking numbers	
PO1 Sufficient car parking spaces must be provided to accommodate the demand likely to be generated by the use.	AO1.1 ▼ Car parking spaces are provided for the uses listed in Table 9.4.6.4, in accordance with Table 9.4.6.4.
PO2 The number of car parking spaces required in accordance with AO1.1 may be varied where it can be demonstrated that less car parking spaces are required having regard to: <ol style="list-style-type: none"> (a) the particular circumstances of the development and the site; (b) any existing lawful use of the site; (c) whether the requirements in AO1.1 are impractical or unreasonable. 	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
P03 Sufficient car parking spaces must be provided for disabled drivers or passengers to accommodate the demand likely to be generated by the use.	No acceptable outcome prescribed.
Design	
P04 Car parking spaces must have acceptable dimensions to meet user requirements.	No acceptable outcome prescribed.
P05 Car parking spaces must be designed and used for their intended purpose.	AO5.1 ▼ Car parking spaces are kept and used exclusively for parking and maintained in a useable condition for parking.
	AO5.2 ▼ Visitor car parking spaces are accessible and available for parking at all times.
P06 Adequate shading must be provided for car parking areas containing more than 10 spaces.	No acceptable outcome prescribed.
P07 Car parking is designed to prevent visual monotony and streetscape domination of car parking areas.	AO7.1 The visual monotony of parking areas containing more than 10 spaces, with the exception of parking provided underneath or above the building, must be broken up by vegetation. Vegetation consisting of shade trees or shrubs must be provided throughout a car park and represent 10% of the area of the car park.
	Note—The required 10% of landscaping provided within car parks is not included in the calculation of other landscaping requirements for various forms of development.
	AO7.2 ▼ In a business precinct, off-street parking is provided at the rear, underneath or above buildings.
P08 Car parking areas do not adversely impact on adjacent sites or uses with regard to light, noise, emissions, dust and stormwater run-off.	No acceptable outcome prescribed.
P09 Acoustic barriers or other attenuation measures are installed where adjoining noise sensitive activities are likely to be affected by noise nuisance.	No acceptable outcome prescribed.
Accessibility and vehicle movement	
P010 Sufficient area or appropriate circulation arrangements must be provided to enable: (a) safe and practical access to all parking, loading/unloading and manoeuvring areas; (b) all vehicles using the site to enter and exit the site in forward gear.	AO10.1 ▼ Circulation and turning areas comply with the provisions of Australian Standards <i>AS2890.1 - Parking facilities (off-street car parking)</i> and <i>AS2890.2 - Parking Facilities (off street commercial vehicle facilities)</i> .
	AO11.1 ▼ Queuing and set down areas comply with Australian Standards <i>AS2890.1 - Parking facilities (off-street car parking)</i> .
P011 Where vehicle queuing, set down/pick up or special vehicle parking is required, sufficient queuing or parking area must be provided to enable vehicles to stand without obstructing the	AO11.2 ▼

Performance outcomes	Acceptable outcomes
free flow of moving traffic or pedestrian movement.	All vehicle queuing occurs on the site and is not allowed to occur across public walkways.
PO12 The layout and design of parking bays, manoeuvring areas, queuing areas, setdown/pickup areas and driveways ensures that on-site parking and servicing areas are clearly defined, safe, easily accessible and meet user requirements, including people with disabilities, pedestrians, cyclists and public transport services, where relevant.	AO12.1 ▼ Parking bays, manoeuvring areas, queuing areas, setdown/pickup areas and driveways are designed in accordance with Australian Standards <i>AS2890.1 - Parking facilities (off-street car parking)</i> and <i>AS2890.2 - Parking Facilities (off street commercial vehicle facilities)</i> .
Vehicle loading and unloading	
PO13 Vehicle loading and unloading bays must have acceptable dimensions to accommodate the vehicles expected to use the site.	AO13.1 ▼ Vehicle loading and unloading bays must meet the design requirements of Australian Standards <i>AS2890.1 - Parking facilities (off-street car parking)</i> and <i>AS2890.2 - Parking Facilities (off street commercial vehicle facilities)</i> .
PO14 The design and location of vehicle loading and unloading areas prevents such areas from having a negative impact on the streetscape.	AO14.1 ▼ In a business precinct, vehicle loading and unloading areas are designed and/or located so they cannot be seen from the street by locating such areas to the rear of buildings or applying landscaping and fencing treatments to visually screen such areas.
	AO14.2 In all other zones/precincts, no acceptable outcome prescribed.
Construction	
PO15 All car parking spaces, loading bays and accesses must be useable and functional in all weather conditions, considering the amount of usage of the site.	AO15.1 ▼ Car parking spaces, loading bays and accesses must be constructed, paved (bitumen sealed gravel, concrete, asphalt or paving blocks), drained to a lawful point of discharge and maintained at all times.
Service vehicles	
PO16 Sufficient on site parking is provided to accommodate the number and type of service vehicles likely to be generated by the development.	No acceptable outcome prescribed.
Cyclist facilities and bicycle parking	
PO17 Sufficient on-site cyclist facilities (including shower cubicles and ancillary change rooms) and bicycle parking spaces are provided, having particular regard to the nature of the development, its specific characteristics and scale.	No acceptable outcome prescribed.

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Table 9.4.6.4—Number of required car parking spaces

Use	Categories of use	Required car parking spaces
Adult store		<ul style="list-style-type: none"> 1 space per 20m² of gross floor area
Agricultural supplies store		<ul style="list-style-type: none"> 1 space per 100m² of site cover; and 1 space per employee
Air services		Not specified
Animal husbandry		Not specified
Animal keeping		<ul style="list-style-type: none"> 1 space per 10 animals
Aquaculture		<ul style="list-style-type: none"> 1 space per 5000m² of ponds; and 1 space per 50m² of gross floor area of buildings
Bar		<ul style="list-style-type: none"> 1 space per 50m² of gross floor area
Bulk landscape supplies		<ul style="list-style-type: none"> 1 space per 150m² of site cover
Caretaker's accommodation		<ul style="list-style-type: none"> 1 space
Car wash		<ul style="list-style-type: none"> Queuing space clear of the road reserve for 2 vehicles using or waiting to use each washing bay
Cemetery		Not specified
Child care centre		<ul style="list-style-type: none"> 1 space per 10 children able to be accommodated in the centre, to be used for setting down and picking up children; and 1 space per full time employee
Club		<ul style="list-style-type: none"> 1 space per 50m² of gross floor area
Community care centre		<ul style="list-style-type: none"> 1 space per 20m² of gross floor area
Community residence		<ul style="list-style-type: none"> 2 spaces
Community use		Not specified
Cropping		Not specified
Dual occupancy	Small (less than 75m ²) or 1 bedroom	<ul style="list-style-type: none"> 1 covered space per dwelling; and 0.5 visitor spaces per dwelling
	Medium (75m ² - 110m ²) or 2 bedroom	<ul style="list-style-type: none"> 1.5 spaces (1 covered) per dwelling; and 0.5 visitor spaces per dwelling
	Large (greater than 110m ²) or 3 bedroom	<ul style="list-style-type: none"> 2 covered spaces per dwelling; and 0.5 visitor spaces per dwelling
Dwelling house		<ul style="list-style-type: none"> 1 space per 2 bedrooms; and 1 space for any secondary dwelling
Dwelling unit		<ul style="list-style-type: none"> 1 space
Educational establishment	Primary school	<ul style="list-style-type: none"> 1 space per employee; and 1 bus and car set down area
	Secondary school	<ul style="list-style-type: none"> 1 space per employee; and 1 space per 20 students; and 1 bus and car set down area
	Tertiary	<ul style="list-style-type: none"> 1 space per employee; and 1 space per 5 students; and 1 bus and car set down area
	All other categories	Not specified
Emergency services		Not specified
Environment facility		Not specified

Use	Categories of use	Required car parking spaces
Extractive industry		<ul style="list-style-type: none"> 1 space per 2 employees
Food and drink outlet	Fast food outlet	<ul style="list-style-type: none"> 10 spaces per 100m² of gross floor area; and 10 queuing spaces for any drive through
	All other categories	<ul style="list-style-type: none"> 1 space per 20m² of dining area with a minimum of 3 spaces
Function facility		<ul style="list-style-type: none"> 1 space per 15m² of gross floor area
Garden centre		<ul style="list-style-type: none"> 1 space per 100m² of site cover; and 1 space per employee
Hardware and trade supplies		<ul style="list-style-type: none"> 1 space per 100m² of site cover; and 1 space per employee
Health care services		<ul style="list-style-type: none"> 1 space per 20m² of gross floor area
High impact industry		<ul style="list-style-type: none"> 1 space per 100m² of gross floor area; and 1 space per employee
Home based business	Bed and breakfast/farm stay	<ul style="list-style-type: none"> 1 space per room or cabin available for accommodation in addition to the parking provided for the dwelling
	All other categories	<ul style="list-style-type: none"> 1 space in addition to the parking provided for the dwelling
Hospital		<ul style="list-style-type: none"> 1 space per 4 beds; and 1 space per 2 employees; and Minimum of 1 ambulance parking space; and 1 bus set down area
Hotel		<ul style="list-style-type: none"> 1 space per 50m² of gross floor area; and Drive through queuing of 10 spaces; and 1 space per accommodation unit where accommodation is provided
Indoor sport and recreation	Bowling alley	<ul style="list-style-type: none"> 3 spaces per alley
	Indoor field games	<ul style="list-style-type: none"> 20 spaces per pitch or field
	Gymnasium	<ul style="list-style-type: none"> 7.5 spaces per 100m² of gross floor area
	Squash courts	<ul style="list-style-type: none"> 3 spaces per court
	All other categories	<ul style="list-style-type: none"> 1 space per 20m² of gross floor area
Intensive animal industry		<ul style="list-style-type: none"> 1 space per 2 employees
Intensive horticulture		<ul style="list-style-type: none"> 1 space per employee
Landing		Not specified
Low impact industry	Motor vehicle repairs	<ul style="list-style-type: none"> 2 spaces for every service bay
	All other categories	<ul style="list-style-type: none"> 1 space per 100m² of gross floor area; and 1 space per employee
Major electricity infrastructure		Not specified
Major sport, recreation and entertainment facility		Not specified
Marine industry		<ul style="list-style-type: none"> 1 space per 100m² of gross floor area; and 1 space per employee
Market		<ul style="list-style-type: none"> 1 space per 40m² of site cover
Medium impact industry		<ul style="list-style-type: none"> 1 space per 100m² of gross floor area; and 1 space per employee

Use	Categories of use	Required car parking spaces
Multiple dwelling	Small (less than 75m ²) or 1 bedroom	<ul style="list-style-type: none"> 1 covered space per dwelling; and 0.5 visitor spaces per dwelling; and 1 vehicle washing bay where the development comprises more than 6 units
	Medium (75m ² - 110m ²) or 2 bedroom	<ul style="list-style-type: none"> 1.5 spaces (1 covered) per dwelling; and 0.5 visitor spaces per dwelling; and 1 vehicle washing bay where the development comprises more than 6 units
	Large (greater than 110m ²) or 3 bedroom	<ul style="list-style-type: none"> 2 covered spaces per dwelling; and 0.5 visitor spaces per dwelling; and 1 vehicle washing bay where the development comprises more than 6 units
Nature-based tourism		Not specified
Nightclub entertainment facility		<ul style="list-style-type: none"> 1 space per 20m² of gross floor area
Office		<ul style="list-style-type: none"> 1 space per 50m² of gross floor area
Outdoor sales		<ul style="list-style-type: none"> 1 space per 150m² of site cover
Outdoor sports and recreation	Bowling greens	<ul style="list-style-type: none"> 15 spaces per green
	Sports fields (excluding commercial sports grounds)	<ul style="list-style-type: none"> 25 spaces per field; and 1 bus space per field
	Swimming pool	<ul style="list-style-type: none"> 15 spaces; and 1 bus space per 400m² of water surface area
	Tennis courts	<ul style="list-style-type: none"> 3 spaces per court
	Other	Not specified
Park		Not specified
Parking station		<ul style="list-style-type: none"> None
Permanent plantation		<ul style="list-style-type: none"> None
Place of worship		<ul style="list-style-type: none"> 1 space per 15m² of gross floor area
Port services		Not specified
Relocatable home park		<ul style="list-style-type: none"> 1 covered space per relocatable home site; and 1 visitor space per 10 relocatable home sites; and 1 vehicle washing space per 20 relocatable home sites; and 1 space for an on-site manager
Research and technology industry		<ul style="list-style-type: none"> 1 space per 100m² of gross floor area; and 1 space per employee
Residential care facility		<ul style="list-style-type: none"> 1 space per 6 beds; and 1 visitor space per 10 beds or part thereof; and 1 space per 2 employees
Resort complex		<ul style="list-style-type: none"> 1 covered space per accommodation unit (including manager's unit); and 1 washing bay per 15 units; and 1 bus bay where the development has more than 20 units
Retirement facility	Independent living units	<ul style="list-style-type: none"> 1 covered space per accommodation unit; and 1 visitor space per 4 units

Use	Categories of use	Required car parking spaces
	Serviced units	<ul style="list-style-type: none"> 1 covered space per 4 units; and 1 space per 2 employees; and 1 visitor space per 10 units
Roadside stall		Not specified
Rooming accommodation		<ul style="list-style-type: none"> 1 space per 5 beds; and 1 space per manager's unit
Rural industry		<ul style="list-style-type: none"> 1 space per 200m² of gross floor area
Rural workers accommodation		<ul style="list-style-type: none"> 1 space per 4 beds
Service industry		<ul style="list-style-type: none"> 1 space per 100m² of gross floor area; and 1 space per employee
Service station		<ul style="list-style-type: none"> 1 spaces per 40m² of gross floor area of the shop component; and queuing area for 2 cars per bowser; and 3 spaces per work bay
Shop	Retail warehouse/discount department store	<ul style="list-style-type: none"> 3 spaces per 100m² of gross floor area
	All other categories	<ul style="list-style-type: none"> 1 space per 30m² of gross floor area
Shopping centre		<ul style="list-style-type: none"> 4 spaces per 100m² of gross floor area
Short-term accommodation	Motel, activities involving self-contained units	<ul style="list-style-type: none"> 1 covered space per accommodation unit (including manager's unit); and 1 washing bay per 15 accommodation units; and 1 bus bay where the development has more than 20 accommodation units; and 1 space per employee
	Backpackers, activities where the accommodation units are not self-contained	<ul style="list-style-type: none"> 0.1 spaces per bed; and 1 space per manager's unit
Showroom		<ul style="list-style-type: none"> 1 space per 50m² of gross floor area
Special industry		<ul style="list-style-type: none"> 1 space per 100m² of gross floor area or 1 space per 2 employees, whichever is the greater
Substation		Not specified
Telecommunications facility		Not specified
Theatre		<ul style="list-style-type: none"> 1 space per 25m² of gross floor area
Tourist attraction		<ul style="list-style-type: none"> 1 space per 25m² of indoor activities associated with the development; and 1 space per 40m² of outdoor activities associated with the development; and 1 bus parking space
Tourist park		<ul style="list-style-type: none"> 1 space per caravan, tent or cabin site, adjacent to the site; and 1 visitor space per 10 sites, with a common car parking area of no less than 10 spaces; and 1 vehicle washing space per 20 sites; and 1 space for an on-site manager
Transport depot		<ul style="list-style-type: none"> 1 space per 100m² of site area
Utility installation		Not specified

Use	Categories of use	Required car parking spaces
Veterinary services		<ul style="list-style-type: none"> • 1 space per 25m² of gross floor area
Warehouse	Self storage facility	<ul style="list-style-type: none"> • 1 space per unit
	All other categories	<ul style="list-style-type: none"> • 1 space per 90m² of gross floor area
Wholesale nursery		Not specified
Winery		Not specified
<p>Note—Where the required car parking spaces is not specified for a use or where the use is undefined, compliance with PO1 must be demonstrated without reference to AO1.1.</p>		

9.4.7 Reconfiguring a lot code

9.4.7.1 Application

This code applies to assessing an application for development that involves the reconfiguring of a lot.

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

9.4.7.2 Purpose

- (1) The purpose of the reconfiguring a lot code is to ensure the reconfiguring of a lot creates lots that are suitable for their intended use, are in keeping with the character of the area, achieve a high standard of amenity and complement the surrounding natural and built environment. Subdivision design is responsible for vibrant, safe and connected communities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) lots have a sufficient area and dimensions to meet user requirements, maintain the amenity of the area, protect environmental features and take into account site constraints;
 - (b) the reconfiguration of a lot in the rural zone does not result in the fragmentation or alienation of ALC Class A and B land;
 - (c) land outside the urban footprint is not reconfigured by a boundary realignment to create rural lifestyle lots which have the potential to negatively impact on rural viability and the rural amenity and character of the area;
 - (d) the reconfiguration of a lot in the environmental management and conservation zone does not result in the loss or fragmentation of areas of environmental significance;
 - (e) the environmental and scenic values of the Region are protected;
 - (f) residential subdivisions result in safe, convenient, functional and attractive communities;
 - (g) a range and mix of lot sizes is provided to facilitate housing choices, a variety of dwellings and household types;
 - (h) lots are arranged to front all roads and parkland so that development enhances personal safety, traffic safety, property safety and security, while contributing to streetscape and open space quality;
 - (i) development provides for the efficient use of land, the provision of infrastructure and a logical and well designed road network;
 - (j) subdivision design provides opportunities for walking and cycling for recreation and as an alternative method of travel;
 - (k) lots are provided with safe and appropriate access;
 - (l) a range of functional parkland, including local and district parks and open space links are available for the use and enjoyment of residents and visitors;
 - (m) road networks provide excellent connectivity and circulation for vehicles and are suitably detailed to provide safe and efficient access for pedestrians, cyclists and public transport.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

9.4.7.3 Identified requirements and assessment benchmarks

Part A—Identified requirements and assessment benchmarks

Table 9.4.7.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Subdivision design	
PO1 Subdivision design responds to the specific characteristics of the site and integrates appropriately into its wider urban, environmental or rural context.	No acceptable outcome prescribed.
PO2 The reconfiguration of a lot must not: <ul style="list-style-type: none"> (a) affect the consistent rhythm and pattern of buildings; or (b) adversely affect historically important views; or (c) adversely affect the interrelationship of a group of buildings. 	No acceptable outcome prescribed.
Area and dimensions of lots	
PO3 Lots are of sufficient area and dimensions to: <ul style="list-style-type: none"> (a) accommodate the intended land use; (b) provide for suitable building envelopes and safe vehicular and pedestrian access without the necessity for major earthworks and major retaining walls; (c) provide private outdoor space, on site landscaping and on site parking; (d) achieve consistency with the character of surrounding development; (e) protect environmental features and take into account site constraints. 	AO3.1 Lots comply with the area and dimensions identified for lots in the relevant zone or precinct in Table 9.4.7.4.
	AO3.2 Lots have their own street frontage, unless access is provided by way of easement, in which case multiple lots do not utilise the same access easement (ie. each lot has its own dedicated access easement).
PO4 Lots which can be reconfigured further at a later date are designed so that any further reconfiguration will achieve: <ul style="list-style-type: none"> (a) lots of a sufficient area and dimension to accommodate the ultimate intended land use; (b) the provision of a safe, efficient and effective infrastructure network. 	AO4.1 The ability to further reconfigure a lot is demonstrated by submitting a master/concept plan with lots that meet the requirements of this Planning Scheme and showing building envelopes for all current and future buildings.
PO5 Lots which are configured to incorporate existing land uses ensure: <ul style="list-style-type: none"> (a) lots are of a sufficient area and dimension; (b) the provision of a safe, efficient and effective infrastructure network. 	AO5.1 Lots comply with the area and dimensions identified for lots in the relevant zone or precinct in Table 9.4.7.4.
	AO5.2 Each land use and associated infrastructure is contained within each lot.
	AO5.3 Buildings and structures comply with the relevant boundary setbacks and zone or precinct requirements.
Buffers	
PO6 Additional lots are created in locations that:	AO6.1 Where lots for a residential activity are created within 400 metres of rural zoned land:

Performance outcomes	Acceptable outcomes
<p>(a) are adequately buffered from potential adverse impacts of incompatible land uses on the future users of the lots;</p> <p>(b) incorporate adequate buffers to separate the lots from potential adverse impacts on sensitive land uses;</p> <p>(c) do not create “reverse amenity” situations where the continued operation of existing uses is compromised by closer settlement nearby.</p>	<p>(a) the residential activity to be contained within the new lot/s must be located at least 300 metres from any agricultural activity, if the land between the activities is cleared, cropped or improved pasture;</p> <p>(b) the residential activity to be contained within the new lot/s must be located at least 40 metres from any agricultural activity, if the land between the activities is naturally vegetated;</p> <p>(c) where the buffer specified in (a) or (b) above is located within the lot containing the residential activity, a building footprint must be nominated that is not located within that buffer.</p> <p>AO6.2 A lot used for medium impact industry is not located within 250 metres of a site used for a sensitive land use.</p> <p>AO6.3 A lot used for high impact industry is not located within 500 metres of a site used for a sensitive land use.</p> <p>AO6.4 A lot used for special impact industry is not located within 1.5 kilometres of a site used for a sensitive land use.</p> <p>AO6.5 In all other situations, no acceptable outcome prescribed.</p>
<p>PO7 Amenity is maintained for residential activities adjacent to the Queensland Rail railway line, a State-controlled road and a proposed future bypass corridor.</p>	<p>AO7.1 A landscape buffer with a minimum width of 10 metres and sound proof fencing with a minimum height of 2 metres is provided along the boundary of any new lots for a residential activity that adjoins the railway line, a State controlled road or a future bypass corridor as shown on the Zoning Maps (ZM-001 to ZM-021).</p>
<p>PO8 The reconfiguration of a lot ensures that sensitive land uses are sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO8.1 ▼ Sensitive land uses maintain the following separation distances from a substation or easement for major electricity infrastructure:</p> <p>(a) 20 metres for transmission lines up to 132 kilovolts;</p> <p>(b) 30 metres for transmission lines between 133 kilovolts and 275 kilovolts;</p> <p>(c) 40 metres for transmission lines exceeding 275 kilovolts.</p>
<p>Orientation and energy</p>	
<p>PO9 Lots are orientated to facilitate the siting of dwellings to:</p> <p>(a) have appropriate solar orientation, except where significant constraints limit this; and</p> <p>(b) take advantage of the south east prevailing breeze and northerly and north easterly summer breeze or any modification of</p>	<p>No acceptable outcome prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>those patterns caused by the local topography;</p> <p>(c) ensure minimum exposure of the walls and windows in habitable rooms to low angle eastern and western sun.</p>	
Lot and road layout	
<p>PO10 Subdivision design provides the new community with a local identity by responding to the site context, site characteristics, setting, land marks and views.</p>	No acceptable outcome prescribed.
<p>PO11 Elements of natural and cultural significance are incorporated into the subdivision design and become features of the subdivision layout contributing to the amenity of the development.</p>	No acceptable outcome prescribed.
<p>PO12 The road network is designed to:</p> <p>(a) provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists;</p> <p>(b) minimise the use of cul-de-sacs.</p>	No acceptable outcome prescribed.
<p>PO13 The road layout is safe, efficient and functional.</p>	AO13.1 Development complies with Planning Scheme Policy SC6.3 FNQROC Development Manual.
<p>PO14 Roads, including private roads, are designed so as to achieve the following:</p> <p>(a) convenient and safe access to all lots for pedestrians, cyclists and vehicles;</p> <p>(b) safe, logical and hierarchical transport linkages with the existing road system;</p> <p>(c) appropriate access for buses, emergency and service vehicles;</p> <p>(d) convenient service corridors for public infrastructure;</p> <p>(e) opportunities for street landscaping;</p> <p>(f) convenient parking for visitors.</p>	AO14.1 Roads, including private roads, are designed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.
<p>PO15 To facilitate housing choice and diversity, developments consist of a variety of lot sizes.</p>	AO15.1 A variety of lot sizes are incorporated into the development.
	AO15.2 Lots are arranged to avoid clusters of smaller lots all of the minimum size.
<p>PO16 Residential neighbourhoods incorporate physical and social infrastructure through the orderly and sequential development of land.</p>	AO16.1 New development adjoins: (a) existing urban development; or (b) approved urban development where construction of the development has commenced.
<p>PO17 Social and physical infrastructure is delivered in a timely and efficient manner.</p>	No acceptable outcome prescribed.
<p>PO18</p>	AO18.1 Battle-axe or rear lots are not created in greenfield areas within the urban footprint.

Performance outcomes	Acceptable outcomes
<p>The creation of battle-axe or rear lots is avoided, however where this is unavoidable, battle-axe or rear lots are designed to:</p> <ul style="list-style-type: none"> (a) provide a high standard of amenity for residents and other users of the site and adjoining properties; (b) positively contribute to the character of adjoining properties and the area; (c) not adversely impact on the safety and efficiency of the road from which access is gained. <p>Note—Battle-axe or rear lots include lots created behind or to the rear of another lot and requiring the creation of an access easement through the front lot for legal and/or practical access.</p>	<p>AO18.2 Battle-axe or rear lots are designed as follows:</p> <ul style="list-style-type: none"> (a) the access handle or easement has a minimum street frontage, driveway width, length and standard of construction as set out in Table 9.4.7.5; (b) the access handle or easement does not change direction by more than 20% at any point; (c) the access handle or easement is not used by more than 1 lot; (d) development of the lot will not result in a lot having an access handle or easement on either side of the lot.
Access and services	
<p>PO19 Access to the site (including driveways and paths) must not have an adverse impact on:</p> <ul style="list-style-type: none"> (a) safety, including fire fighting; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; (e) service provision. 	<p>AO19.1 Minimum street frontages comply with Table 9.4.7.4.</p>
<p>PO20 The dimensions of each lot must be sufficient to allow access to the premises (including all works associated with the access):</p> <ul style="list-style-type: none"> (a) to follow as close as possible to the existing contours; (b) to be contained within the premises and not the road reserve. 	<p>No acceptable outcome prescribed.</p>
Public transport	
<p>PO21 Where available, subdivision design must provide practical, safe and convenient access to public transport.</p>	<p>AO21.1 In the Innisfail local plan area, public transport infrastructure is located in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p> <p>AO21.2 In all other areas, no acceptable outcome prescribed.</p>
Pedestrian and bikeway facilities	
<p>PO22 Subdivision design incorporates pedestrian and bikeway facilities that are functional and achieve safe, attractive and efficient pedestrian and bike networks.</p>	<p>AO22.1 Where the development is adjacent to the pedestrian/cycle network as identified on the Zoning Maps (ZM-001 to ZM-021) or a Local Plan Map (LPM-001 to LPM-027), pedestrian and bikeway facilities must be incorporated in the subdivision design.</p> <p>AO22.2 Pedestrian and bikeway facilities are designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
Park and open space	
<p>PO23</p>	<p>No acceptable outcome prescribed.</p>

Performance outcomes	Acceptable outcomes
<p>Development provides for sufficient open space to:</p> <ul style="list-style-type: none"> (a) meet the needs of the occupiers of the proposed lots; (b) ensure that the environmental and scenic values of the area are protected; (c) contribute to the local amenity; (d) provide a diversity of settings; (e) retain riparian corridors and significant vegetation and habitat areas and provide linkages between those areas; (f) provide links between public open spaces to form a legible network; (g) meet regional, district and neighbourhood open space requirements. 	
<p>PO24 The subdivision layout, lot and dwelling orientation ensure that all areas of a park are overlooked by dwellings to encourage casual surveillance.</p>	<p>AO24.1 Parks are positioned on lots so that they are capable of being fronted and overlooked by surrounding development.</p> <p>AO24.2 Parks have sufficient street frontage to ensure all areas of the park are visible from overlooking lots.</p> <p>AO24.3 The number of lots that back or side onto the park is minimised.</p> <p>AO24.4 The park is regular in shape.</p> <p>AO24.5 Site lines between development and the park are not impeded by structures or vegetation.</p>
<p>PO25 Parks are functional, usable places for all members of the community and are free from topographical, environmental and other hazardous constraints.</p>	<p>No acceptable outcome prescribed.</p>
Infrastructure	
<p>PO26 Each lot has access to the following essential infrastructure:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewerage; (c) electricity; (d) telecommunications. 	<p>AO26.1 Each lot:</p> <ul style="list-style-type: none"> (a) is connected to the telecommunications and electricity supply networks; or (b) has connection to the telecommunications and electricity supply networks arranged. <p>AO26.2 If the site is in an area serviced or capable of being serviced by reticulated water, the lots are connected to the reticulated water system.</p> <p>AO26.3 ▼ If the site is in an area serviced or capable of being serviced by reticulated sewerage, the lots are connected to the reticulated sewerage system.</p> <p>AO26.4 ▼ If the site is not in an area serviced or capable of being serviced by reticulated water, adequate potable water and water available for fire fighting is available for each lot.</p> <p>AO26.5 ▼</p>

Performance outcomes	Acceptable outcomes
	If the site is not in an area serviced or capable of being serviced by reticulated sewerage, lots can accommodate an on-site effluent treatment and disposal system.
<p>PO27 The electricity supply network for all lots is placed underground where:</p> <ul style="list-style-type: none"> (a) more than 5 lots are created and the site is not in a greenfield area; or (b) the site is in a greenfield area. 	<p>AO27.1 All electricity lines along the full frontages of created lots are placed underground.</p> <p>AO27.2 The construction of the underground electricity supply network is carried out in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
<p>PO28 Development ensures that the increase in development density arising from the development can be accommodated within:</p> <ul style="list-style-type: none"> (a) pedestrian and bikeway infrastructure; (b) footpath infrastructure; (c) community facilities; (d) open space; (e) public transport infrastructure; (f) stormwater and flooding infrastructure; (g) water supply and sewerage services; (h) road network infrastructure. 	No acceptable outcome prescribed.
Drainage	
<p>PO29 Effective drainage of lots and roads is designed to:</p> <ul style="list-style-type: none"> (a) maintain pre-existing or natural flow regimes; (b) effectively manage stormwater quality and quantity; (c) ensure no adverse impacts on receiving waters, surrounding premises and the surrounding environment. 	No acceptable outcome prescribed.
Boundary realignments	
<p>PO30 The realignment of a boundary or boundaries:</p> <ul style="list-style-type: none"> (a) does not result in the potential creation of additional lots; (b) is an improvement on the existing situation. 	<p>AO30.1 An improvement on the existing situation results when the dimensions of the proposed lots comply more fully with Table 9.4.7.4 and at least one of the following is achieved:</p> <ul style="list-style-type: none"> (a) the boundary realignment will correct an existing boundary encroachment by a building or areas; or (b) lots will become more regular in shape; or (c) access is provided to a lot that previously had no access or an unsuitable access; or (d) the rearranged lots better meet the overall outcomes for the zone or precinct within which it is located. <p>AO30.2 Individual new lots are not split across road reserves or other tenures.</p>
<p>PO31 Outside the urban footprint, the realignment of a boundary or boundaries must:</p> <ul style="list-style-type: none"> (a) result in improved agricultural efficiency; or 	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
(b) facilitate agricultural activities or conservation outcomes; or (c) resolve boundary issues where: (i) a building or structure is built over the boundary line of 2 lots; or (ii) a lot has been intersected by the compulsory installation of infrastructure such as a road or electricity line.	
PO32 A boundary realignment outside the urban footprint must: (a) allow for enough space within the new lots to accommodate buffers from adjoining land uses to mitigate adverse impacts such as chemical spray drift, odour, noise, dust, fire, smoke and ash; (b) not prevent existing industries from expanding or new agricultural enterprises from being established; (c) not create new small lots for rural residential or rural lifestyle purposes; (d) not be for the purpose of creating a separate house lot, unless the lot contains a house that was built prior to 9 May 2008 and is of a sufficient size to contain adequate buffers from agricultural uses.	No acceptable outcome prescribed.
Pest management	
PO33 New lots are cleared of pest plants and animals.	AO33.1 Prior to Council endorsing the Plan of Survey, the development site is cleared of: (a) class 1 or 2 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i> ; (b) local pests identified in Planning Scheme Policy SC6.4 Landscaping.
Future bypass corridor	
PO34 The Innisfail, Tully and Cardwell future bypass corridors are protected from further development.	AO34.1 No additional lots are created within the Innisfail, Tully and Cardwell future bypass corridor as shown on the Zoning Maps (ZM-001 to ZM-021).
Additional requirements for the environmental management and conservation zone	
PO35 Lots in the environmental management and conservation zone are of sufficient area and dimensions to: (a) retain and, where practicable, restore the natural features and environmental/ecological/habitat values of the site including: (i) areas of remnant vegetation; (ii) riparian corridors; (iii) areas of natural habitat; (iv) habitat linkages; (v) natural topographical and ecological features, for example wetlands,	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
<p>waterways, dune systems and foreshore areas;</p> <p>(vi) strategic rehabilitation areas as shown on the Environmental Significance Overlay Map (OM-007),</p> <p>(b) achieve a low scale, natural amenity rather than a residential ambience.</p>	
<p>PO36 Where the new lots are created in the environmental management and conservation zone and inside the urban footprint, 60% of each lot must be retained and protected in its natural vegetated state (the "protected area"), as follows:</p> <p>(a) the protected area may include cleared or degraded areas which have been or will be rehabilitated to enhance the natural values of the locality;</p> <p>(b) the protected area must comprise one consolidated area, minimising edge effects;</p> <p>(c) the protected area must be selected to:</p> <p>(i) maximise the protection of riparian areas, remnant vegetation of habitat value and any wetlands and waterways;</p> <p>(ii) where appropriate, provide connectivity to adjacent habitat, environmentally significant areas and areas of environmental value;</p> <p>(d) the protected area is protected by a conservation covenant to which Council is a party and which is binding on successors in title.</p>	No acceptable outcome prescribed.
<p>PO37 Reconfiguring a lot in the environmental management and conservation zone does not result in loss of ecological connectivity.</p>	No acceptable outcome prescribed.
Additional requirements for the rural zone	
<p>PO38 Lots are of sufficient area and dimensions to ensure that long term agricultural viability is maintained or achieved.</p>	No acceptable outcome prescribed.
<p>PO39 No new lots are created within 1 kilometre of Mundoo Airport, unless they are created to accommodate uses associated with or ancillary to the Airport.</p>	No acceptable outcome prescribed.
Additional requirements for the rural residential zone	
<p>PO40 New rural residential lots are set back from waterways to avoid the creation of water entitlements for urban uses.</p>	No acceptable outcome prescribed.
Additional requirements for the Innisfail central business precinct	
<p>PO41 The size of lots facilitates the development of lots within the Innisfail central business precinct</p>	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
for a wide range of commercial activities and activity centre functions.	

Note—Despite Planning Scheme Policy SC6.3 FNQROC Development Manual identifying that it is not prescriptive and only a guideline for the purpose of satisfying acceptable outcomes in the planning scheme, the FNQROC Development Manual is to be treated as standards to be met when used as an acceptable outcome in the planning scheme.

Table 9.4.7.4—Area and dimensions of lots

Zone/precinct	Minimum area Note—areas do not include access strips	Minimum street frontage	Minimum square or rectangle contained within a lot
Business precinct	Not specified	Not specified	Not specified
Business fringe precinct	1000m ²	20 metres	20 metres x 40 metres
Central business precinct	Not specified	Not specified	Not specified
Community purpose precinct	Not specified	Not specified	Not specified
Emerging community zone	The reconfiguration of a lot for urban purposes occurs in accordance with a development master plan approved by Council.		
Environmental management and conservation zone	Outside the urban footprint—60 hectares	250 metres	Not specified
	Inside the urban footprint—2 hectares	Not specified	Not specified
Industry precinct	In the locality of Webb or Coconuts and where the lot contains an existing dwelling house—1200m ²	20 metres	20 metres x 40 metres
	All other locations—1000m ²	20 metres	20 metres x 40 metres
Local business precinct	In the Greater Mission Beach local plan area—1000m ²	20 metres	20 metres x 40 metres
	In the Villages local plan area—800m ²	20 metres	20 metres x 30 metres
Major tourism zone	Not specified	Not specified	Not specified
Port Hinchinbrook precinct	In accordance with the applicable approval and Conformed Deed identified in Table SC7.2 in Schedule 7 - Port Hinchinbrook documents		
Recreation precinct	Not specified	Not specified	Not specified
Residential precinct	If the site is in an area serviced or capable of being serviced by reticulated sewerage—600m ²	20 metres	15 metres x 20 metres
	If the site is not in an area serviced or capable of being serviced by reticulated sewerage—800m ²	20 metres	15 metres x 20 metres

Zone/precinct	Minimum area Note—areas do not include access strips	Minimum street frontage	Minimum square or rectangle contained within a lot
	In the locality of Bingil Bay—1000m ²	20 metres	15 metres x 20 metres
	In the residential choice precinct—800m ²	20 metres	20 metres x 30 metres
Rural zone	Outside the urban footprint—60 hectares	250 metres	Not specified
	Inside the urban footprint—30 hectares	Not specified	Not specified
Rural residential zone	4000m ²	30 metres	30 metres x 40 metres
Special purpose zone	Not specified	Not specified	Not specified
Tourism precinct	1000m ²	20 metres	20 metres x 40 metres
Township zone	Refer to relevant precinct	Refer to relevant precinct	Refer to relevant precinct
Note—Where a minimum lot size, minimum street frontage or minimum square or rectangle is not specified, the proposed lots must meet the performance outcomes of the Reconfiguring a Lot Code and the relevant zone or local plan code.			

Table 9.4.7.5—Access handle or easement requirements for battle axe or rear lots

Zone	Minimum street frontage	Minimum driveway width	Maximum length of access handle or easement	Standard of construction
Emerging community zone	Not specified—battle axe or rear lots should not be created in this zone.			
Environmental management and conservation zone	Outside the urban footprint—20 metres	4 metres	80 metres	In accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual
	Inside the urban footprint—6 metres	3 metres	60 metres	In accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual
Major tourism zone	Not specified—battle axe or rear lots should not be created in this zone.			
Rural zone	20 metres	4 metres	80 metres	In accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual
Rural residential zone	6 metres	3 metres	60 metres	In accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual
Special purpose zone	Not specified—battle axe or rear lots should not be created in this zone.			
Township zone	5 metres	3 metres	40 metres	In accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual

Zone	Minimum street frontage	Minimum driveway width	Maximum length of access handle or easement	Standard of construction
<p>Note—Where a minimum street frontage, minimum driveway width, maximum length and standard of construction is not specified, the proposed lots must meet the performance outcomes of the Reconfiguring a Lot Code and the relevant zone or local plan code.</p>				

Part 10 Other plans

There are no other plans for the planning scheme.

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a particular meaning for the purpose of the planning scheme.
 - (2) Any use not listed in Table SC1.1.2 column 1 is an undefined use.
- Note—Development comprising a combination of defined uses is not considered to be an undefined use.
- (3) A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
 - (4) The use definitions listed here are the definitions used in the planning scheme.
 - (5) Column 3 of Table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
 - (6) Column 4 of Table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
 - (7) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.
 - (8) Uses listed in Table SC1.1.2 columns 3 and 4 that are not listed in column 1 do not form part of the definition.

Table SC1.1.1—Index of use definitions

Adult store	Hardware and trade supplies	Place of worship
Agricultural supplies store	Health care services	Port services
Air services	High impact industry	Relocatable home park
Animal husbandry	Home based business	Research energy facility
Animal keeping	Hospital	Research and technology industry
Aquaculture	Hotel	Residential care facility
Bar	Indoor sport and recreation	Resort complex
Brothel	Intensive animal industry	Retirement facility
Bulk landscape supplies	Intensive horticulture	Roadside stall
Caretaker's accommodation	Landing	Rooming accommodation
Car wash	Low impact industry	Rural industry
Cemetery	Major electricity infrastructure	Rural workers' accommodation
Child care centre	Major sport, recreation and entertainment facility	Sales office
Club	Marine industry	Service industry
Community care centre	Market	Service station
Community residence	Medium impact industry	Shop
Community use	Multiple dwelling	Shopping centre
Crematorium	Nature-based tourism	Short-term accommodation
Cropping	Nightclub entertainment facility	Showroom
Detention facility	Non-resident workforce accommodation	Special industry
Dual occupancy	Office	Substation
Dwelling house	Outdoor sales	Telecommunications facility
Dwelling unit	Outdoor sports and recreation	Theatre
Education establishment	Outstation	Tourist attraction
Emergency services	Park	Tourist park
Environment facility	Parking station	Transport depot
Extractive industry	Permanent plantation	Utility installation
Food and drink outlet		Veterinary services
Function facility		Warehouse
Funeral parlour		Wholesale nursery
Garden centre		Winery

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) • the sale or display of underwear or lingerie • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air services	Premises used for any of the following: <ul style="list-style-type: none"> • the arrival and departure of aircraft; • the housing, servicing, refuelling, maintenance and repair of aircraft; • the assembly and dispersal of passengers or goods on or from an aircraft; • any ancillary activities directly serving the needs of passengers and visitors to the use; • associated training and education facilities; • aviation facilities. 	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	Premises used for production of animals or animal products on either	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>native or improved pastures or vegetation.</p> <p>The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.</p>		aquaculture, feedlots, piggeries
Animal keeping	<p>Premises used for boarding, breeding or training of animals.</p> <p>The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.</p>	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	<p>Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time.</p> <p>The use may include ancillary sale of food for consumption on the premises and entertainment activities.</p>		Club, hotel, nightclub, entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium,	Crematorium, funeral parlour

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
		lawn cemetery, pet cemetery, mausoleum	
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Childcare centre, family day care, home based child care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	Premises containing two dwellings, each for a separate household, and consisting of: <ul style="list-style-type: none"> • a single lot, where neither dwelling is a secondary dwelling or • two lots sharing common property where one dwelling is located on each lot. 	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling
Dwelling house	A residential use of premises for one household that contains a single dwelling. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills. The use may include outside hours school care for students or on-site student accommodation.	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency	Community use, hospital, residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
		management support facility, evacuation centres	
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	Premises used for industrial activities that include the manufacturing,	Abattoirs, concrete batching plant,	Tanneries, rendering plants,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for significant offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates a significant demand on the local infrastructure network • the use may involve night time and outdoor activities • on site controls are required for emissions and dangerous goods risks. 	boiler making and engineering and metal foundry	oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, farm stay, home office, home based childcare	Hobby, office, shop, warehouse, transport depot
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		Health care services, residential care facility
Hotel	<p>Premises used primarily to sell liquor for consumption.</p> <p>The use may include short-term accommodation, dining and entertainment activities and facilities.</p>	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use includes the ancillary storage and packing of feed and produce.		
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon	
Low impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> • negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • minimal traffic generation and heavy-vehicle usage • demands imposed upon the local infrastructure network consistent with surrounding uses • the use generally operates during the day (e.g. 7am to 6pm) • offsite impacts from storage of dangerous goods are negligible • the use is primarily undertaken indoors. 	Repairing motor vehicles, fitting and turning workshop	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i> . The use may include ancillary telecommunication facilities.	Power lines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	Premises used for waterfront based marine industries involved in any	Boat building, boat storage, dry dock	Marina

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure.</p> <p>The use may include the provision of fuel and disposal of waste.</p>		
Market	<p>Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for noticeable offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates an elevated demand on the local infrastructure network • onsite controls are required for emissions and dangerous goods risks • the use is primarily undertaken indoors • evening or night activities are undertaken indoors and not outdoors. 	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation,	Environmentally responsible accommodation facilities including	Environment facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> • maintain a nature based focus or product; • promote environmental awareness, education and conservation; • carry out sustainable practices. 	lodges, cabins, huts and tented camps	
Nightclub entertainment facility	<p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor and food for consumption on site.</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	Premises used to provide accommodation for nonresident workers. The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:</p> <ul style="list-style-type: none"> • business or professional advice • service of goods that are not physically on the premises • office based administrative functions of an organisation. 	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.		
Outstation	Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people. The use provides for intermittent short stay and/or long-term camping. The use may involve permanent low scale built infrastructure.	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, shortterm accommodation, tourist park
Park	Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social, educational and associated charitable activities.	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	Premises used for the following: <ul style="list-style-type: none"> the arrival and departure of vessels; the movement of passengers or goods on or off vessels; any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels. 	Marina, ferry terminal	Landing
Relocatable home park	Premises used for relocatable dwellings (whether they are permanently located or not) that		Tourist park

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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.		
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	<p>Premises used for the accommodation of one or more households where each resident:</p> <ul style="list-style-type: none"> • has a right to occupy one or more rooms • does not have a right to occupy the whole of the premises in which the rooms are situated • may be provided with separate facilities for private use • may share communal facilities or communal space with one or more of the other residents. <p>The use may include:</p> <ul style="list-style-type: none"> • rooms not in the same building on site • provision of a food or other service • on site management or staff and associated accommodation. 	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm workers accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won	Display dwelling	Bank, office

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	as a prize. The use may include a caravan or relocatable dwelling or structure.		
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact high impact industry, special industry
Service station	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops and that function as an integrated complex.		
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Showroom	<p>Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:</p> <ul style="list-style-type: none"> • a large area for handling, display or storage • direct vehicle access to the building by members of the public for loading and unloading items purchased or hired. 	Bulky goods sales, motor vehicle sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
Special industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for extreme offsite impacts in the event of fire, explosion or toxic release • onsite controls are required for emissions and dangerous goods risks • the use generally involves night time and outdoor activities • the use may involve the storage and handling of large volumes of dangerous goods • requires significant separation from non-industrial uses. 	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers	Low impact industry, medium impact industry, high impact industry, service industry
Substation	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> • converting or transforming electrical energy from one voltage to another • regulating voltage in an electrical circuit • controlling electrical circuits • switching electrical current between circuits • a switchyard • communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i> or for workforce operational and safety communications. 	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises. The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Premises used for providing on-site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes. The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	Premises used to provide the public with the following services: <ul style="list-style-type: none"> supply or treatment of water, hydraulic power or gas 	Sewage treatment plant, mail depot, pumping station,	Telecommunications tower, major electricity infrastructure,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> sewerage, drainage or stormwater services transport services including road, rail or water waste management facilities or network infrastructure. <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>	water treatment plant	minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	<p>Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.</p> <p>The use may include sale of gardening materials where these are ancillary to the primary use.</p>		Bulk landscape supplies, garden centre
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

SC1.1.1 Defined activity groups

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

Table SC1.1.1.1—Index of defined activity groups

Agricultural activities group	Industrial activities group	Tourism activities group
Commercial activities group	Recreational activities group	
Community activities group	Residential activities group	

Table SC1.1.1.2—Defined activity groups

Column 1 Activity group	Column 2 Uses
Agricultural activities	Animal husbandry, animal keeping, aquaculture, cropping, intensive animal industry, intensive horticulture, roadside stall, rural industry, rural workers accommodation, wholesale nursery, winery.
Commercial activities	Agricultural supplies store, bulk landscape supplies, car wash, child care centre, food and drink outlet, function facility, garden centre, hardware and trade supplies, hotel, nightclub entertainment facility, office, outdoor sales, service industry, shop, shopping centre, showroom, theatre, veterinary services.
Community activities	Cemetery, club, community care centre, community use, educational establishment, emergency services, health care services, hospital, place of worship
Industrial activities	High impact industry, low impact industry, marine industry, medium impact industry, research and technology industry, service station, special industry, transport depot, warehouse.
Recreational activities	Club, indoor sport and recreation, major sport, recreation and entertainment facility, outdoor sports and recreation, park.
Residential activities	Caretaker's accommodation, community residence, dual occupancy, dwelling house, dwelling unit, home based business, multiple dwelling, relocatable home park, residential care facility, retirement facility, rooming accommodation.
Tourism activities	Environment facility, nature-based tourism, resort complex, short-term accommodation, tourist attraction, tourist park.

SC1.2 Administrative terms

- (1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use term.
- (2) An administrative term listed in Table SC1.2.2 column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative terms and definitions listed here are the terms and definitions for the purpose of the planning scheme.

Table SC1.2.1—Index of administrative terms

Accommodation unit	Footprint	Recreation precinct
Acid sulfate soils	Foreshore	Redevelopment
Activity centre	GES wetland	Regional ecosystem
Actual acid sulfate soils	Greater Mission Beach	Regrowth vegetation
Adjoining premises	Gross floor area	Remnant vegetation
Advertising device	Ground level	Required community infrastructure
Affordable housing	Habitable room	Residential airpark
ALC Class A and B land	Habitable building	Residential precinct
Altering the external structure	Haul route	Residual impacts
Archaeological artefact	Hazardous material	Safe refuge
Archaeological investigation	Height	Scenic values
Area of GES	HES wetland	Scenic esplanade/foreshore
Area of HES	High coastal hazard area	Secondary dwelling
Area of environmental significance	Highest astronomical tide	Separation distance
Artificial waterway	High hazard area	Setback
Average width	Household	Sensitive land use
Base date	Industry precinct	Service catchment
Basement	Individual sites	Ship
Big box/large format retail development	Infill development	Ship-sourced pollutants
Biodiversity	Innisfail NDB	Significant vegetation
Boundary clearance	Landscape	Site
Building height	Lawful point of discharge	Site cover
Business precinct	Local resource area separation area	Social infrastructure
Cabin	Locational requirements	SRA
Canal	Low hazard area	State coastal land
Caravan	Low impact tidal water intake or discharge infrastructure for aquaculture development on land	Storey
Cardwell	Marina	Temporary, readily relocatable or able to be abandoned
Class 10a building	Maritime development	Temporary use
Clearing	Minor building work	Threatened species
Coastal-dependent development	Minor electricity infrastructure	Tidal water
Coastal erosion	Minor public marine development	Tourist route
Coastal hazard area	Mourilyan	Transport route separation area
Coastal landforms	Native fauna	Ultimate development
Coastal protection work	Native vegetation	Urban development
Coastal waters	Natural assets	Urban footprint
Coastal zone	Natural hazards	Urban purposes
Community purpose precinct	Net developable area	Villages
Conservation	Netserv plan	Visually significant area
Contaminated material	Non-resident workers	Waste facility
Demand unit	Outermost projection	Waterway
Development footprint	Planning assumptions	Waterway envelope
Domestic outbuilding	Potential acid sulfate soils	Wetland
Dwelling	Plot ratio	Wetland fauna
Dredging	Premises	Wildlife
Ecosystem	Primary street frontage	
Ecological connectivity		
Ecological values		

Environmentally relevant activity Environmentally significant areas Feasible FNQROC Development Manual	Private marine access structure Private road Projection area(s) Protected area Public road	
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Table SC1.2.2—Administrative definitions

Column 1 Term	Column 2 Definition
Accommodation unit	A room or suite of associated rooms which include sleeping facilities but is not necessarily self-contained.
Acid sulfate soils	Soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of iron sulfides (actual acid sulfate soils) and /or soil or sediment containing iron sulfides or other sulfidic material that has not been exposed to air and oxidised (potential acid sulfate soils). Note—The term acid sulfate soil generally includes both actual and potential acid sulfate soils. Actual and potential acid sulfate soils are often found in the same soil profile, with actual acid sulfate soils generally overlying potential acid sulfate soil horizons.
Activity centre	A centre supporting a concentration of activity including business, employment, research, education and services. They are typically centred upon the central business district or main street/s of a town/village, and provide a range of essential urban services and facilities such as retail, commercial, government, community, cultural, entertainment, recreation, health and educational facilities.
Actual acid sulfate soils	Soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of soil materials that are rich in iron sulfides, primarily pyrite. This oxidation produces hydrogen ions in excess of the sediment's capacity to neutralise the acidity, resulting in soils of pH 4 or less. These soils can usually be identified by the presence of jarosite.
Adjoining premises	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes.
ALC Class A and B land	Land mapped as ALC Class A and B as shown on the Agricultural Land Overlay Map (OM-002).
Altering the external structure	Any physical or aesthetic alterations to the external walls, openings, roof, awnings or other features of a building or structure. This includes removing or introducing features including reliefs, windows, doors, walls, awnings, posts, etc.
Archaeological artefact	Any artefact that is evidence of an aspect of Queensland's history, whether it is located in, on or below the surface of land.

Column 1 Term	Column 2 Definition
Archaeological investigation	Of a place, means a physical investigation of the place carried out by an appropriately qualified person for the purpose of investigating, recording or conserving archaeological artefacts on and of the place.
Area of GES	Areas of general environmental significance as shown on the Environmental Significance Overlay Maps (OM-007).
Area of HES	Areas of high environmental significance and/or land containing a habitat corridor as shown on the Environmental Significance Overlay Maps (OM-007).
Area of environmental significance	An area of HES or an area of GES.
Artificial waterway	As defined under the <i>Coastal Protection and Management Act 1995</i> .
Average width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where not part of the space projects more than one metre above ground level.
Big box/large format retail development	The use of premises for hardware and trade supplies, a shop or showroom where the retail floor area is at least 600m ² and the activity is predominantly undertaken indoors. The term includes, but is not limited to, the retail sale of: floor coverings, wall tiles, soft furnishings, bedding, furniture and ancillary decorative items, sizeable domestic appliances such as washing machines and refrigerators, household fixtures and fittings, hardware and trade supplies, barbeques, camping goods and outdoor recreation goods. The term includes the use of the premises for ancillary storage and uses related to the primary function of the use, including ancillary customer convenience facilities, up to a maximum of 50m ² in gross floor area within each premises. The term does not include a shopping centre use, supermarket, outdoor sales use, warehouse variety store, discount department store, garden centre use, building construction depot, machinery or equipment depot, paint store or a factory seconds store.
Biodiversity	The variety of all life forms including the different plants, animals and micro-organisms, the genes they contain and the ecosystems of which they form a part.
Boundary clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: <ul style="list-style-type: none"> • if the projection is a roof and there is a fascia – the outside face of the fascia; or • if the projection is a roof and there is no fascia – the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments.
Building height	If specified: <ol style="list-style-type: none"> (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like (b) in storeys, the number of storeys above ground level or

Column 1 Term	Column 2 Definition
	(c) in both metres and storeys, both (a) and (b) apply.
Business precinct	Includes the Cardwell business precinct, Cardwell tourism precinct, Innisfail business fringe precinct, Innisfail central business precinct, Greater Mission Beach business precinct, Greater Mission Beach local business precinct, Greater Mission Beach tourism precinct, Tully business fringe precinct, Tully central business precinct and the Villages local business precinct.
Cabin	Includes holiday cabins, huts and other fixed structures of small scale for tourists or travelers which if self-contained are modest in terms of amenities offered to guests.
Canal	As defined under the <i>Coastal Protection and Management Act 1995</i> .
Caravan	Includes campervans, motor homes, mobile homes, whether towed behind a vehicle, built on a vehicle or contained within a van or bus.
Cardwell	Includes the Port Hinchinbrook locality.
Class 10a building	A Class 10a building as defined in the Building Code of Australia.
Clearing	For vegetation: (a) means remove, cut down, ringbark, push over, poison or destroy in any way, including by burning, flooding or draining; but (b) does not include destroying standing vegetation by stock, or lopping a tree.
Coastal-dependent development	Development that requires access to tidal waters to function. Coastal-dependent development may include but is not limited to ports, harbours and navigation channels and facilities, aquaculture involving marine species, desalination plants, tidal generators, erosion control structures and beach nourishment. Coastal-dependent development does not include a commercial activity, residential activity or tourism activity.
Coastal erosion	The wearing away of land or the removal of beach or dune sediments by wave or wind action, tidal currents and water flows.
Coastal hazard area	A high storm tide hazard area or a medium storm tide hazard area.
Coastal landforms	The physical features of the earth's surface on the coast such as beaches and coastal dunes, coastal plains, river mouths, river banks and cliffs.
Coastal protection work	Any permanent or periodic work undertaken primarily to deliberately alter physical coastal processes such as sediment transport, to manage the effects of coastal hazards.
Coastal waters	Queensland waters to the limit of the highest astronomical tide.
Coastal zone	The coastal zone as shown on the Coastal Protection Overlay Map (OM-05).
Community purpose precinct	Includes the Cardwell community purpose precinct, Innisfail community purpose precinct, Greater Mission Beach community purpose precinct, Tully community purpose precinct and the Villages community purpose precinct.
Conservation	The protection and maintenance of nature while allowing for its ecologically sustainable use.

Column 1 Term	Column 2 Definition
Contaminated material	Material for fill arising from excavation for which the levels of contaminants as defined in the <i>Environmental Protection Act 1994</i> exceed the Investigation Thresholds in the Environment Protection Agency Guidelines for the Assessment and Management of Contaminated Land in Queensland, 1999.
Demand unit	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
Development footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Domestic outbuilding	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
Dredging	The mechanical removal of dredged material from below tidal water.
Dwelling	<p>A building or part of a building used or capable of being used as a self-contained residence that must include the following:</p> <ul style="list-style-type: none"> • food preparation facilities; • a bath or shower; • a toilet and wash basin; • clothes washing facilities. <p>This term includes outbuildings, structures and works normally associated with a dwelling.</p>
Environmentally significant areas	Areas of high environmental significance, general environmental significance and strategic rehabilitation areas.
Ecological connectivity	Linkages of habitats, communities and ecological processes at multiple spatial and temporal scales.
Ecological values	The intrinsic natural qualities, characteristics or worth attributable to an ecosystem.
Ecosystem	A dynamic complex of plant, animal and micro-organism communities and their non-living environment interacting as a functional unit.
Environmentally relevant activity	As defined under the <i>Environmental Protection Act 1994</i> .
Environmental values	<p>The qualities that support and maintain the following:</p> <ol style="list-style-type: none"> (a) the health and biodiversity of an ecosystem; (b) a natural state and biological integrity of an area; (c) the presence of distinct or unique features, plants or animals, including threatened wildlife and their habitats; (d) in relation to a waterway or wetland, the natural hydrological cycle; (e) the natural interaction of the area with other ecosystems.
Essential community infrastructure	<p>Includes 1 or more of the following:</p> <ul style="list-style-type: none"> • emergency services infrastructure • emergency shelters • police facilities • hospitals and associated facilities • stores of valuable records or heritage items • power stations and substations • major switch yards

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> • communications facilities • sewage treatment plants and associated infrastructure • water treatment plants and associated infrastructure. <p>Note—infrastructure associated with sewage treatment plants and water treatment plants includes the reticulation network.</p>
Extractive resources	<p>Natural deposits of sand, gravel, quarry rock, clay and soil extracted from the earth's crust and processed for use in construction. Extractive resources do not include minerals under the <i>Mineral Resources Act 1989</i> such as metal ores, coal, clay for ceramic purposes, foundry sand, limestone and silica sand mined and used for their chemical properties, and rock mined in block or slab form for building or monumental purposes.</p>
Extreme hazard area	<p>Areas where:</p> <ul style="list-style-type: none"> • typically there is deep water flowing at high velocity (the velocity multiplied by depth is equal to or greater than 1), truck evacuation is not possible, there may be structural damage to light framed houses and there is a high risk to life; or • typically the velocity of floodwaters is greater than 2 metres per second, all buildings are likely to be destroyed and there is a high probability of death. <p>These areas are shown as extreme hazard areas on the Flood Hazard Overlay Map (OM-009).</p>
Feasible	<p>Capable of being done, effected or accomplished.</p>
FNQROC Development Manual	<p>The document contained in Planning Scheme Policy SC6.3 FNQROC Development Manual. Despite Planning Scheme Policy SC6.3 FNQROC Development Manual identifying that it is not prescriptive and only a guideline for the purpose of satisfying acceptable outcomes in the planning scheme, the FNQROC Development Manual is to be treated as standards to be met when used as an acceptable outcome in the planning scheme.</p>
Footprint	<p>The portion of the relevant lot covered by:</p> <ol style="list-style-type: none"> (a) buildings or structures measured to their outermost projection; and (b) any of the following relating to the buildings or structures of the development: <ol style="list-style-type: none"> (i) asphalt, concrete or another hard built surface; (ii) a carpark; (iii) a road or access track; (iv) an area used for vehicle movement or parking; (v) an area used or that may be used for storage.
Foreshore	<p>The land lying between high-water mark and low water mark as is ordinarily covered and uncovered by the flow and ebb of the tide at spring tides.</p>
GES wetland	<p>Wetland of general environmental significance as shown on the Waterway Corridors and Wetlands Overlay Map (OM-014).</p>
Greater Mission Beach	<p>Includes the villages of Bingil Bay, Mission Beach, South Mission Beach and Wongaling Beach.</p>
Gross floor area	<p>The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:</p> <ol style="list-style-type: none"> (a) building services, plant and equipment; (b) access between levels; (c) ground floor public lobby; (d) a mall;

Column 1 Term	Column 2 Definition
	(e) the parking, loading and manoeuvring of motor vehicles; (f) unenclosed private balconies whether roofed or not.
Ground level	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.
Habitable building	A building with habitable rooms such as living areas or bedrooms.
Habitable room	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.
Haul route	Roads used by vehicles transporting material excavated from an extractive industry.
Hazardous material	A substance with potential to cause harm to persons, property or the environment because of 1 or more of the following— <ul style="list-style-type: none"> • the chemical properties of the substance; • the physical properties of the substance; • the biological properties of the substance. <p>Without limiting the first paragraph, all dangerous goods, combustible liquids and chemicals are hazardous materials.</p>
Height	In relation to buildings and structures, the vertical distance between the ground level and the highest point of the building or structure, including the highest point of the building roof (apex) or parapet at any point, or any non-load bearing antenna, aerial, chimney, flagpole or the like where present.
HES wetland	Wetland of high environmental significance as shown on the Waterway Corridors and Wetlands Overlay Map (OM-014).
High coastal hazard area	Includes one or more of the following: <ul style="list-style-type: none"> • erosion prone area • high storm tide hazard area
Highest astronomical tide	The highest sea-level which can be predicted to occur under average meteorological conditions and any combination of astronomical conditions.
High hazard area	Areas where: <ul style="list-style-type: none"> • the depth and/or velocity of floodwater are sufficiently high that wading is not possible such that there is a risk of drowning; or • the floodwaters are deep (greater than 1 metre) but are not flowing with high velocity, the only damage likely is to building contents and large trucks are able to evacuate. <p>These areas are shown as high hazard areas on the Flood Hazard Overlay Map (OM-009).</p>
Household	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.

Column 1 Term	Column 2 Definition
Industry precinct	Includes the Cardwell industry precinct, Innisfail industry precinct, Greater Mission Beach industry precinct, Tully industry precinct and the Villages industry precinct.
Individual sites	Individual camp, caravan, cabin or relocatable home sites.
Infill development	New development that occurs within established urban areas where the site or area is either vacant or has previously been used for another urban purpose. The scale of development can range from the creation of one additional residential lot to a major mixed-use development.
Innisfail NDB	The Innisfail non-directional beacon, shown as the NDB on Airport Environs Overlay Map (OM-003).
Landscape	Includes the properties of the land such as landform, land cover, slope and land use, arising from natural and cultural processes.
Lawful point of discharge	Lawful point of discharge is as defined in the Queensland Urban Drainage Manual.
Local resource area separation area	Land within 100 metres of a local resource area identified on Extractive Resources Overlay Map (OM-008).
Locational requirements	Do not include: <ul style="list-style-type: none"> • an interest in or option over the site; or • the site's availability or ownership.
Low hazard area	Areas that are inundated in a 1% annual exceedance probability flood event, but the floodwaters are relatively shallow (typically less than 1 metre deep) and are not flowing with high velocity. Typically, an able-bodied adult can wade through floodwaters in these areas. These areas are shown as low hazard areas on the Flood Hazard Overlay Map (OM-009).
Low impact tidal water intake or discharge infrastructure for aquaculture development on land	Pipes and drains constructed for the purpose of accessing, distributing or releasing seawater or waste water from or to tidal waters. It includes associated structures that are integral to the stability or structural integrity of the infrastructure.
Marina	A jetty, mooring, pontoon or berth (including air docks), or a combination of these that can be used to moor a ship.
Maritime development	Marine infrastructure that is related to navigation, shipping and boating.
Minor building work	An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five per cent of the gross floor area of the existing building(s) or 50 square metres, whichever is the lesser.
Minor electricity infrastructure	All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i> , (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV. This includes: <ul style="list-style-type: none"> • augmentations/upgrades to existing power lines where the voltage of the infrastructure does not increase; • augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the

Column 1 Term	Column 2 Definition
	voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
Minor public marine development	Maritime facilities such as boat ramps, pontoons, slipways, wharves and jetties that serve a public purpose. To remove any doubt, a new navigational channel is not a minor public marine development.
Mourilyan	Includes the Mourilyan Harbour locality.
Native fauna	Fauna indigenous to Australia.
Native vegetation	Flora indigenous to Australia.
Natural assets	Assets of the natural environment. These consist of biological assets (produced or wild), land and water areas with their ecosystems, subsoil assets and air.
Natural hazards	For the Cassowary Coast Region, this includes flooding, cyclones, severe storms, storm tide inundation, coastal erosion, bushfires and landslides.
Net developable area	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood affected land or steep slope. Note—For the purpose of a priority infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).
Netserv Plan	A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland (Distributor retailer Restructure) Water Act 2009</i> .
Non-resident workers	Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
Outermost projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ratio	The ratio of gross floor area to the area of the site.
Potential acid sulfate soils	Soil or sediment containing iron sulfides or sulfidic material, that have not been exposed to air and oxidised. The field pH of these soils in their undisturbed state is pH 4 or more, and may be neutral or slightly alkaline.
Premises	Means: <ul style="list-style-type: none"> • a building or other structure; or • land, whether or not a building or other structure is situated on land.
Primary street frontage	The boundary of a site for which the building fronts the road and for which an address has been issued for the purposes of mail delivery. If address details are unknown and the site has multiple street frontages, then the

Column 1 Term	Column 2 Definition
	primary street frontage is considered to be the frontage to which the majority of buildings in the street are facing (ie. front entrances are orientated towards that street).
Private marine access structure	Maritime development constructed to provide private access to private land from tidal water. Private marine access structures may include jetties, ramps, floating docks, fixed piers and gangways. Private marine access structures do not include multiple berth marinas; or roofed structures or decks and boardwalks that are not intended for use as access structures.
Private road	Means any road forming part of the development but not dedicated, notified or declared to be a road for public use under the <i>Land Act 1994</i> .
Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Protected area	As defined under the <i>Nature Conservation Act 1992</i> .
Public road	Means any road that has been dedicated, notified or declared to be a road for public use under the <i>Land Act 1994</i> .
Recreation precinct	Includes the Cardwell recreation precinct, Innisfail recreation precinct, Greater Mission Beach recreation precinct, Tully recreation precinct and the Villages recreation precinct.
Redevelopment	Development on an already developed site including infill development. Redevelopment includes, but is not limited to, the expansion of a building footprint or addition of a structure, reconstruction or remodelling an exterior, or the demolition of existing development and replacement with an alternative structural development.
Regional ecosystem	A vegetation community in a bioregion that is consistently associated with a particular combination of geology, landform and soil.
Regrowth vegetation	Vegetation that is not remnant vegetation.
Remnant vegetation	Vegetation, part of which forms the predominant canopy of the vegetation: <ul style="list-style-type: none"> (a) covering more than 50% of the undisturbed predominant canopy; (b) averaging more than 70% of the vegetation's undisturbed height; (c) composed of species characteristic of the vegetation's undisturbed predominant canopy.
Required community infrastructure	Necessary community services (such as telecommunications, power and water supply) and desirable community infrastructure (such as bridges, pathways and cycle-ways) that are required by State or local government planning instruments for new urban developments and cannot be feasibly located outside the buffer zone or waterway envelope.
Residential airpark	Development comprising single detached dwellings designed to be located adjacent or proximate to an airport. The residents of these dwellings fly their own airplanes which they park in their own hangars, usually attached to their dwelling or integrated into their dwelling.
Residential precinct	Includes the Cardwell residential precinct, Cardwell residential choice precinct, Innisfail residential precinct, Innisfail residential choice precinct, Greater Mission Beach residential precinct, Greater Mission Beach residential choice precinct, Tully residential precinct, Tully residential choice precinct and the Villages residential precinct.
Residual impacts	Remaining impacts that will in all likelihood decrease ecological values.
Safe refuge	An area at least 0.3 metres above the 1% annual exceedance probability level with sufficient space to accommodate the likely population of the

Column 1 Term	Column 2 Definition
	development in safety for a relatively short time until inundation subsides or people can be evacuated.
Scenic esplanade/foreshore	Scenic esplanade/foreshore as shown on the Scenic Amenity Overlay Map (OM-012).
Scenic values	The economic, emotional, psychological, health and aesthetic reaction to a visual experience drawn from viewing the landscape.
Secondary dwelling	<p>A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p>A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.</p>
Sensitive land use	Each of the following uses: child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, multiple dwelling, office, relocatable home park, residential care facility, retirement facility, rooming accommodation, short term accommodation and tourist park.
Separation distance	The total linear distance between two uses.
Service catchment	<p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note—For example:</p> <ul style="list-style-type: none"> • stormwater network service catchments can be delineated to align with watershed boundaries • open space network service catchment can be determined using local government accessibility standards • water network service catchment can be established as the area serviced by a particular reservoir.
Setback	For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.
Ship	For a ship-sources pollutant, see the <i>Transport Operations (Marine Pollution) Act 1995</i> .
Ship-sourced pollutants	A pollutant, as defined under the <i>Transport Operations (Marine Pollution) Act 1995</i> , from a ship.
Significant vegetation	Vegetation that occurs in a unique location or context and so provides a contribution to the landscape, including remnant native vegetation, important landmarks and trees which form part of an historic garden, park or urban area.
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
Site cover	<p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.</p> <p>The term does not include:</p> <ol style="list-style-type: none"> (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure (b) basement car parking areas located wholly below ground level

Column 1 Term	Column 2 Definition
	(c) eaves and sun shading devices.
Social infrastructure	Includes the following: education and training facilities, health services and facilities, open space, sport and recreation facilities, emergency services, religious facilities, arts and cultural facilities, community meeting places, lifecycle-targeted facilities, targeted facilities for groups with special needs eg. families, people with a disability.
SRA	Strategic rehabilitation area as shown on the Environmental Significance Overlay Map (OM-007).
State coastal land	<p>Land in a coastal management district other than land that is:</p> <p>(a) freehold land, or land contracted to be granted in fee simple by the State; or</p> <p>(b) a State forest or timber reserve under the <i>Forestry Act 1959</i>; or</p> <p>(c) a watercourse or lake as defined under the <i>Water Act 2000</i>; or</p> <p>(d) subject to a lease or licence issued by the State.</p> <p>Note—for the purposes of this definition, a licence includes a permit or other authority issued under any Act relating to mining, but does not include a permit to occupy issued under the <i>Land Act 1994</i>.</p>
Storey	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <p>(a) a lift shaft, stairway or meter room; or</p> <p>(b) a bathroom, shower room laundry, water closet, or other sanitary compartment; or</p> <p>(c) a combination of the above.</p> <p>A mezzanine is a storey.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.</p> <p>A basement is not a storey.</p>
Temporary, readily relocatable or able to be abandoned	<p>A land use or structure that if threatened by adverse coastal hazard impacts will be relocated, or discontinued and removed rather than protected from the impacts because:</p> <ul style="list-style-type: none"> • it is not anticipated to remain in place for more than 10 years and/or is capable of being disassembled and/or easily removed; • there will be negligible adverse economic or social consequences associated with its relocation, or from it being discontinued or removed.
Temporary use	<p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p> <p>Note—provisions for temporary use timeframes for defined uses may be provided in section for Local government administrative matters. Editor's note—it is recommended that local</p>

Column 1 Term	Column 2 Definition
	government use the ability under section for Local government administrative matters to further refine this definition for use in the local government area for defined uses.
Threatened species	Any species of wildlife indigenous to Australia that is declared under the <i>Nature Conservation Act 1992</i> as extinct in the wild, endangered or vulnerable to wildlife.
Tidal water	Means: (a) the sea and any part of a harbour or watercourse ordinarily within the ebb and flow of the tide at spring tides; or (b) the water downstream from a downstream limit declared under the <i>Water Act 2000</i> .
Tourist route	Tourist route as shown on the Scenic Amenity Overlay Map (OM-012).
Transport route separation area	Land within 100 metres of the road reserve or rail corridor identified as a transport route on Extractive Resources Overlay Map (OM-008).
Ultimate development	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.
Urban development	Development for a commercial activity, community activity, industrial activity, recreational activity, residential activity or tourism activity.
Urban footprint	The urban footprint as shown on the Zoning Maps (ZM-001 to ZM-021).
Urban purposes	For the purpose of priority infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Villages	Includes the villages of Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Kennedy, Kurrimine Beach, Mena Creek, Midgenoo, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, Tully-Hull Heads, Wangan.
Visually significant area	Visually significant areas, all slopes greater than 1:4 or upwards to and including the ridgeline and all slopes greater than 1:6 or upwards to and including the ridgeline as shown on the Scenic Amenity Overlay Map (OM-012).
Vulnerable area	Areas vulnerable to climate change impacts such as inundation and coastal erosion up to 2100. These areas are shown as vulnerable area on the Coastal Protection Overlay Map (OM-005).
Waste facility	A facility for the recycling, reprocessing, treatment, storage, incineration, conversion to energy, sorting, consolidation or disposal (including disposal by landfill) of waste. However, a waste facility does not include a facility that is lawfully operated for the sole purpose of disposing of waste generated by an environmentally relevant activity carried out under the <i>Environmental Protection Act 1994</i> (the relevant activity), if: (a) the waste is generated only by, and its generation is ancillary to, the operation of the relevant activity; (b) the relevant activity is not a waste management environmentally relevant activity; (c) the facility is operated by, for, or in direct association with, the entity carrying out the relevant activity.

Column 1 Term	Column 2 Definition
Waterway	A natural drainage feature along which surface water flows, including the tidal and non-tidal reaches of rivers, creeks and streams, and excluding minor drainage features such as gullies and spoon-drains. A waterway would be a feature that is assessed using a stream ordering classification system as being order 1 or larger.
Waterway envelope	A waterway envelope as shown on the Waterway Corridors and Wetlands Overlay Map (OM-014).
Wetland	Areas of permanent or periodic/intermittent inundation, whether natural or artificial, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed 6 metres. For the purposes of this planning scheme, wetlands do not include waterways as defined above.
Wetland fauna	Species that have adapted to living in wetlands and are dependent on them for: <ul style="list-style-type: none"> • all of their life cycle; or • a major part of their life cycle; or • for critical stages of their life cycle, such as breeding and larval development.
Wildlife	Any plant or animal, as defined under the <i>Nature Conservation Act 1992</i> .

Schedule 2 Mapping

SC2.1 Map index

The table(s) below list any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area.

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

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework maps		
SFM-001	Map No. 1: Regional Connectivity & Population Catchments	3 July, 2015
SFM-002	Map No. 2: Natural Areas	3 July, 2015
SFM-003a	Map No. 3a: Economic Development	3 July, 2015
SFM-003b	Map No. 3b: Economic Development	3 July, 2015
SFM-003c	Map No. 3c: Economic Development	3 July, 2015
SFM-004	Map No.4: Innisfail	3 July, 2015
SFM-005	Map No.5: Tully	3 July, 2015
SFM-006	Map No.6: Greater Mission Beach	3 July, 2015
SFM-007	Map No.7: Cardwell	3 July, 2015
Zone maps		
ZM-001	Zoning Map 1	3 July, 2015
ZM-002	Zoning Map 2	3 July, 2015
ZM-003	Zoning Map 3	3 July, 2015
ZM-004	Zoning Map 4	3 July, 2015
ZM-005	Zoning Map 5	3 July, 2015
ZM-006	Zoning Map 6	3 July, 2015
ZM-007	Zoning Map 7	3 July, 2015
ZM-008	Zoning Map 8	3 July, 2015
ZM-009	Zoning Map 9	3 July, 2015
ZM-010	Zoning Map 10	3 July, 2015
ZM-011	Zoning Map 11	3 July, 2015
ZM-012	Zoning Map 12	3 July, 2015
ZM-013	Zoning Map 13	3 July, 2015
ZM-014	Zoning Map 14	3 July, 2015
ZM-015	Zoning Map 15	3 July, 2015
ZM-016	Zoning Map 16	3 July, 2015
ZM-017	Zoning Map 17	3 July, 2015
ZM-018	Zoning Map 18	3 July, 2015
ZM-019	Zoning Map 19	3 July, 2015
ZM-020	Zoning Map 20	3 July, 2015
ZM-021	Zoning Map 21	3 July, 2015
Local plan maps		

Map number	Map title	Gazettal date
LPM-001	Cardwell Local Plan Map 1	3 July, 2015
LPM-002	Cardwell Local Plan Map 2	3 July, 2015
LPM-003	Greater Mission Beach Local Plan Map 1 (Bingil Bay)	3 July, 2015
LPM-004	Greater Mission Beach Local Plan Map 2 (Mission Beach)	3 July, 2015
LPM-005	Greater Mission Beach Local Plan Map 3 (Wongaling Beach North)	3 July, 2015
LPM-006	Greater Mission Beach Local Plan Map 4 (Wongaling Beach South)	3 July, 2015
LPM-007	Greater Mission Beach Local Plan Map 5 (South Mission Beach)	3 July, 2015
LPM-008	Innisfail Local Plan Map 1	3 July, 2015
LPM-009	Innisfail Local Plan Map 2	3 July, 2015
LPM-010	Innisfail Local Plan Map 3	3 July, 2015
LPM-011	Tully Local Plan Map 1	3 July, 2015
LPM-012	Tully Local Plan Map 2	3 July, 2015
LPM-013	Tully Local Plan Map 3	3 July, 2015
LPM-014	Villages Local Plan Map 1 (Flying Fish Point/Coconuts)	3 July, 2015
LPM-015	Villages Local Plan Map 2 (Mundoo-Wangan)	3 July, 2015
LPM-016	Villages Local Plan Map 3 (Mourilyan)	3 July, 2015
LPM-017	Villages Local Plan Map 4 (Mourilyan Harbour)	3 July, 2015
LPM-018	Villages Local Plan Map 5 (South Johnstone)	3 July, 2015
LPM-019	Villages Local Plan Map 6 (Moresby)	3 July, 2015
LPM-020	Villages Local Plan Map 7 (Mena Creek)	3 July, 2015
LPM-021	Villages Local Plan Map 8 (Cowley Beach)	3 July, 2015
LPM-022	Villages Local Plan Map 9 (Silkwood)	3 July, 2015
LPM-023	Villages Local Plan Map 10 (Kurrimine Beach)	3 July, 2015
LPM-024	Villages Local Plan Map 11 (El Arish)	3 July, 2015
LPM-025	Villages Local Plan Map 12 (Feluga-Midgenoo)	3 July, 2015
LPM-026	Villages Local Plan Map 13 (Tully-Hull Heads)	3 July, 2015
LPM-027	Villages Local Plan Map 14 (Kennedy)	3 July, 2015
Overlay maps		
OM-001	Acid Sulfate Soils Overlay	3 July, 2015
OM-002	Agricultural Land Overlay	3 July, 2015
OM-003	Airport Environs Overlay	3 July, 2015
OM-004	Bushfire Hazard Overlay	3 July, 2015
OM-005	Coastal Protection Overlay	3 July, 2015
OM-006	Declared Fish Habitat Areas Overlay	3 July, 2015
OM-007	Environmental Significance Overlay	3 July, 2015
OM-008	Extractive Resources Overlay	3 July, 2015
OM-009	Flood Hazard Overlay	3 July, 2015
OM-010	Heritage Overlay	3 July, 2015
OM-011	Landslide Hazard Overlay	3 July, 2015
OM-012	Scenic Amenity Overlay	3 July, 2015

Map number	Map title	Gazettal date
OM-013	Transport Noise Corridors Overlay	3 July, 2015
OM-014	Waterway Corridors and Wetlands Overlay	3 July, 2015

SC2.2 Strategic framework maps

Under separate cover

SC2.3 Zone maps

Under separate cover

SC2.4 Local plan maps

Under separate cover

SC2.5 Overlay maps

Under separate cover

SC2.6 Other plans maps

Not applicable

Schedule 3 Priority infrastructure plan mapping and supporting material

Table SC3.1.1—PIP Map index

Map number	Map title	Gazettal date
PIA Maps		
PIP-001	PIA Map - Cardwell	3 July, 2015
PIP-002	PIA Map - Innisfail (West)	3 July, 2015
PIP-003	PIA Map - Innisfail (Central)	3 July, 2015
PIP-004	PIA Map - Mission Beach	3 July, 2015
PIP-005	PIA Map - Wongaling Beach	3 July, 2015
PIP-006	PIA Map - South Mission Beach	3 July, 2015
PIP-007	PIA Map - Tully	3 July, 2015
PFTI Maps		
PIP-008	PFTI Map - Water Infrastructure - Cardwell	3 July, 2015
PIP-009	PFTI Map - Water Infrastructure - Innisfail	3 July, 2015
PIP-010	PFTI Map - Water Infrastructure - Mission Beach	3 July, 2015
PIP-011	PFTI Map - Water Infrastructure - Wongaling Beach and South Mission Beach	3 July, 2015
PIP-012	PFTI Map - Water Infrastructure - Tully	3 July, 2015
PIP-013	PFTI Map - Sewerage Infrastructure - Innisfail	3 July, 2015
PIP-014	PFTI Map - Sewerage Infrastructure - Mission Beach	3 July, 2015
PIP-015	PFTI Map - Sewerage Infrastructure - Wongaling Beach and South Mission Beach	3 July, 2015
PIP-016	PFTI Map - Sewerage Infrastructure - Tully	3 July, 2015
PIP-017	PFTI Map - Transport Infrastructure: Roads - Cardwell	3 July, 2015
PIP-018	PFTI Map - Transport Infrastructure: Roads - Innisfail	3 July, 2015
PIP-019	PFTI Map - Transport Infrastructure: Roads - Innisfail	3 July, 2015
PIP-020	PFTI Map - Transport Infrastructure: Roads - Mission Beach	3 July, 2015
PIP-021	PFTI Map - Transport Infrastructure: Roads - Wongaling Beach	3 July, 2015
PIP-022	PFTI Map - Transport Infrastructure: Roads - South Mission Beach	3 July, 2015
PIP-023	PFTI Map - Transport Infrastructure: Roads - Tully	3 July, 2015
PIP-024	PFTI Map - Transport Infrastructure: Bridges - Innisfail	3 July, 2015
PIP-025	PFTI Map - Transport Infrastructure: Bridges - Wongaling Beach	3 July, 2015
PIP-026	PFTI Map - Transport Infrastructure: Bridges - Tully	3 July, 2015
PIP-027	PFTI Map - Transport Infrastructure: Intersections - Innisfail	3 July, 2015
PIP-028	PFTI Map - Transport Infrastructure: Intersections - Wongaling Beach	3 July, 2015

Map number	Map title	Gazettal date
PIP-029	PFTI Map - Transport Infrastructure: Intersections - Tully	3 July, 2015
PIP-030	PFTI Map - Transport Infrastructure: Off-road Pathways - Cardwell	3 July, 2015
PIP-031	PFTI Map - Transport Infrastructure: Off-road Pathways - Innisfail	3 July, 2015
PIP-032	PFTI Map - Transport Infrastructure: Off-road Pathways - Innisfail	3 July, 2015
PIP-033	PFTI Map - Transport Infrastructure: Off-road Pathways - Mission Beach	3 July, 2015
PIP-034	PFTI Map - Transport Infrastructure: Off-road Pathways - Wongaling Beach	3 July, 2015
PIP-035	PFTI Map - Transport Infrastructure: Off-road Pathways - South Mission Beach	3 July, 2015
PIP-036	PFTI Map - Transport Infrastructure: Off-road Pathways - Tully	3 July, 2015
PIP-037	PFTI Map - Public Parks and Land for Community Infrastructure - Cardwell	3 July, 2015
PIP-038	PFTI Map - Public Parks and Land for Community Infrastructure - Innisfail	3 July, 2015
PIP-039	PFTI Map - Public Parks and Land for Community Infrastructure - Mission Beach	3 July, 2015
PIP-040	PFTI Map - Public Parks and Land for Community Infrastructure - Wongaling Beach and South Mission Beach	3 July, 2015
PIP-041	PFTI Map - Public Parks and Land for Community Infrastructure - Tully	3 July, 2015
PIP-042	PFTI Map - Stormwater Infrastructure - Innisfail	3 July, 2015

Schedule 4 Notations required under the *Planning Act 2016*

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

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

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

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

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

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

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

Date of resolution	Date of effect	Details	Contact information
25 June 2015	3 July 2015	Council adopted a charge for particular development that is equal to or less than the maximum adopted charge as prescribed by the State Planning Regulatory Provision (adopted charges) 2012.	Copies of the resolution can be obtained from Council's website: <ul style="list-style-type: none"> • www.cassowarycoast.qld.gov.au

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

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

Table SC4.3.1—Notation of registrations made under section 267 of the Act

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

Schedule 5 Designation of premises for development

Table SC5.1—Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
30/01/2004	Lot 8 I281182	Cnr Fitzgerald Esplanade and Grace Street, Innisfail	Emergency services facilities Innisfail Fire/Ambulance Station
Designation matters: None			
2/09/2005	Lot 4 RP800945	744 Ellerbeck Road, Cardwell	<ul style="list-style-type: none"> Emergency services facilities Kennedy Valley Rural Fire Station with on site parking
Designation matters: None			
2/05/2008	Lot 33 SP131196	129 Goondi Mill Road, Goondi	<ul style="list-style-type: none"> Correctional facilities Innisfail Work Camp
Designation matters: None			
22/08/2008	Lot 287 SP190502	Flying Fish Point Road, Innisfail	<ul style="list-style-type: none"> Community and cultural facilities, including child-care facilities, community centres, meeting halls, galleries and libraries Educational facilities Parks and recreational facilities Innisfail State High School and co-location of the Innisfail Inclusive Education Centre with the Tropical North Queensland Institute of TAFE, Innisfail Campus and includes community, cultural, sporting facilities and associated infrastructure and associated road, vehicle lay-bys and car-parking facilities servicing the proposed school
Designation matters: None			
9/01/2009	Lot 547 NR7109 Lot 3 RP721283	N/A	<ul style="list-style-type: none"> Operating works under the Electricity Act 1994

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
			<ul style="list-style-type: none"> This is an amendment to a designation gazetted 4 October 2006. 132/275 kilovolt Tully to Innisfail transmission line. Some easements and areas of land no longer subject to earlier designation
Designation matters: None			
16/01/2009	Lot 411 SP114073	17 Bryant Street, Tully	<ul style="list-style-type: none"> Emergency services facilities <p>Tully Ambulance Station co-located on the Tully Hospital site</p>
Designation matters: None			
4/11/2011	Various	N/A	<ul style="list-style-type: none"> Operating works under the Electricity Act 1994 <p>Powerlink Queensland's proposed Ingham to Tully, 275/132 kilovolt double circuit transmission line replacement project</p>
Designation matters: None			

Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

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

Table SC6.1.1—Planning scheme policy index

Policy number	Planning scheme policy title
SC6.2	Building design
SC6.3	FNQROC Development Manual
SC6.4	Landscaping

SC6.2 Building design

SC6.2.1 Introduction

SC6.2.1.1 Purpose of this policy

The purpose of this policy is to outline building design elements for residential and tourism development within the Cassowary Coast Region. The incorporation of these architectural/design elements will ensure that residential and tourism development achieves a high standard of amenity within the Region.

SC6.2.1.2 Scope

This policy is applicable to the construction of new buildings, as well as the extension and renovation of existing buildings used for residential or tourism activities within the Cassowary Coast Region.

SC6.2.1.3 Objectives

The objectives of this policy are:

- (1) to encourage high quality tropical design throughout the Region;
- (2) to provide a standard of amenity and design for future development to achieve;
- (3) to promote high quality design in buildings used for residential and tourism activities;
- (4) to ensure that desirable architectural/design elements are integrated into the overall building form and façade design.

SC6.2.1.4 Content

This policy incorporates the following:

- (1) the rationale for incorporating particular design features into residential or tourist development;
- (2) details and illustrations of architectural/design elements required to be included in development for residential or tourist activities;
- (3) details and illustrations of architectural/building design features that may be included in other types of development, where appropriate.

SC6.2.1.5 Rationale

The Cassowary Coast Region contains a variety of residential and tourist building designs, varying from the high set tropical Queenslander to slab on ground construction. As a result, the Region has no clear design precincts or dominating building trends. This variety in building design has developed over time in response to the Region's tropical climate, site specific conditions, the diverse array of natural hazards and weather events and modern interpretations of building design.

Contemporary interpretations of tropical building design contain distinctive architectural elements that are both aesthetically appealing and responsive to the tropical climate. It is these architectural elements and building design features that are most suitable for development in a tropical climate. As a result, these architectural/building design elements should be incorporated in development for residential and tourist activities, to define the future character of construction within the Cassowary Coast Region and provide a high standard of amenity for future development.

SC6.2.1.6 Building design requirements

The design requirements for both residential and tourist activities provides for the incorporation of key architectural elements into building design. These elements are representative of tropical vernacular Queensland architecture, sustainable design and responsive to the characteristics of the Cassowary Coast Region.

Design requirements are provided for the following different building types:

- (1) Single dwelling:
 - (a) caretaker's accommodation;
 - (b) community residence;
 - (c) dwelling house.

- (2) Multi unit development:
 - (a) dual occupancy;
 - (b) multiple dwelling;
 - (c) residential care facility;
 - (d) retirement facility.

- (3) Tourism and accommodation buildings:
 - (a) hostel;
 - (b) nature-based tourism;
 - (c) resort complex;
 - (d) short-term accommodation.

Design requirements for the above development focus on design aspects of building construction related to the type of building ordinarily used as part of the development. These requirements can be broken down to outline the relevant architectural/design elements that should be considered for all buildings forming part of the development.

SC6.2.2 Single dwelling

SC6.2.2.1 Key design elements for single dwellings

Single detached residential dwellings are the dominating residential form within the Cassowary Coast Region. The style and design of the single dwelling throughout the Region varies depending on site specific conditions and natural hazards, with all dwellings designed to consider the Region's tropical climate.

The single dwelling is designed to contain 1 household and to be used for residential purposes. For the purposes of this policy, reference to a single dwelling/dwelling includes development defined as caretaker's accommodation, community residence and dwelling house.

This section outlines the design requirements for development involving single detached residential dwelling construction.

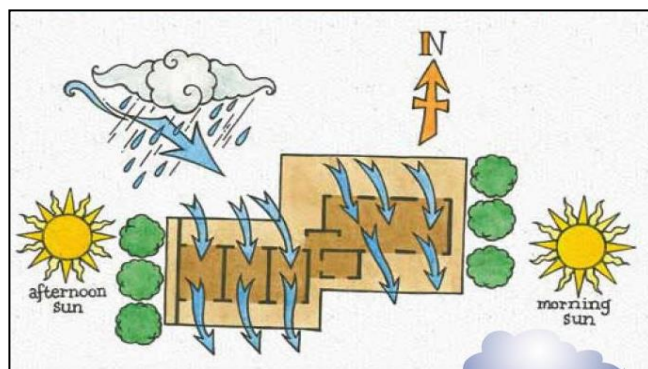
The key design elements for single dwellings in the Cassowary Coast Region are:

- (1) building orientation and articulation;
- (2) external building features;
- (3) roof form;
- (4) windows and awnings;
- (5) outdoor rooms - balconies and open verandahs;
- (6) garages/carports;
- (7) general design features.

Each of these design elements are described and illustrated below.

SC6.2.2.2 Building orientation and articulation

- (1) Building appearance:
 - (a) Dwellings should be orientated and designed to maximise natural light, views and breezes.



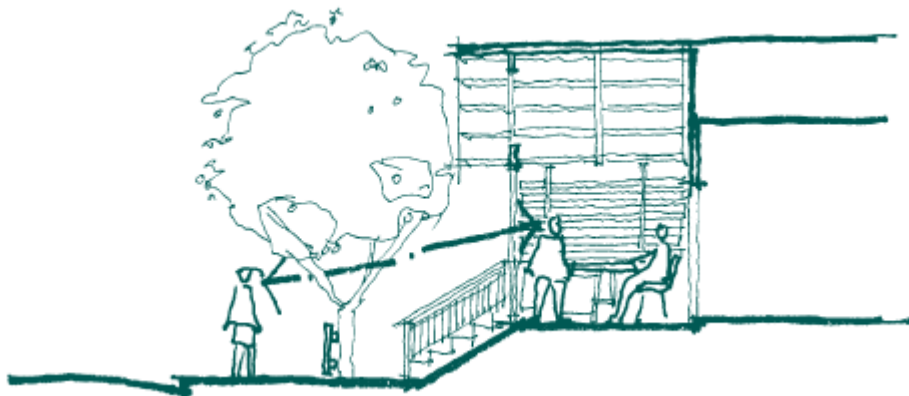
(Sourced from: Beagley, 2011)

- (b) The frontage of the dwelling and its entry should be readily apparent from the street.
- (c) The dwelling's height at the street frontage must maintain a compatible scale with adjacent development.



(Sourced from: Queensland Residential Design Guidelines, 1997)

- (d) The dwelling's design, detailing and finish should provide an appropriate scale to the street, add visual interest and enable differentiation between dwellings when viewed from the street.
 - (e) Buildings are sited and designed to provide adequate daylight to habitable rooms.
- (2) Corner lots:
- (a) Single dwellings on corner lots are expected to address both the main and secondary frontages with their façade, whilst also maintaining private open space.
 - (b) Desirable architectural features that can improve the design of single dwellings on corner lots include:
 - (i) roof features such as gables;
 - (ii) wrap around verandahs;
 - (iii) bay windows;
 - (iv) awnings, pergolas or balconies;
 - (v) articulation of materials.
- (3) Street surveillance:
- (a) The dwelling and/or its private open space area is designed to overlook streets and other public areas to provide casual surveillance.
 - (b) Entries are clearly defined from the street to provide a distinction between private and public areas and to ensure clear and open sight lines to the street are maintained.



(Sourced from: Queensland Residential Design Guidelines, 1997)

SC6.2.2.3 External building features:

- (1) Single dwellings are constructed from one or more of the materials outlined below:
- (a) masonry block;
 - (b) brick veneer;
 - (c) prefabricated concrete;
 - (d) cement render;
 - (e) timber;
 - (f) timber cladding;
 - (g) steel cladding.



Masonry block



Brick Veneer



Prefabricated Concrete Panel



(Images sourced from: crownpaving.com, archiexpo.com, cadyou.com, sptimes.com, 2012)

- (2) Colour:
- (a) External building features are in light and bright colours to reflect the heat.
 - (b) In visually significant areas, external building features are in colours that are sympathetic to the surrounding environment and which help to blend the dwelling into the surrounding vegetation and landscape. Reflective, external surfaces are not used.
 - (c) Colours used for trims create interest and emphasise the architectural features of the dwelling.

(3) Façade:

- (a) Any windows addressing the street are balanced with the front door and garage to create a friendly and welcoming building face.
- (b) Front façades do not contain large, blank or featureless walls.
- (c) Verandahs, porticos or patios are used to provide a welcome and protective entry to your front door.
- (d) Detached feature elements such as entries and pergolas may extend out past the front façade.

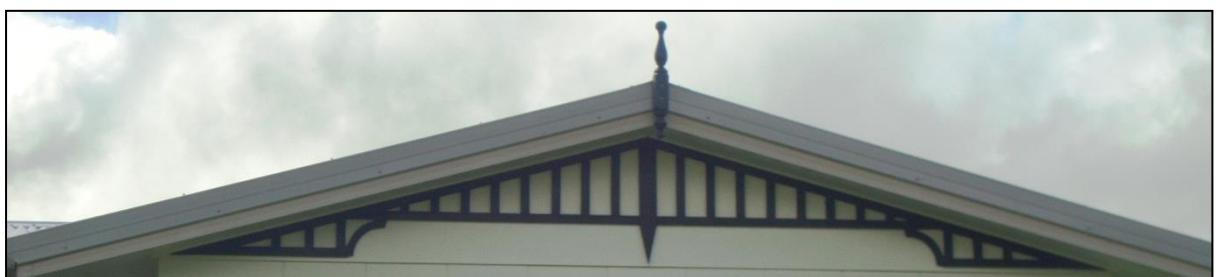


An example of a good facade with a welcoming building face

SC6.2.2.4 Roof form:

(1) Form/profile:

- (a) Roof design should be simple and complement the style of the building.
- (b) Dwellings have a varied roof form and an eave overhang of at least 600 millimetres to 900 millimetres (excluding the gutter).
- (c) The roof pitch of all dwellings is between 15-20 degrees, however, higher roof pitches are strongly encouraged to enhance building appearance.



Simple and complimentary architectural features to enhance roof design

- (2) Materials:
- (a) Materials used for the roof of the dwelling should complement the style of the building. The following materials are considered the most suitable materials for roof construction in the Cassowary Coast Region and are therefore recommended for use in roof construction:
- (i) Colorbond sheeting;
 - (ii) pressed metal tiles;
 - (iii) Ultra-Colorbond sheeting for areas adjacent to the beach.



Above: An example of Colorbond roofing

Right: An example of Pressed Metal roofing tiles

(Images sourced from: regionalcontracting.com, coroofs.com.au, 2012)

SC6.2.2.5 Windows and awnings:

- (1) Windows are located, sized and shaded to facilitate good thermal performance.
- (2) Building design includes awnings, window hoods or wide eaves to provide shade and protect all window openings from the rain.
- (3) Dwellings incorporate windows and louvres that are designed for use in tropical climates to assist in the passive cooling of the dwelling.
- (4) Building design provides for window openings in opposing walls to promote cross ventilation.



Use of awnings to shade windows in sun prone areas

SC6.2.2.6 Outdoor rooms - balconies and open verandahs:

- (1) Balconies and verandahs are designed so they are not capable of being fully enclosed.
- (2) Balconies and verandahs are designed to be the interface between indoor/outdoor areas.
- (3) Balconies and verandahs are of a size and configuration which allows for their use year-round as outdoor living spaces.
- (4) Balconies and verandahs are designed to be open and light weight in appearance with a maximum of 20% of the façade being fully enclosed.
- (5) Outdoor rooms have an area large enough to provide protection from the weather and to contain associated furnishings.



Example of good balcony design



Example of good outdoor room design

SC6.2.2.7 Garages/carports:

- (1) Garages and carports are sited and designed so as not to dominate the dwelling's facade or the street frontage.
- (2) All dwellings are required to have at least 1 undercover car parking space, with all closed in garages/carports containing a panel lift or roller door.
- (3) Roof form, materials and detailing of the garage/carport complements and reflects that of the associated dwelling.
- (4) For attached garages/carports:
 - (a) Garages and/or carports are not the prominent feature of a dwelling's front façade.
 - (b) The width of the garage doors or carport entry should not exceed 50% of the total width of the dwelling's main frontage.
 - (c) The majority of the garage/carport structure is setback from the dwelling's front façade and the garage/carport does not protrude more than 2 metres beyond the main face of the building.
 - (d) Where possible, garage doors are masked from the street through the use of a side or rear garage entry.
- (5) For detached garages/carports:
 - (a) Detached garages/carports are not constructed forward of the main building line.
 - (b) Detached garages/carports are designed to accommodate a maximum of 2 vehicles.
 - (c) No more than 1 detached garage/carport is constructed for a single dwelling.
 - (d) If located towards the rear of the property, a detached garage/carport cannot take up more than 50% of the rear yard.



An example of a garage accessed via a side entry

SC6.2.2.8 General design features:

- (1) Driveways:
 - (a) All driveway areas are imperviously sealed and drain to a lawful point of discharge.
 - (b) Only 1 driveway is constructed for a single dwelling.
- (2) Fencing is constructed of either smooth wire, welded bar, timber, steel cladding, solid masonry or brick and does not incorporate razor or barbed wire.
- (3) Sheds and outbuildings greater than 20m² in area are constructed of materials and colours that complement and reflect that of the main dwelling.
- (4) Air-conditioning:
 - (a) Air-conditioning equipment is installed so that it is screened or not visible from the street and neighbouring properties.
 - (b) Air-conditioning equipment is located so that it does not cause excessive noise pollution for neighbouring residents.
 - (c) Air-conditioning equipment located above the fence or roof line should be sited as low as possible and be coloured to complement the roof or dwelling colour and screened from view.
- (5) Shutters and screens:
 - (a) To protect glass windows and doors from damage in severe weather events, shutters can be installed over windows and expansive door openings.
 - (b) Sunscreens and awnings comprised of timber battens or metal frames are encouraged to shade and protect openings, particularly on the southern and western elevations.
- (6) Landscaping:
 - (a) Trees and plants are positioned to provide shade and prevent heat loading and glare on walls, windows, verandahs, balconies and entrances.
 - (b) Appropriate species of plants and trees are encouraged to allow for the filtering of breeze and natural light as opposed to blocking (please refer to Planning Scheme Policy SC6.4 for a list of appropriate species).



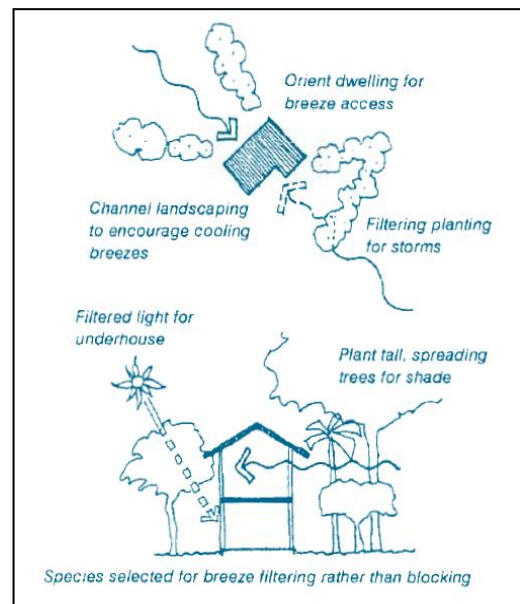
This liquid tile driveway provides a good example of quality driveway design



Examples of good fencing



Example of roller shutters



(Sourced from: <http://www.lgpmcouncil.gov.au/publications/files/amcord.pdf>)

SC6.2.3 Multi unit development

SC6.2.3.1 Key design elements for multi unit development

Multi unit development within the Cassowary Coast Region is generally low scale, predominately taking the form of dual occupancy development. The design of multi unit development in the Region varies according to size, number of units and location, and ranges from multi-storey units to slab on ground duplex development located within the Region's urban areas.

Multi unit development is designed to contain more than 1 dwelling for permanent residential accommodation. For the purposes of this policy, reference to multi unit development includes development defined as dual occupancy, multiple dwelling, residential care facility and retirement facility. In the case of a residential care facility, the living/accommodation units may not comprise fully self contained dwellings.

The key design elements for multi unit development in the Cassowary Coast Region are:

- (1) building orientation and articulation;
- (2) external building features;
- (3) roof form;
- (4) windows and awnings;
- (5) outdoor rooms - balconies and open verandahs;
- (6) general design features.

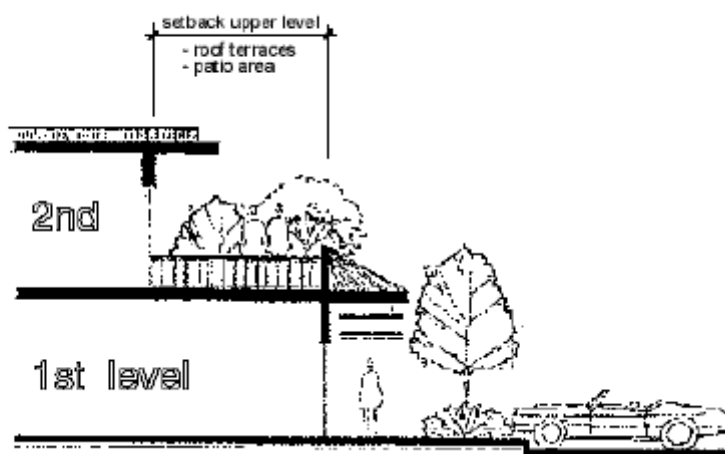
Each of these design elements are described and illustrated below.

SC6.2.3.2 Building orientation and articulation

- (1) Building appearance:
 - (a) Multi unit development is designed to respond to the existing streetscape and the desired character of the area within which it is located.
 - (b) Development incorporates a range of building materials, colours and textures to assist in breaking down the bulk of the façade and to provide visual interest.
 - (c) Multi unit development is designed to reduce the perceived bulk of the building by stepping the building design away from the street frontage for upper storey levels.



An example of a multi unit development incorporating a range of building materials, colours and textures



(Sourced from: Oro Valley (2012))

- (d) Buildings are designed to include a range of different elements, whilst providing a cohesive appearance.
- (e) Development is sited and designed to provide adequate daylight to habitable rooms.
- (f) Active frontages are required where the development fronts the street and/or a public place.

(2) Diversity in multi unit development:

- (a) Where an existing development is intensified or extended, including where an additional dwelling is added to a dwelling house to create a dual occupancy, new buildings or extensions are designed using a roof form, building materials and other detailing similar to the existing development at the site.
- (b) Multi unit development comprising more than 4 dwellings or accommodation units incorporate a variety of dwelling/unit types, varying in size and number of bedrooms per unit.
- (c) Multi unit development outside of a residential precinct should provide for the use of the ground floor for a range of complementary, non-residential uses.

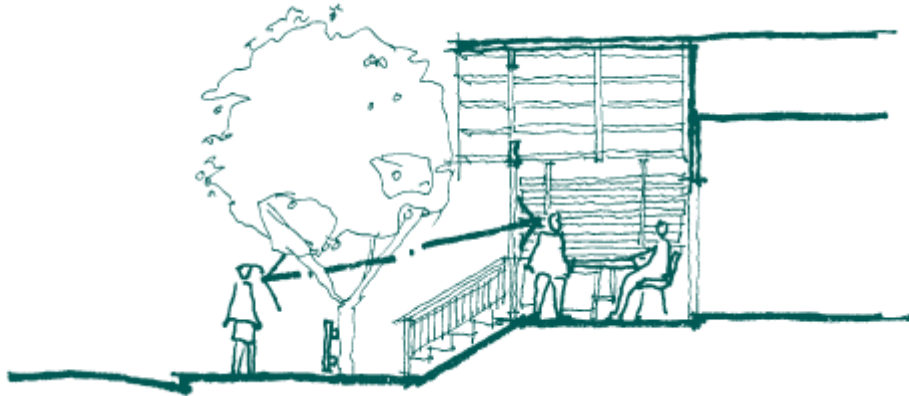


The River Grande incorporates commercial uses on the ground floor.

(3) Corner lots:

- (a) Multi unit development on corner lots is designed to address both frontages with their façade, whilst also maintaining privacy. Design techniques that should be used in corner lot developments include:
 - (i) staggering setbacks as building height increases;
 - (ii) siting the building to address both street frontages;
 - (iii) incorporating a high level of articulation to eliminate the appearance of blank walls;
 - (iv) providing variation in articulation elements and building colour; and
 - (v) providing front entries/access points to both frontages.

- (4) Street surveillance:
- (a) Development is orientated and designed to maximise street frontage for balconies, living areas and common areas to increase opportunities for passive street surveillance.
 - (b) Buildings do not incorporate long, blank walls on street frontages.
 - (c) Entries are clearly defined from the street to provide a distinction between private and public areas and to ensure clear and open sight lines to the street are maintained.
 - (d) Dwellings/accommodation units located on the ground floor adjacent to the street or a public place must provide adequate measures for security and privacy, whilst maintaining passive surveillance.



(Sourced from: Queensland Residential Design Guidelines, 1997)

SC6.2.3.3 External building features:

- (1) Building materials:
- (a) Buildings incorporate a mix of building materials, textures and finishes in its construction.
 - (b) Multi unit development is constructed from one or more of the materials outlined below:
 - (i) masonry block
 - (ii) brick veneer;
 - (iii) prefabricated concrete;
 - (iv) cement render;
 - (v) timber;
 - (vi) timber cladding;
 - (vii) steel cladding.



Besser Brick



Brick Veneer



Prefabricated Concrete Panel



Timber/Timber Cladding

(Images sourced from: crownpaving.com, archiexpo.com, cadyou.com, sptimes.com, 2012)

- (2) Colour:
 - (a) External building features are in light and bright colours to reflect the heat.
 - (d) In visually significant areas, external building features are in colours that are sympathetic to the surrounding environment and which help to blend the building into the surrounding vegetation and landscape. Reflective, external surfaces are not used.
 - (b) Colours used for trims create interest and emphasise the architectural features of the building.

- (3) Façade:
 - (a) Articulation of the building façade should respond to and enhance the street character, aspects of building function and configuration. This can be done by providing variation in:
 - (i) construction materials;
 - (ii) detailing;
 - (iii) colour;
 - (iv) floor to ceiling heights;
 - (v) window size;
 - (vi) entry features;
 - (vii) roof design.
 - (b) Any windows, doors or outdoor rooms addressing the street are balanced to create a warm and welcoming building face.
 - (c) Front façades do not contain large, blank or featureless walls.

SC6.2.3.4 Roof form:

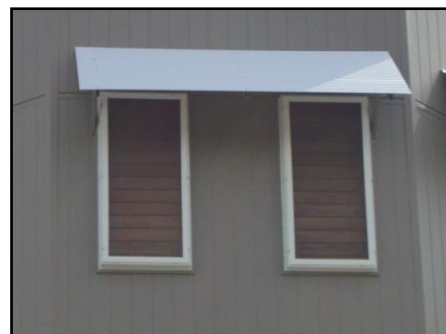
- (1) Roof design is simple and complements the style of the building.
- (2) The roof profile is varied and staggered to add visual interest and break up the bulk of roof designs.
- (3) The roof design includes large eaves to shade exterior walls, windows and outdoor rooms.
- (4) Eave overhangs are greater than 600 millimetres (excluding the gutter).
- (5) The roof pitch of all buildings must be between 15-20 degrees, however, higher roof pitches are strongly encouraged to enhance building appearance.
- (6) Service structures and mechanical plant (including air conditioning equipment) situated on the roof must not be visible from the street frontage.
- (7) The materials used for the roof of the building complements the style of the building. The following materials are considered the most suitable materials for roof construction in the Cassowary Coast Region and are therefore recommended for use in roof construction:
 - (a) Colorbond sheeting;
 - (b) Pressed metal tiles;
 - (c) Ultra-Colorbond sheeting for areas adjacent to the beach.



This roof design provides a good example of the use of large eaves and a staggered roof profile to break up the bulk of the roof. The roof is also constructed using Colorbond sheeting.

SC6.2.3.5 Windows and awnings:

- (1) Windows are located, sized and shaded to facilitate good thermal performance.
- (2) Building design includes awnings, window hoods or wide eaves to provide shade and protect all window openings from the rain.
- (3) Buildings incorporate windows and louvres that are designed for use in tropical climates to assist in the passive cooling of the building.
- (4) Building design provides for window openings in opposing walls to promote cross flow ventilation.
- (5) Buildings include a variety of classic elements such as lattice, slats and louvres in a range of modern, functional and architecturally distinctive building enhancements to offer shade, shelter, security, privacy, decoration, adornment and individuality to the building.



An example of louvres that are designed for tropical climates being shaded by an awning

SC6.2.3.6 Outdoor rooms - balconies and open verandahs

- (1) Balconies and verandahs are designed so they are not capable of being fully enclosed and used as an additional internal room.
- (2) Balconies and verandahs are designed to be open and light weight in appearance with a maximum of 20% of the façade being fully enclosed.
- (3) Balconies and verandahs may include louvres, batten screens or bifold doors that can be adjusted to manipulate climatic conditions and maintain privacy.
- (4) Balconies and verandahs are designed to be the interface between indoor/outdoor areas.
- (5) Balconies and verandahs are of a size and configuration which allows for their use year-round as outdoor living spaces.
- (6) Balconies are located to overlook adjacent street frontage or public areas to increase opportunities for passive street surveillance.
- (7) Outdoor rooms have an area large enough to provide protection from the weather and to contain associated furnishings.
- (8) Outdoor rooms are used to improve the aesthetics of a multi unit development, reducing the apparent mass of the building through the articulation of the façade, the introduction of shaded spaces and the use of different, lightweight materials.



Examples of good balcony/verandah design

SC6.2.3.7 General design features:

- (1) Fencing is constructed of timber, steel cladding, solid masonry or brick and does not incorporate razor or barbed wire.
- (2) Sheds and outbuildings greater than 20m² in area should be constructed of materials and colours that complement and reflect that of the main building/s.
- (3) Air-conditioning:
 - (a) Air-conditioning equipment is installed so that it is screened or not visible from public view or neighbouring residents.
 - (b) Air-conditioning equipment is located so that it does not cause excessive noise pollution for neighbouring residents.
 - (c) Air-conditioning equipment located above the fence or roof line should be sited as low as possible and be coloured to compliment the roof or building colour and should be screened from view.



An example of an air-conditioning screen located at ground level
(Sourced from: spec-net.com.au)

- (4) Shutters and screens:
 - (a) To protect glass windows and doors from damage in severe weather events, shutters can be installed over windows and expansive door openings.
 - (b) Architectural devices, such as screening devices, high window sills or opaque glass, are used to provide privacy and should be integrated into the building design.
 - (c) Sunscreens and awnings comprised of timber battens or metal frames are encouraged to shade and protect openings, particularly on the southern and western elevations.
- (5) Landscaping:
 - (a) Trees and plants are positioned to provide shade and prevent heat loading and glare on walls, windows, verandahs, balconies and entrances.
 - (b) Appropriate species of plants and trees are encouraged to allow for the filtering of breeze and natural light as opposed to blocking (please refer to the Landscaping Policy for appropriate species selection)

- (6) Waste storage and collection:
- (a) Waste storage areas are not visible from the street.
 - (b) Waste storage is not located near pedestrian entries to the site and entries to dwellings/accommodation units.
 - (c) For ease of dumping and collection, waste storage areas are located on hard-standing areas and easily accessible from the dwellings/accommodation units and to the street.
 - (d) Private storage areas are provided for each dwelling/accommodation unit, preferably within the garage or carport for that dwelling/accommodation unit.



Waste storage areas can be hidden behind the unit entry wall

- (7) Letterboxes:
- (a) Letterboxes are located on a hard-standing area.
 - (b) Letterboxes are located on the front boundary and easily visible from the road.

SC6.2.4 Tourism and accommodation buildings

SC6.2.4.1 Key design elements for tourism and accommodation buildings

For the purposes of this policy, tourism and accommodation buildings include development defined as hostel, nature-based tourism, resort complex and short-term accommodation.

The key design elements for these types of development are outlined below.

SC6.2.4.2 Hostels, short-term accommodation and resort complexes

The key design elements for multi unit development outlined in SC6.2.3 above apply to the design of hostels, short-term accommodation and resort complexes.

SC6.2.4.3 Nature-based tourism

Nature-based tourism directly relies on experiences drawn from the natural environment. Therefore, this type of development is dependent on and must be cohesive with the natural environment.

The key design elements for nature-based tourism is described and illustrated below.

SC6.2.4.4 Green architecture:

- (1) Ecologically Sustainable Development (ESD) principles should be fully integrated with all design aspects to ensure that ESD plays a fundamental role in the architectural design of the development.



An example of environmentally sustainable design at the Mamu Rainforest Canopy.

(Sourced from: <http://www.npsr.qld.gov.au/parks/mamu/about.html>)

(2) Building appearance:

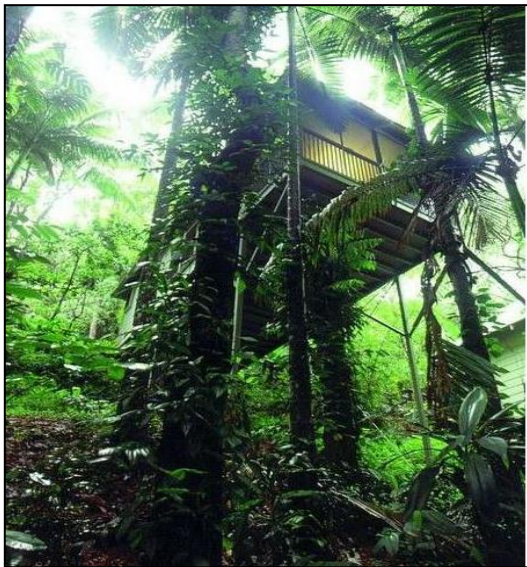
- (a) Buildings have as little impact on the site and the surrounding environment as possible.
- (b) Buildings in close proximity to natural features are constructed with a building form and mass that is in keeping with the surrounding environment.
- (c) Building form does not compete with, dominate or overwhelm the natural environment.
- (d) Buildings should blend with the surrounding environment and be consistent with the height, density and character of the surrounding landforms and vegetation.



Examples of Buildings blending in with the surrounding environment.

(Images sourced from:

<http://www.capetrib.com.au/bed.htm>, 2013)



Examples of how to prevent buildings from dominating or overwhelming the natural environment
(Images sourced from: <http://www.daintree-ecolodge.com.au/image-gallery/>)

(3) External building features:

- (a) Materials:
 - (i) Where feasible, locally sourced natural materials are used in building construction.
 - (ii) Building materials are sympathetic to the surrounding environment and match materials from the local region or that reflect the surrounding vegetation (timber, locally sourced quarry material).
 - (iii) Building materials are not reflective or in contrast with the surrounding environment.
 - (iv) A limited number of different materials should be used to help the development mesh more closely with the surrounding environment.
- (b) Buildings are designed utilising natural colours and tone that closely matches the colours found in the surrounding landscape.

SC6.2.4.5 General design features

- (1) Sheds and outbuildings are constructed of materials and colours that complement and reflect that of the main building/s and surrounding landscape.
- (2) Air-conditioning:
 - (a) Air conditioning equipment is minimised and installed so that it is unobtrusive.
 - (b) Air conditioning equipment does not cause noise pollution.
- (3) External artificial lighting is minimised and designed to reduce off-site illumination and light pollution.



Examples of external light being minimised to reduce off-site illumination and light pollution
(Images sourced from: <http://www.thalabeach.com.au/>)

- (4) Shutters and screens:
 - (a) To protect glass windows and doors from damage in severe weather events, shutters can be installed over windows and expansive door openings.
 - (b) Sunscreens and awnings comprised of timber battens or metal frames are encouraged to shade and protect openings, particularly on the southern and western elevations.



Example of awnings comprised of timber battens to encourage shade and protect openings
(Images sourced from:
<http://www.thalabeach.com.au/port-douglas-accommodation/>
http://www.capetribbeach.com.au/cape_tribulation_accommodation.htm)

SC6.2.5 References and further reading

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SC6.3 FNQROC Development Manual

SC6.3.1 Introduction

SC6.3.1.1 Purpose of this policy

The purpose of this policy is:

- (1) to provide design standards for development for acceptable outcomes;
- (2) to provide guidance about satisfying assessment criteria in the planning scheme, other than for acceptable outcomes;
- (3) to identify information that Council may require or request for a development application.

SC6.3.1.2 Standards for development

Despite Planning Scheme Policy SC6.3 FNQROC Development Manual identifying that it is not prescriptive and only a guideline for the purpose of satisfying acceptable outcomes in the planning scheme, the FNQROC Development Manual is to be treated as standards to be met when used as an acceptable outcome in the planning scheme.

SC6.3.1.3 FNQROC Development Manual

Under separate cover.

SC6.4 Landscaping

SC6.4.1 Introduction

SC6.4.1.1 Purpose of this policy

The purpose of this policy is to outline the plant species suitable for use in landscaping in the Cassowary Coast Region. Selecting plant species detailed in this policy will ensure a high level of amenity and the maintenance of environmental values is achieved through the use of suitable native species.

This policy also specifies local pests which cannot be used for landscaping and must be eliminated from a development site where required in accordance with the Planning Scheme.

SC6.4.1.2 Scope

This policy applies to development assessable against the Planning Scheme, where landscaping is undertaken or required as part of the development. This policy may also be used generally as a guidance document where landscaping is undertaken independently of assessable development.

SC6.4.1.3 Objectives

The objectives of this policy are:

- (1) to ensure the use of suitable plant species for landscaping that contribute to the amenity and environmental values of a particular locality;
- (2) to provide a list of plant species suitable for on-street landscaping;
- (3) to provide a list of native plant species endemic to specific parts of the Cassowary Coast Region;
- (4) to specify plant species considered to be local pests within the Cassowary Coast Region that must be eliminated from a development site.

SC6.4.2 Plant species suitable for general landscaping

The plant species listed in the tables below are suitable for use in general landscaping. These tables include the features, height, canopy width and form of each species.

The species listed in Table SC6.4.2.1 are suitable across the whole Cassowary Coast Region. The species listed in Table SC6.4.2.2 are only suitable in certain localities and these are identified in the table.

The list of species in Tables SC6.4.2.1 and SC6.4.2.2 is not a complete list and Council may allow the use of suitable alternative native endemic plant species.

Table SC6.4.2.1—General landscaping - species suitable across the whole Cassowary Coast Region

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form
<i>Alpinea caerulea</i>	Common Ginger	Ornamental feature	2	1	Groundcover
<i>Alpinea arctiflora</i>	Pleated Ginger	Ornamental feature	3	1	Groundcover
<i>Archontophoenix alexandrae</i>	Alexander Palm	Ornamental palm	15-30	2	Large tree
<i>Acacia leptoloba</i>	Irvinebank Wattle	Ornamental feature	3-5	3	Small tree
<i>Acacia mangium</i>	Sally Wattle	Ornamental feature, shade	15-25	8	Small tree
<i>Acmena hemilampra</i>	Broad Leaf Lilly Pilly	Ornamental feature, screening, shade	10-20	6	Medium tree
<i>Attractocarpus fitzalanii</i>	Native Gardenia	Ornamental feature, screening	5-7	3	Small tree
<i>Austromyrtus dulcis</i>	Midgen Berry	Ornamental feature	0.5	1	Shrub
<i>Austromyrtus inopholia</i>	Thready Barked Myrtle	Ornamental feature	1-1.5	1	Shrub
<i>Austromyrtus 'Blushing Beauty'</i>	Blushing Beauty	Ornamental feature	1-1.5	1	Shrub
<i>Austromyrtus Weeping Beauty</i>	Weeping Beauty	Ornamental feature	1-1.5	1	Shrub
<i>Backhousia citriodora</i>	Lemon Scented Myrtle	Ornamental feature	8-20	6	Large tree
<i>Backhousia myrtifolia</i>	Cinnamon Myrtle	Ornamental feature	4-8	2	Small tree
<i>Baeckea miniature</i>	Dwarf Baeckea	Ornamental feature	0.5-1	1	Shrub
<i>Baeckea virgate</i>	Tall Baeckea	Ornamental feature	6	2	Small tree

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form
<i>Barringtonia calyprata</i>	Cassowary Pine	Ornamental feature	5-10	4	Medium tree
<i>Brachychiton acerifolius</i>	Flame Tree	Ornamental feature	10-20	3	Medium tree
<i>Brachyscome multifida</i>	Seaside Daisy	Ornamental feature	0.5	1	Groundcover
<i>Buckinghamia celsissima</i>	Ivory Curl Tree	Ornamental feature	7-10	4	Medium tree
<i>Callistemon hybrids</i>	Bottlebrush	Ornamental feature, screening	2-5	2	Small tree
<i>Callistemon polandii</i>	Gold Tip Bottlebrush	Ornamental feature, screening	2-3	2	Small tree
<i>Callistemon viminalis</i>	Weeping Bottlebrush	Ornamental feature, screening, shade	5-7	2	Small tree
<i>Cassia sp.(fistula, grandis)</i>	Golden Rain Tree	Ornamental feature	5-10	4	Medium tree
<i>Castanospermum australe</i>	Black Bean	Ornamental feature, shade	20-30	4	Large tree
<i>Cleistanthus apodus</i>	Weeping Cleistanthus	Ornamental feature, screening	4-12	2	Small tree
<i>Cordyline cannifolia</i>	Palm Lilly	Ornamental feature	3-5	1	Shrub
<i>Cycas media</i>	Australian Sago	Ornamental feature	1-3	1	Shrub
<i>Cyathea cooperi</i>	Tree Fern	Ornamental feature	5-15	1	Shrub
<i>Darlinia darlingiana</i>	Brown Silky Oak	Ornamental feature	15-20	4	Medium tree
<i>Dianella caerulea/atrisis</i>	Flax Lilly	Ornamental feature	0.5	1	Groundcover
<i>Dictyoneura microcarpa</i>	Native Tamarind	Feature screening	2-3	1	Shrub
<i>Dillenia alata</i>	Red Beech	Ornamental feature, shade	10-20	4	Medium tree
<i>Ficus benjamina</i>	Weeping Fig Tree	Feature shade	15-30	8	Medium tree
<i>Gardenia 'Glennie River'</i>	Native Gardenia	Ornamental feature	0.5	1	Groundcover
<i>Gardenia scabarella</i>	Native Gardenia	Ornamental feature, screening	2-5	2	Shrub
<i>Gardenia macgillivraei</i>	Native Gardenia	Ornamental feature	8	2	Small tree
<i>Graptophyllum excelsum</i>	Scarlet Fuchsia	Ornamental feature	2-8	2	Small tree
<i>Grevillea banksii</i>	Red Flowering Grevillea	Ornamental feature	4-10	2	Small tree
<i>Grevillea formosa</i>	Mt Brockman Grevillea	Ornamental feature	0.6	1	Shrub
<i>Guoia acutifolia</i>	Glossy Tamarind	Ornamental feature	10-20	3	Large tree
<i>Hibiscus tiliaceus</i>	Cotton Wood	Ornamental feature, screening	8-12	4	Medium tree

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form
<i>Lagerstroemia archeriana</i>	Crepe Myrtle	Ornamental feature	7	2	Small tree
<i>Leptospermum brachyandrum</i>	Weeping Ti-tree	Ornamental feature	5	2	Small tree
<i>Leptospermum flavescans</i>	Cardwell Ti- tree	Ornamental feature	2	2	Shrub
<i>Licuala ramsayi</i>	Australian Fan Palm	Ornamental palm	10-18	2	Small tree
<i>Lomandra</i> sp.	Matt Rush	Ornamental feature	1	1	Groundcover
<i>Lophostemon sauevolens</i>	Swamp Mahogany	Ornamental feature, shade	15	3	Medium tree
<i>Melaleuca bracteata</i>	Black Ti-tree	Ornamental feature, screening	10	6	Medium tree
<i>Melaleuca linariifolia</i>	Narrow Leaved Paperbark	Ornamental feature, screening	5-7	6	Small tree
<i>Melaleuca viridiflora</i>	Broad Leaved Paperbark	Ornamental feature	5-10	2	Small tree
<i>Melastome affine</i>	Blue Tongue	Ornamental feature	1-2	2	Shrub
<i>Melia azederach</i>	White Cedar	Ornamental feature, shade	10-15	8	Medium tree
<i>Melicope elleryana</i>	Pink Euodia, Corkwood	Ornamental feature, shade	15-20	5	Medium tree
<i>Melicope rubra</i>	Little Evodia	Ornamental feature, screening	5-8	3	Small tree
<i>Mellitia pinnata</i>	Pongamia	Ornamental feature, shade	10-15	8	Medium tree
<i>Nauclea orientalis</i>	Liechardt Tree	Ornamental feature	10-25	10	Large tree
<i>Normanbya normanbyi</i>	Black Palm	Ornamental palm	20	2	Large tree
<i>Orthosiphon aristatus</i>	Cat's Whiskers	Ornamental feature	1-1.5	2	Groundcover
<i>Phaleria clerodendron</i>	Scented Daphne	Ornamental feature	7-10	4	Small tree
<i>Pittosporum ferrugineum</i>	Rusty Pittosporum	Ornamental feature, screening	8-20	3	Medium tree
<i>Pittosporum venulosum</i>	Brown Pittosporum	Ornamental feature	8	3	Medium tree
<i>Ptychosperma elegans</i>	Solotaire Palm	Ornamental palm	7-10	2	Medium tree
<i>Randia sessilis</i>	False Gardenia	Ornamental feature	7-10	3	Small tree
<i>Rhodamnia spongiosa</i>	Northern Malletwood	Ornamental feature	3	2	Small tree
<i>Rhodomyrtus tomentosa</i>	Rose Myrtle	Ornamental feature	2-4	2	Small tree
<i>Scolopia braunii</i>	Brown Birch	Ornamental feature, screening	10	3	Small tree
<i>Syzygium australe</i>	Creek Cherry	Ornamental feature, screening	7-10	5	Medium tree

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form
Syzygium 'Cascade'	Cascade Lilly Pilly	Ornamental feature, screening	2-5	4	Small tree
Syzygium fibrosum	Apricot Satinash	Ornamental feature, screening	5-10	4	Small tree
Syzygium forte	White Apple	Ornamental feature	10-15	6	Medium tree
Syzygium kuranda	Kuranda Satinash	Ornamental feature, shade	20-25	4	Large tree
Syzygium luehmanii	Small Leaved Lilly Pilly	Ornamental feature, screening	10-15	3	Medium tree
Syzygium tierneyanum	River Cherry	Ornamental feature, screening, shade	10	8	Medium tree
Syzygium wilsonii	Powder Puff Lilly Pilly	Ornamental feature	1-3	2	Small tree
Terminalia sericocarpa	Damson Plum	Ornamental feature, shade	20-30	8	Large tree
Themeda australis	Kangaroo Grass	Ornamental feature	0.5	1	Groundcover
Vitex rotundifolia	Round Leaf Vitex	Ornamental feature	0.5	2	Groundcover
Xanthorrhoea johnsonii	Grass-tree	Ornamental feature	5	1	Groundcover
Xanthostemon chrysanthus	Golden Penda	Ornamental feature, screening, shade	10	6	Medium tree
Xanthostemon verticillatus	Bloomfield Penda	Ornamental feature	6	4	Small tree

Table SC6.4.2.2—General landscaping - species suitable in certain localities

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form	Suitable localities
<i>Archidendron lucyi</i>	Scarlet Bean	Ornamental feature	15-20	1	Medium tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Acacia crassicarpa</i>	Coastal Wattle	Ornamental feature, shade	10-30	6	Medium tree	Cardwell, Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kennedy, Kurrimine Beach, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Tully-Hull Heads, Wangan, Wongaling Beach
<i>Acacia flavescens</i>	Yellow Wattle	Ornamental feature	15-20	6	Medium tree	Cardwell, Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Kennedy, Kurrimine Beach, Mission Beach, Silkwood, South Mission Beach, Tully, Tully-Hull Heads, Wongaling Beach
<i>Acmenosperma claviflorum</i>	Grey Satinash	Ornamental feature, screening	10-15	6	Medium tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Agathis robusta</i>	Kauri Pine	Ornamental feature	20-25	8	Large tree	El Arish, Feluga, Innisfail, Mena Creek, Midgenoo, Moresby, Mourilyan, Mundoo, Tully, Wangan
<i>Allocasuarina torulosa</i>	Forest She-Oak	Ornamental feature	5-10	5	Medium tree	Cardwell, Cowley Beach, El Arish, Feluga, Innisfail, Kennedy, Mena Creek, Moresby, Silkwood, South Johnstone, Wangan
<i>Alstonia scholaris</i>	Milky Pine	Ornamental feature	20-25	8	Large tree	Bingil Bay, El Arish, Feluga, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan
<i>Backhousia bancroftii</i>	Johnstone River Hardwood	Ornamental feature	8-20	8	Large tree	Flying Fish Point/Coconuts, Innisfail, Mena Creek, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, Wangan

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form	Suitable localities
<i>Barringtonia acutangulata</i>	Fresh Water Mangrove	Ornamental feature	4-8	4	Small tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kurrimine Beach, Mission Beach, Mourilyan, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Barringtonia asiatica</i>	Fish Killer Tree	Ornamental feature	5-10	8	Medium tree	Bingil Bay, Cowley Beach, Flying Fish Point/Coconuts, Innisfail, Kurrimine Beach, Mission Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Barringtonia racemosa</i>	Fish Poison Tree	Ornamental feature, shade	5-15	4	Medium tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kennedy, Kurrimine Beach, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Tully-Hull Heads, Wangan, Wongaling Beach
<i>Blepharocarya involucrigera</i>	Rose Butternut	Ornamental feature, shade	20-35	8	Large tree	El Arish, Flying Fish Point/Coconuts, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, South Johnstone, Wangan
<i>Callophyllum inophyllum</i>	Beauty Leaf	Ornamental feature, shade	15-20	8	Medium tree	Bingil Bay, Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach, Mission Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Callophyllum sil</i>	Blush Touriga	Ornamental feature, shade	15-20	4	Medium tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kurrimine Beach, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Cananga odorata</i>	Perfume Tree	Ornamental feature	10-20	4	Large tree	Bingil Bay, Feluga, Flying Fish Point/Coconuts, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Cardwellia sublimus</i>	Northern Silky Oak	Ornamental feature	10-30	8	Large tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kennedy, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan,

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form	Suitable localities
						Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan
<i>Carnivalia maritima</i>	Beach Bean	Ornamental feature	0.2	1	Groundcover	Bingil Bay, Cardwell, Cowley Beach, Kurrimine Beach, Mission Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Casuarina cunninghamiana</i>	River She-Oak	Ornamental feature	10-30	3	Medium tree	El Arish, Feluga, Innisfail, Mena Creek, Midgenoo, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, Tully, Wangan
<i>Casuarina equisetifolia</i>	Coastal She-Oak	Ornamental feature	5-8	3	Medium tree	Bingil Bay, Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach, Mission Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Chionanthus ramiflorus</i>	Native Olive	Ornamental feature	10	5	Medium tree	Bingil Bay, Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach, Mission Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Corymbia ptychocarpa</i>	Swamp Bloodwood	Ornamental feature	12-15	3	Medium tree	Cardwell, Cowley Beach, El Arish, Feluga, Innisfail, Kennedy, Kurrimine Beach, Mena Creek, Midgenoo, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Tully-Hull Heads, Wangan
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Ornamental feature, shade	7-12	3	Medium tree	Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach, Mena Creek, Mission Beach, Mourilyan, Mundoo, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Cryptocarya triplinervis</i>	Brown Laurel	Ornamental feature, screening	5-10	5	Medium tree	Bingil Bay, El Arish, Feluga, Innisfail, Kurrimine Beach, Mena Creek, Midgenoo, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Davidsonia pruriens</i>	Davidson Plum	Ornamental feature	6-10	1	Small tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kurrimine Beach, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone,

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form	Suitable localities
						South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Deplanchia tetraphylla</i>	Golden Bouquet	Ornamental feature	6-12	6	Small tree	Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, South Johnstone, South Mission Beach, Tully-Hull Heads, Wangan, Wongaling Beach
<i>Eleocarpus angustifolius</i>	Blue Quandong	Ornamental feature	20-30	8	Large tree	El Arish, Feluga, Innisfail, Kennedy, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan
<i>Eucalyptus tereticornis</i>	Blue Gum	Ornamental feature	20-30	8	Large tree	Cardwell, El Arish, Feluga, Kennedy, Kurrimine Beach, Tully-Hull Heads, Wongaling Beach
<i>Eucalyptus tessellaris</i>	Morton Bay Ash	Ornamental feature	20-30	8	Large tree	Cardwell, Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Kennedy, Kurrimine Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Eugenia reinwardtiana</i>	Beach Cherry	Ornamental feature	1-1.5	1	Shrub	Bingil Bay, Flying Fish Point/Coconuts, Kurrimine Beach, Mission Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Flindersia brayleyana</i>	Queensland Maple	Ornamental feature	20-30	8	Large tree	El Arish, Feluga, Innisfail, Kennedy, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Flindersia pimenteliana</i>	Rose Maple	Ornamental feature	20-30	8	Large tree	El Arish, Feluga, Innisfail, Kennedy, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Ganophyllum falcatum</i>	Scaley Ash	Ornamental feature, shade	10-25	8	Large tree	Bingil Bay, Innisfail, Mission Beach, South Mission Beach, Wongaling Beach
<i>Gmelina dalrympleana</i>	White Beech	Ornamental feature	6-10	3	Small tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kurrimine Beach, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone,

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form	Suitable localities
						South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Grevillea baileyana</i>	Findlay's Silky Oak	Ornamental feature	10-20	5	Medium tree	Bingil Bay, Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kennedy, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Grevillea hilliana</i>	Hill's Silky Oak	Ornamental feature	8-20	5	Large tree	Bingil Bay, Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kennedy, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Grevillea pteridifolia</i>	Golden Grevillea	Ornamental feature	4-8	2	Medium tree	Cardwell, Cowley Beach, Kennedy, Mena Creek, Mourilyan, Mundoo, Silkwood, South Mission Beach, Tully-Hull Heads, Wangan, Wongaling Beach
<i>Intsia bijuga</i>	Kwila	Ornamental feature, shade	20-25	8	Large tree	Bingil Bay, Flying Fish Point/Coconuts, Innisfail, Kurrimine Beach, Mena Creek, Mission Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Harpulia pendula</i>	Tulipwood	Ornamental feature, shade	8-15	4	Medium tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Hydriastele wendlandiana</i>	Creek Palm	Ornamental palm	25	2	Large tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kennedy, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Ipomea pres-caprae</i>	Goats Foot Creeper	Ornamental feature	0.5	1	Groundcover	Bingil Bay, Cardwell, Flying Fish Point/Coconuts, Kurrimine Beach, Mission Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form	Suitable localities
Lophostemon confertus	Brush Box	Ornamental feature, shade	30-40	6	Large tree	Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
Melaleuca dealbata	Grey Melaleuca	Ornamental feature, shade	5-20	8	Large tree	Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach, South Mission Beach, Wongaling Beach
Melaleuca leucadendra	Weeping Paperbark	Ornamental feature, shade	10-30	8	Large tree	Cardwell, Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kennedy, Kurrimine Beach, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Tully-Hull Heads, Wangan, Wongaling Beach
Neolitsea dealbata	Bolly Gum	Ornamental feature, screening	10	5	Small tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kurrimine Beach, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
Pandanus gemmifer	Pup Pandan	Ornamental feature	8	4	Medium tree	Bingil Bay, Flying Fish Point/Coconuts, Mena Creek, Mission Beach, Mourilyan, Mundoo, South Mission Beach, Wongaling Beach
Pandanus tectorius	Beach Pandan	Ornamental feature	5	3	Medium tree	Bingil Bay, Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach, Mission Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
Pandanus sloms-laubachii	Swamp Pandanus	Ornamental feature	5	3	Medium tree	Cardwell, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kennedy, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Tully-Hull Heads, Wangan, Wongaling Beach
Pliegynum timorense	Burdekin Plum	Ornamental feature, shade	20	8	Large tree	Bingil Bay, Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach, Mission Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form	Suitable localities
Podocarpus grayae	Brown Pine	Ornamental feature	20-30	8	Medium tree	Bingil Bay, El Arish, Feluga, Innisfail, Kennedy, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, Tully, Tully-Hull Heads, Wangan, Wongaling Beach
Stenocarpus sinuatus	Wheel of Fire Tree	Ornamental feature, shade	15	4	Medium tree	Cardwell, Innisfail, Kennedy, Mena Creek, Mission Beach, Tully, Wongaling Beach
Syzygium angophoroides	Yarrabah Satinash	Ornamental feature, screening	8-15	4	Medium tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kennedy, Kurrimine Beach, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Tully-Hull Heads, Wangan, Wongaling Beach
Syzygium alliligneum	Onion Wood	Ornamental feature	15-20	4	Large tree	Bingil Bay, El Arish, Feluga, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
Tabebuia palmeri	Pink Trumpet Tree	Ornamental feature	10	6	Medium tree	Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
Tabebuia chrysantha	Golden Trumpet Tree	Ornamental feature	7-10	6	Medium tree	Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
Terminalia cattapa	Beach Almond	Ornamental feature, shade	20	10	Large tree	Bingil Bay, Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Innisfail, Kennedy, Kurrimine Beach, Mission Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
Tristaniopsis exiliflora	Water Gum	Ornamental feature, shade	10	5	Medium tree	Innisfail, Kennedy, Mena Creek, Midgenoo, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, Tully, Wangan

SC6.4.3 Plant species suitable for on-street landscaping

The plant species listed in the tables below are suitable for use in on-street landscaping. These tables include the features, height, canopy width and form of each species.

The species listed in Table SC6.4.3.1 are suitable across the whole Cassowary Coast Region. The species listed in Table SC6.4.3.2 are only suitable in certain localities and these are identified in the table.

The list of species in Tables SC6.4.3.1 and SC6.4.3.2 is not a complete list and Council may allow the use of suitable alternative native endemic plant species.

Table SC6.4.3.1—On-street landscaping - species suitable across the whole Cassowary Coast Region

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form
<i>Attractocarpus fitzalanii</i>	Native Gardenia	Ornamental feature, screening	5-7	2	Small tree
<i>Callistemon hybrids</i>	Bottle Brush	Ornamental feature, screening	2-5	1	Small tree
<i>Callistemon polandii</i>	Gold Tip Bottlebrush	Ornamental feature, screening	2-3	1	Small tree
<i>Callistemon viminalis</i>	Weeping Bottlebrush	Ornamental feature, screening, shade	5-7	1	Small tree
<i>Lagerstroemia archeriana</i>	Crepe Myrtle	Ornamental feature	7	2	Small tree
<i>Mellitia pinnata</i>	Pongamia	Ornamental feature, shade	10-15	8	Medium tree
<i>Pittosporum ferrugineum</i>	Rusty Pittosporum	Ornamental feature, screening	8-20	3	Small tree
<i>Scolopia braunii</i>	Brown Birch	Ornamental feature, screening	10	4	Small tree
<i>Syzygium 'Cascade'</i>	Lilly Pilly	Ornamental feature, screening	2-5	4	Small tree
<i>Syzygium fibrosum</i>	Apricot Satinash	Ornamental feature, screening	5-10	4	Small tree
<i>Syzygium luehmanii</i>	Small Leaved Lilly Pilly	Ornamental feature, screening	10-15	4	Small tree
<i>Xanthostemon chrysanthus</i>	Golden Penda	Ornamental feature, screening, shade	10	6	Small tree
<i>Xanthostemon verticillatus</i>	Bloomfield Penda	Ornamental feature	10	6	Small tree

Table SC6.4.3.2—On-street landscaping - species suitable in certain localities

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form	Suitable localities
<i>Archodendron lucyii</i>	Scarlet Bean	Ornamental feature	15-20	2	Medium tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, South Johnstone, Tully, Wongaling Beach
<i>Archontophoenix alexandrae</i>	Alexander Palm	Ornamental palm	15-30	2	Large tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kurrimine Beach, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Acacia mangium</i>	Sally Wattle	Ornamental feature, shade	15-25	5	Small tree	Bingil Bay, Cowley Beach, El Arish, Feluga, Kennedy, Kurrimine Beach, Moresby, Mourilyan, Silkwood, South Johnstone, Tully, Tully-Hull Heads, Wongaling Beach
<i>Acmena hemilampra</i>	Broad Leaf Lilly Pilly	Ornamental feature, screening, shade	10-20	5	Medium tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Acmenospermum claviflorum</i>	Grey Satinash	Ornamental feature, screening	10-15	3	Medium tree	Bingil Bay, El Arish, Feluga, Innisfail, Mission Beach, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Agathis robusta</i>	Kauri Pine	Ornamental feature	20-25	10	Large tree	Tully
<i>Alstonia scholaris</i>	Milky Pine	Ornamental feature	20-25	8	Large tree	Bingil Bay, El Arish, Feluga, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Barringtonia acutangulata</i>	Fresh Water Mangrove	Ornamental feature	4-8	4	Medium tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kurrimine Beach, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form	Suitable localities
<i>Barringtonia asiatica</i>	Fish Killer Tree	Ornamental feature	5-10	8	Large tree	Bingil Bay, Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach, Mission Beach, South Mission Beach, Wongaling Beach
<i>Barringtonia calyprata</i>	Cassowary Pine	Ornamental feature	5-10	5	Medium tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moorsby, Mourilyan, Mundoo, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Barringtonia racemosa</i>	Fish Poison Tree	Ornamental feature, shade	5-15	5	Medium tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moorsby, Mourilyan, Mundoo, South Johnstone, South Mission Beach, Wangan, Wongaling Beach
<i>Brachychiton acerifolius</i>	Flame Tree	Ornamental feature	10-20	3	Medium tree	Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kennedy, Kurrimine Beach, Silkwood, South Johnstone, Tully, Tully-Hull Heads, Wongaling Beach
<i>Blepharocarya involucrigera</i>	Rose Butternut	Ornamental feature, shade	20-35	8	Large tree	Flying Fish Point/Coconuts, Innisfail, Mena Creek, Midgenoo, Moorsby, Mourilyan, Mundoo, South Johnstone
<i>Buckinghamia celsissima</i>	Ivory Curl Tree	Ornamental feature	7-10	5	Medium tree	Bingil Bay, El Arish, Feluga, Innisfail, Mena Creek, Moorsby, Mourilyan, Mundoo, South Johnstone, South Mission Beach, Tully, Wangan
<i>Callophyllum inophyllum</i>	Beauty Leaf	Ornamental feature, shade	15-20	8	Medium tree	Bingil Bay, Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach, Mission Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Callophyllum sil</i>	Blush Touriga	Ornamental feature, shade	15-20	4	Medium tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Mission Beach, Tully, Wongaling Beach
<i>Castanospermum australe</i>	Black Bean	Ornamental feature, shade	20-30	8	Large tree	Bingil Bay, Cardwell, El Arish, Feluga, Innisfail, Kennedy, Mena Creek, Midgenoo, Mission Beach, Moorsby, Mourilyan, Mundoo, South Johnstone, South Mission Beach, Tully, Tully-Hull Heads, Wangan, Wongaling Beach

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form	Suitable localities
<i>Chionanthus ramiflorus</i>	Native Olive	Ornamental feature	10	4	Medium tree	Bingil Bay, Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Innisfail, Kennedy, Kurrimine Beach, Mission Beach, Mundoo, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Ornamental feature, shade	7-12	4	Medium tree	Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kennedy, Kurrimine Beach, Mission Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Darlinia darlingiana</i>	Brown Silky Oak	Ornamental feature	15-20	4	Medium tree	Bingil Bay, El Arish, Feluga, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Davidsonia pruriens</i>	Davidson Plum	Ornamental feature	6-10	1	Small tree	Bingil Bay, Feluga, Innisfail, Mission Beach, South Johnstone, South Mission Beach, Tully, Wongaling Beach
<i>Deplanchia tetraphylla</i>	Golden Bouquet	Ornamental feature	6-12	6	Medium tree	Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Innisfail, Kennedy, Kurrimine Beach, Mission Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Dillenia alata</i>	Red Beech	Ornamental feature, shade	10-20	4	Medium tree	Bingil Bay, Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Innisfail, Kennedy, Kurrimine Beach, Mission Beach, South Johnstone, South Mission Beach, Tully, Tully-Hull Heads, Wongaling Beach
<i>Eucalyptus tereticornis</i>	Blue Gum	Ornamental feature	20-30	8	Large tree	Cardwell, El Arish, Feluga, Kennedy, Silkwood, South Johnstone, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Eucalyptus tessellaris</i>	Morton Bay Ash	Ornamental feature	20-30	8	Large tree	Cardwell, Cowley Beach, Innisfail, Kennedy, Midgenoo, Moresby, Mourilyan, Mundoo, South Johnstone, South Mission Beach, Tully-Hull Heads, Wangan, Wongaling Beach
<i>Flindersia brayleyana</i>	Queensland Maple	Ornamental feature	20-30	8	Large tree	El Arish, Feluga, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form	Suitable localities
<i>Flindersia pimenteliana</i>	Rose Maple	Ornamental feature	20-30	8	Large tree	Bingil Bay, El Arish, Feluga, Innisfail, Mena Creek, Midgenoo, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, Wangan
<i>Ganophyllum falcatum</i>	Scaley Ash	Ornamental feature, shade	10-25	8	Medium tree	Bingil Bay, Innisfail, Mission Beach, South Johnstone, Tully, Wangan, Wongaling Beach
<i>Gmelina dalrympleana</i>	White Beech	Ornamental feature	6-10	4	Small tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Grevillea hilliana</i>	Hill's Silky Oak	Ornamental feature	8-20	4	Small tree	Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kennedy, Kurrimine Beach, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Grevillea pteridifolia</i>	Golden Grevillea	Ornamental feature	4-8	2	Small tree	Cardwell, Cowley Beach, Kennedy, South Mission Beach, Tully, Tully-Hull Heads, Wongaling Beach
<i>Intsia bijuga</i>	Kwilla	Ornamental feature, shade	20-25	6	Medium tree	Bingil Bay, Flying Fish Point/Coconuts, Innisfail, Kurrimine Beach, Mission Beach, South Johnstone, South Mission Beach, Wongaling Beach
<i>Lophostemon saueolens</i>	Swamp Mahogany	Ornamental feature, shade	15	4	Medium tree	Cardwell, Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kennedy, Kurrimine Beach, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully-Hull Heads, Wangan, Wongaling Beach
<i>Melaleuca dealbata</i>	Grey Melaleuca	Ornamental feature, shade	5-20	8	Large tree	Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kennedy, Kurrimine Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Melaleuca leucadendra</i>	Weeping Paperbark	Ornamental feature, shade	10-30	8	Large tree	Cardwell, Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kennedy, Kurrimine Beach, Silkwood, South Johnstone, South Mission Beach, Tully-Hull Heads, Wangan, Wongaling Beach

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form	Suitable localities
Melaleuca linarifolia	Narrow Leaved Paperbark	Ornamental feature, screening	5-7	5	Small tree	Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Innisfail, Kurrimine Beach, Silkwood, South Johnstone, South Mission Beach, Tully-Hull Heads, Wangan, Wongaling Beach
Melaleuca viridiflora	Broad Leaved Paperbark	Ornamental feature	5-10	2	Small tree	Cardwell, Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kennedy, South Mission Beach, Tully, Tully-Hull Heads, Wangan, Wongaling Beach
Melicope rubra	Little Evodia	Ornamental feature, screening	5-8	2	Small tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kurrimine Beach, Mission Beach, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
Nauclea orientalis	Liechardt Tree	Ornamental feature	10-25	8	Large tree	Cardwell, El Arish, Feluga, Innisfail, Kennedy, Mena Creek, Midgenoo, Mission Beach, Moorsby, Mourilyan, Mundoo, Silkwood, South Johnstone, Tully, Tully-Hull Heads, Wangan
Neolitsea dealbata	Bolly Gum	Ornamental feature, screening	10	4	Small tree	Bingil Bay, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moorsby, Mourilyan, Mundoo, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
Pandanus gemmifer	Pup Pandan	Ornamental feature	8	4	Medium tree	Bingil Bay, Flying Fish Point/Coconuts, Innisfail, Mission Beach, Moorsby, Mourilyan, South Johnstone, Tully, Wangan
Pliegynum timorense	Burdekin Plum	Ornamental feature, shade	20	8	Large tree	Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach, South Mission Beach, Wongaling Beach
Podocarpus grayii	Brown Pine	Ornamental feature	20-30	8	Medium tree	Bingil Bay, El Arish, Feluga, Innisfail, Midgenoo, Mission Beach, Moorsby, Mourilyan, Mundoo, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
Stenocarpus sinuatus	Wheel of Fire Tree	Ornamental feature, shade	15	4	Medium tree	Cardwell, El Arish, Feluga, Innisfail, Kennedy, Mena Creek, South Johnstone, South Mission Beach, Tully

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form	Suitable localities
<i>Syzygium angophoroides</i>	Yarrabah Satinash	Ornamental feature, screening	8-15	4	Small tree	Bingil Bay, El Arish, Feluga, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Tully-Hull Heads, Wangan, Wongaling Beach
<i>Syzygium australe</i>	Creek Cherry	Ornamental feature, screening	7-10	4	Small tree	Cardwell, El Arish, Feluga, Innisfail, Kennedy, Kurrimine Beach, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Tully-Hull Heads, Wangan, Wongaling Beach
<i>Syzygium forte</i>	White Apple	Ornamental feature	10-15	6	Medium tree	Bingil Bay, Cardwell, Cowley Beach, Flying Fish Point/Coconuts, Kurrimine Beach, Mission Beach, South Mission Beach, Tully-Hull Heads, Wongaling Beach
<i>Syzygium kuranda</i>	Kuranda Satinash	Ornamental feature, shade	20-25	6	Large tree	Bingil Bay, El Arish, Feluga, Innisfail, Mena Creek, Midgenoo, Mission Beach, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Wangan, Wongaling Beach
<i>Syzygium tierneyanum</i>	River Cherry	Ornamental feature, screening, shade	10	8	Medium tree	Bingil Bay, El Arish, Feluga, Innisfail, Kennedy, Mena Creek, Midgenoo, Moresby, Mourilyan, Mundoo, Silkwood, South Johnstone, South Mission Beach, Tully, Tully-Hull Heads, Wangan, Wongaling Beach
<i>Tabebuia palmeri</i>	Pink Trumpet Tree	Ornamental feature	10	6	Small tree	Cardwell, Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kennedy, Kurrimine Beach, South Johnstone, Tully, Tully-Hull Heads, Wangan
<i>Tabebuia chrysantha</i>	Golden Trumpet Tree	Ornamental feature	7-10	6	Small tree	Cardwell, Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail, Kennedy, Kurrimine Beach, South Johnstone, Tully, Tully-Hull Heads, Wangan
<i>Tristaniopsis exiliflora</i>	Water Gum	Ornamental feature, shade	10	6	Small tree	El Arish, Feluga, Innisfail, Silkwood, Tully, Wangan
<i>Xanthorrhoea johnsonii</i>	Grass-tree	Ornamental feature	5	1	Small tree	Bingil Bay, Cardwell, Cowley Beach, El Arish, Feluga, Flying Fish Point/Coconuts, Innisfail,

Botanical name	Common name	Features	Height (metres)	Canopy width (metres)	Form	Suitable localities
						Kennedy, Kurrimine Beach, Mission Beach, Silkwood, South Johnstone, South Mission Beach, Tully-Hull Heads, Wangan, Wongaling Beach

SC6.4.4 Local pests

The following plant species are considered to be local pests within the Cassowary Coast Region:

Table SC6.4.4.1—Local pest species

Botanical name	Common name
Brillantaisia lamium	Brillantaisia lamium
Cyperus aromaticus	Navua sedge
Echinochloa polystachya	Aleman grass average
Hiptage senagalhensis	Hiptage
Leucaena leucocephala	Leucaena
Mayaca fluviatilis	Bog moss/weed
Phyllostachys sp. and Bambusa spp. (running)	Bamboo (running)
Sansevieria trifasciata	Mother in law's tongue
Thunbergia erecta	King's mantle, bush clock vine

Note—the Planning Scheme contains provisions which restrict the use of class 1, 2 or 3 pests identified in the *Land Protection (Pest and Stock Route Management) Act 2002* for landscaping and requires these pests to be eliminated from a development site.

Schedule 7 Continuing approvals

The table below lists the documents relevant to the continuing approvals for Ella Bay Little Cove and Port Hinchinbrook.

Table SC7.1—Ella Bay Little Cove documents

Document details
Approval dated 22 March 1996 for the rezoning and subdividing of land described as Lot 337 on NR53, Ella Bay Road, Wanjuru from the Rural A Zone to Special Facilities (Conservation, 30 Unit Eco-tourism resort, 70 Self-contained Houses as per Plan of Development No. 5589SK1-5 and attached Schedule of Development) Zone.
Master Plan 5589SK1-5 dated February 1995
Schedule to the Precinct Plan of Development No. 5589 SK2 dated 22 May 1996

Table SC7.2—Port Hinchinbrook documents

Document details
Approval dated 30 June 1987 for the rezoning of land described as Sub 1 RP.2064, Lot 2 Sub 1 RP2065, Lot 2 and 3 on C.104.3, Portion 3A on C.104.10 and Lot 53 on Plan CWL 337, Parish of Ellerbeck, County of Cardwell situated at Bruce Highway, Oyster Point, Cardwell from the 'Rural General Farming and Public Open Space' zone to the Special Facilities (As Per List) zone.
List: Special Facilities (Multiple Dwelling, Duplex Dwelling, Dwelling House, Hotel, Motel, Indoor Entertainment, Outdoor Entertainment, Recreation Centre, Camping Ground, Service Station, Tavern, Shop, Shopping Centre, Information Centre, Marina and Associated Facilities, Markets, Laundry, Mini Brewery, Hot Bread Shop, Refreshment Service, Group Housing, Showrooms, Commercial Premises, Health Care Centre and Licensed Club generally in accordance with Cummings and Burns Plan dated August, 1987.
The Conformed Deed that incorporates the Deed, Deed of Variation dated 20 August 1996 and further Deed of Variation dated 6 November 1998 and entered into by the State of Queensland, Cardwell Properties, Council of the Shire of Cardwell and the Commonwealth of Australia
Approval dated 3 June 1999 for application received 27 March 1998 for rezoning of land described as Part of Lot 3 on CP889261 and Lots 1, 2 & 3 on SP105672, Parish of Ellerbeck, situated at Bruce Highway, Cardwell, from the Natural Resource Protection zone and Agriculture zone to the Special Facilities (Plan of Development) zone subject to ten (10) conditions and 1 note.
Plan of Development - March 2000, prepared by Rowlands Surveys Pty Ltd, titled "Port Hinchinbrook Resort - Parish: Ellerbeck Proposed Future Layout With Boat Maintenance Basin", plan number 40790-04B, Revision B 19/8/99
Port Hinchinbrook Master Plan Issue Q - October 2003, prepared by Rowlands Surveys Pty Ltd, plan number RPSL Plan 41049/03M, dated 6/10/03

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
ALC	Agricultural Land Classification
Council	Cassowary Coast Regional Council
MCU	Material change of use as defined in the Act
GES	General environmental significance
HES	High environmental significance
PIA	Priority infrastructure area
PFTI	Plans for trunk infrastructure
PIP	Priority infrastructure plan
Regional Plan	Far North Queensland Regional Plan 2009-2031
ROL	Reconfiguring a lot as defined in the Act
RPEQ	Registered Professional Engineer of Queensland
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009</i> (repealed)
the SP Regulation	Sustainable Planning Regulation 2009 (repealed)

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
Adopted 22 June 2017 for commencement on 3 July 2017	2	Alignment Amendment	Alignment amendment in accordance with the Minister's rules under section 293 of the Act
Adopted 9 August 2018 for commencement on 17 August 2018	3	Qualified State Interest Amendment	Part 9.4.6 – Parking and Access Code