

# DRAFT WEIPA PLANNING SCHEME 2018

ROAD MAP TO SHAPING A SUSTAINABLE FUTURE



## Citation and commencement

This planning scheme may be cited as the Weipa Town Planning Scheme <insert year>.

A notice was published in the Government Gazette No. <#> on <day> <month>, <year> for the planning scheme for Weipa Town Authority.

The commencement date for the planning scheme was <day> <month>, <year>.

Amendments to the planning scheme are included at Appendix 2 Table of amendments.

## Community statement

Few Australians are familiar with the history of Weipa and the western Cape York Peninsula. The area is remote, road access is seasonal and intermittent and prior to World War II it was only accessible by sea. Its past is known well only by a handful of historians, archaeologists, geologists, local enthusiasts and primarily, Aboriginal people, whose oral, story bound culture is intrinsic to our understanding of sense of place.

Yet Weipa and the Western Cape is a region of special significance to Australia. Cape York Peninsula has a long and proud indigenous history spanning many different languages and tribal groupings. The Western Cape is the site of the very first contact in Australia between Indigenous and European peoples when the Dutch ship, Duyfken (Little Dove), made landfall just north of Weipa in 1606 and encountered the original Western Cape indigenous communities; an immensely important moment in both Australian and human history.

Weipa hosts one of the largest bauxite reserves and mines in the world, critical to global aluminium supply. In turn, the mining operations are an anchor for vital infrastructure of state and national significance, including a strategic port (Port of Weipa), two strategic airports (Weipa Airport and RAAF Base Scherger) and vital health and community service infrastructure (such as the Weipa Hospital).

Weipa's history means it straddles two different worlds: a young, modern industrial world and an ancient, traditional indigenous world. Both have contributed to the history of the Western Cape; however, all too often our pre-industrial past can appear insignificant compared to the speed and scale of modern development. Heritage of all kinds – natural, archaeological, indigenous, non-indigenous – can be obscured by industry's enormous shadow. Weipa is keen to show that this need not be the case.

To do this, the communities of the Western Cape entered into three important Indigenous Land Use Agreements for Weipa, including the Weipa Township Agreement. These agreements encourage:

- (1) Mutual respect and recognition;
- (2) Support for mining operations;
- (3) Economic development of Indigenous communities;
- (4) Increased Indigenous representation in consultations about operations; and
- (5) Increased levels of cultural awareness across the communities.

Weipa has a special set of values, expressed in the Weipa Community Plan 2012-2020, that sets our communities apart from other places and creates a sense of identity for the town. These values are:

- (1) Optimism – We believe that Weipa has a great future and we can help shape that future;
- (2) Community spirit – We help our neighbours and friends if they need help;
- (3) Valuing our lifestyle – We have a great lifestyle and want to preserve it for the future;
- (4) Self-reliant - We try to solve our own problems rather than waiting for someone else to do it for us; and
- (5) Resilience – We can overcome adversity and adapt to our environment.

Currently our town is constrained by historical boundaries that are awkwardly aligned and place a somewhat arbitrary statutory limitation on the planning, development and coordinated operation of Weipa as a regional centre. In contrast, the values, aims and vision of our communities are not so limited and extend beyond these boundaries and over land that we depend on for enjoyment, lifestyle and livelihood. This planning scheme seeks to enact that vision for Weipa that extends beyond these boundaries to engage the communities of the Western Cape, all levels of government and mining and key industries in the planning for the future orderly growth and development of Weipa.

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# Part 1 About the planning scheme

## 1.1 Introduction

The Weipa Town Authority 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.

- (1) The planning scheme was made to be consistent with the *Planning Act 2016* (the Act) under section 287(3) of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out Weipa Town Authority's intention for the future development in the planning scheme area, over the next 15-20 years.
- (3) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (4) While the planning scheme has been prepared with a 15-20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (5) The planning scheme applies to the planning scheme area of the Weipa Town Authority including all premises, roads, internal waterways and tidal areas and interrelates with the surrounding local government areas illustrated in Map 1.

Editor's note—The planning scheme has been prepared in accordance with the regulated requirements as provided in the *Planning Act 2016*. In accordance with section 16(3) of the Act, the regulated requirements apply to the planning scheme to the extent of any inconsistency.

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

## 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 local government infrastructure plan;
  - (e) tables of assessment;
  - (f) the following zones:
    - (i) Low density residential zone;
    - (ii) Medium density residential zone;
    - (iii) Centre zone;
      - (A) CN1 – Nanum Centre precinct;
      - (B) CN2 – Office and shops precinct;
    - (iv) Industry zone;
      - (A) IN1 – Low impact industry precinct;
    - (v) Tourism zone;
    - (vi) Community facilities zone;
      - (A) CF1 – Education precinct;
      - (B) CF2 – Hospital precinct;
      - (C) CF3 – Community infrastructure precinct;
      - (D) CF4 – Cultural activities precinct;
      - (E) CF5 – Government and administration precinct;
      - (F) CF6 – Public utilities precinct;
    - (vii) Special purpose zone;
    - (viii) Emerging community zone;
      - (A) Rocky Point waterfront precinct;
      - (B) Lifestyle residential precinct;
    - (ix) Recreation and open space zone;
    - (x) Environmental management and conservation zone.

- (g) The following overlays:
    - (i) Airport overlay;
    - (ii) Biodiversity overlay;
    - (iii) Bushfire hazard overlay;
    - (iv) Contaminated land overlay;
    - (v) Coastal hazard and inundation overlay;
    - (vi) Open space and stormwater drainage network overlay.
  - (h) The following development codes:
    - (i) Centre uses code;
    - (ii) Dwelling house code;
    - (iii) Home based business code;
    - (iv) Industry uses code;
    - (v) Multiple dwelling code;
    - (vi) Reconfiguring a lot code;
    - (vii) Parking and access code;
    - (viii) Works, services and infrastructure code;
    - (ix) Advertising devices code.
  - (i) Schedules and appendices.
- (2) The following planning scheme policies support the planning scheme:
- (a) PSP1 – Development Manual Planning Scheme Policy;
  - (b) PSP2 – Structure Planning Planning Scheme Policy
  - (c) PSP3 – Landscaping Planning Scheme Policy.

## 1.3 Interpretation

### 1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
  - (a) the *Planning Act 2016* (the Act)
  - (b) the Planning Regulation 2017 (the Regulation)
  - (c) the definitions in Schedule 1 of the planning scheme
  - (d) the *Acts Interpretation Act 1954*
  - (e) the ordinary meaning where that term is not defined in any of the above.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note – In accordance with section 16(3) of the Act the regulated requirements apply to this planning scheme to the extent of any inconsistency with the 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.

Footnote<sup>1</sup> – See example at bottom of page.

<sup>1</sup> Footnote – this is an example of a footnote.

### 1.3.3 Punctuation

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

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

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

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

## 1.4 Categories of development

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

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

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

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

- (c) prohibited development.

Editor's note – A development application cannot 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 – Tables of assessment.

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 matters mentioned in (a) and (b) to the extent of the inconsistency
  - (d) zone codes prevail over use codes and other development codes to the extent of the inconsistency

## 1.6 Building work regulated under the planning scheme

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

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

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

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

Editor's note – The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*). Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

## 1.7 Local government administrative matters

### 1.7.1 Defined temporary uses

- (1) For the purpose of the definition of 'temporary use' in Schedule 1, a 'temporary use':
- (a) must not occur for more than 7 consecutive days in any one calendar year; and
  - (b) must not occur for more than 28 days in any one calendar year; and
  - (c) cannot include any industrial or residential activities; and
  - (d) does not require works such as building work, vegetation clearing or other operational work.
- (2) Where they meet the criteria above, Temporary uses may include:
- (a) a carnival, circus, fair, fete, market, rodeo or show;
  - (b) temporary mobile accommodation (within caravans, motorhomes, tents or similar) where associated with an event or other temporary use;
  - (c) displaying temporary advertising matter associated with a temporary use.

## Part 2 State planning provisions

### 2.1 State planning policy

The Minister has identified that the state planning policy <insert date reference> is integrated in the planning scheme in the following ways:

**State interests in the state planning policy appropriately integrated**  
<insert details>

**State interests in the state planning policy not integrated**  
<insert details>

**State interests in the state planning policy not relevant to Weipa Town Authority**  
<insert details>

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 Cape York Regional Plan, as it applies in the planning scheme area>.

Or

<The minister has identified that the following parts of the <insert name of regional plan>, as it applies in the planning scheme area, are not appropriately reflected in the planning scheme in the following way:

(a) <list the relevant aspects not reflected>

### 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 Weipa Town Authority:

**Table 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 prescribed in the Planning Regulation 2017 (dated 3 July 2017) are appropriately reflected in full in the planning scheme.

Editor's note—Section 16(3) of the Act states that the contents prescribed by the Regulation apply instead of a local planning instrument, to the extent of any inconsistency.

## 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 five themes that collectively represent the policy intent of the scheme:
    - (i) Land Use Pattern
    - (ii) Strong Community
    - (iii) Strong Economy
    - (iv) Infrastructure and Servicing
    - (v) Environmental Wellbeing and Safety
  - (c) the strategic outcome(s) proposed for development in the planning scheme area for each theme
  - (d) the specific outcomes sought for each, or a number of, themes
  - (e) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

### 3.2 Strategic intent

- (1) Weipa has a unique indigenous cultural heritage spanning many thousands of years. This cultural heritage is to be protected against a backdrop of sustainable mining operations. The mining industry plays a key role in supporting indigenous economic development.
- (2) The enormous bauxite mining operations around the town of Weipa are central to the role the town plays as a service centre for the Cape York Peninsula. On-going activity associated with the Andoon and Amrun mines will see Weipa's primary role as a mining town continue for the foreseeable future. However, the pathway to a sustainable town in its own right and an economic base that extends beyond mining alone is a guaranteed outcome.
- (3) Weipa is on the cusp of change. It was first established as a mission for indigenous communities on the Cape. As a mining town, its initial settlement pattern, housing type and tenure and standard of physical and social infrastructure reflected both a strong industrial focus and a planned life tied to the vagaries surrounding resource extraction and the longevity of mining operations. However, over time private investment in housing and businesses within Weipa has occurred on freehold land and tourism numbers to Cape York Peninsula has increased substantially and these trends are set to continue. More recent State government investment in community services and infrastructure in the town has also been significant, which is reflective of the evolving service centre role that Weipa plays, not just to the mining community but also to the more remote communities around Cape York Peninsula.
- (4) The phase out of mining activity immediately around the Weipa town boundary, potentially within the life of this Planning Scheme, presents as an opportunity for orderly growth beyond the established local government boundary, subject to resolving tenure constraints, meeting Traditional Owner expectations and aspirations and addressing environmental issues.
- (5) Upgrading of the Peninsula Developmental Road will see increased tourism numbers, with ultimate bitumen sealing of this road increasing the length of the tourism season and improving access for a wider range of visitors, from recreational fishers, caravans to grey nomads. Investment in tourism related business and industry will inevitably follow. Improved road access to Weipa will also create opportunities for diversity surrounding use of the existing deep water port, capitalising on constraint free and direct access to Asia and other markets. Subject to investment in water resource infrastructure, there is significant opportunity for the agricultural industry to expand on Cape York Peninsula, with Weipa providing a transport gateway to this growth industry.
- (6) In addition to all of this, a Commonwealth government focus on developing Northern Australia has the potential to reinforce all of these opportunities for Weipa and place substantial demands on the town; Weipa must be ready to seize these opportunities and manage their demands as they arise. For example, subject to Commonwealth government commitments and priorities, there are opportunities for increased infrastructure associated with the RAAF Base Scherger and a possible defence presence on the Cape.

- (7) Development of Weipa over the next 10-15 years faces a number of key challenges and opportunities, many of them unique to the town. The Weipa Community Plan 2012-2022 identifies these as housing supply and cost, land tenure and governance, limited economic base, cost of living, access to services, lifestyle and the role as a service centre for Cape York Peninsula.
- (8) The Planning Scheme focuses on establishing a land use and development framework to assist in broadening sustainable economic growth, achieving an equitable and reliable infrastructure network, building community resilience and management of the environment and hazard reduction, largely by way of an avoidance method, through the application of land use planning principles. It does this by identifying a series of strategic outcomes that respond positively to change and facilitate development in Weipa. These strategic outcomes are implemented through supporting specific outcomes that identify targeted actions.
- (9) The strategic outcomes that will direct the strategic intent are grouped under the following themes:
  - (a) Land Use Pattern
  - (b) Strong Community
  - (c) Strong Economy
  - (d) Infrastructure & Servicing
  - (e) Environmental Well-being & Safety

### 3.3 Land Use Pattern

#### 3.3.1 Strategic outcomes

- (1) The aspirations of Weipa's traditional owners are realised through the investigation of potential use of their land holdings and facilitation of development opportunities.
- (2) The extent of the existing Weipa Town local government boundary is expanded at some point, either within or outside the life of this Planning Scheme, to adequately supply sufficient land area to reinforce the regional service centre role of Weipa in northern and western Cape York.
- (3) The expansion of residential areas takes advantage of the limited undeveloped areas in the town area that are unconstrained by environmental and tenure considerations and do not compromise ongoing operations associated with Rio Tinto operations. Increases in residential density are facilitated in suitable locations to provide housing alternatives and to accommodate an increase in tourist accommodation.
- (4) Waterfront land is valued for its natural beauty and its contribution to the Weipa lifestyle. The development of waterfront land is facilitated where it protects or improves natural coastal processes, cultural heritage, protection from coastal hazards, scenic amenity and public access and enjoyment of the foreshore.
- (5) Larger lot residential development provides an opportunity for residents to accommodate the necessities of living in a remote location and enjoyment of the opportunities presented by the location and assists in retaining the local population through different life cycles.
- (6) The development of land for industrial, cultural, recreational and tourism related purposes within and adjacent to the Weipa Strategic Port Land is consistent with the Port of Weipa Land Use Plan, the Evans Landing Precinct Master Plan and the aspirations of land holders. The potential to establish a marina in this locality or at Rocky Point is facilitated to realise on the future economic benefits associated with growth in the tourism sector.
- (7) An expansion of retail services within existing designated centres in a manner that reinforces the role of the existing commercial area at Nanum is facilitated to create competition and improve choice for residents and visitors.

#### 3.3.2 Specific outcomes

- (1) The **Strategic Framework Maps** recognise areas in Rocky Point, Trunding and Nanum where expansion of the town may occur and this land is protected from changes of use that may jeopardise the logical pattern of growth and efficient infrastructure delivery.
- (2) The **Strategic Framework Maps** recognise areas beyond the current local government boundary where long-term expansion of the town may occur in the event that the current town boundary is adjusted.
- (3) Long-term residential development provides sufficient area for each household to keep multiple vehicles and boats without resorting to on-street parking and storage or unsightly shipping containers on residential allotments.

- (4) Higher density residential development is facilitated on serviced lots close to the retail centre at Nanum and the community services area at Rocky Point, with design to minimise impacts on the amenity and character of areas predominantly occupied by houses.
- (5) Evans Landing, Trunding and Nanum provide opportunities for development that increases the capacity for tourist camping and accommodation that protects and enables access to the district's natural assets.
- (6) Undeveloped land to the west of Nanum and north of Rocky Point provides an opportunity for larger lot residential subdivision as a legitimate life-style choice with access to services and infrastructure, subject to an appropriate response to site constraints.
- (7) Evans Landing is developed to create a multi-functional precinct which will incorporate port, cultural, recreational, tourism and industrial land uses that reflects the planning intent of the Port of Weipa Land Use Plan and the aspirations of the Evans Landing Precinct Master Plan.
- (8) The development of a marina in Weipa provides suitable boat berthing in conjunction with on-shore facilities in a manner that does not compromise the strategic port operations and adequately addresses potential impacts on the natural values of the area.
- (9) The establishment of additional commercial services at Nanum provides an appropriate adjunct to retail competition in the local community. Additional retail and commercial opportunities expand on the existing services in the Nanum centre, creating a strong and active centre characterised by a high standard of urban design and community safety. Improved vehicle flow is encouraged through establishment of a road connection between Commercial Avenue and Central Avenue, creating a pedestrian friendly, main street commercial environment.
- (10) Vehicular parking for tourists and recreational vehicles is facilitated on surplus open space land in proximity to the Nanum Centre.

## **3.4 Strong Community**

### **3.4.1 Strategic outcomes**

- (1) Cultural heritage is recognised and protected to maintain the link between the current community and the Indigenous and European historic values that contributed to its establishment.
- (2) Weipa's lifestyle, safety and community health are protected and enhanced.
- (3) Weipa's role as a service centre for Cape York Peninsula is reinforced through enhanced access to commercial, cultural, recreational, educational and community services.
- (4) Housing diversity addresses changing supply and demand, especially periods of shortages, facilitating a greater choice of appropriate housing, increased affordability and opportunities to retain population within Weipa.
- (5) Public open spaces create safe and usable environments that are economically sustainable for the WTA to maintain and cultivate community interaction, active lifestyles and environmental awareness.

### **3.4.2 Specific outcomes**

- (1) The cultural heritage of all sectors of the community is identified, registered and provided with protection in the form of development control while allowing adaptive reuse where the heritage significance is retained. The opportunity to establish a traditional cultural heritage education area in Trunding that reflects the values and aspirations of the traditional owners is facilitated.
- (2) New development is suitably integrated with existing development in relation to road, pedestrian and bicycle networks, open space linkages and access to community services and employment opportunities.
- (3) Development addresses community safety and crime prevention by providing casual surveillance opportunities, land use mix and activity generation, exterior building design and lighting.
- (4) Re-development of existing community facilities promotes efficient use of valuable resources that contribute to the ongoing and expanded level of access to vital community services. The old hospital building is an important community asset and represents a significant opportunity to provide an expanded level of public and private health services.
- (5) Housing choice that includes traditional detached houses, townhouses/units and larger lot residential development is facilitated.
- (6) Development protects and enhances the healthy and active lifestyle of residents by rationalising the current expanse of public open space to provide an efficient and integrated network of recreational opportunities in a safe and useable environment.

- (7) The rationalisation of existing open space areas that are determined to be in excess of community requirements or representing an unacceptable public safety risk is managed such that potential land use incompatibility and detrimental off-site impacts are avoided and public safety risks are resolved.
- (8) Any redevelopment of Weipa airport that promotes or accommodates additional air services and competition is encouraged.

## **3.5 Strong Economy**

### **3.5.1 Strategic outcomes**

- (1) Weipa's economy is founded on strength and diversity of industry and service provision, reducing sole reliance on mining, improving employment opportunities and maximising economic activity and resilience.
- (2) The critical role of mining in sustaining the town is acknowledged and mining operations are protected from the encroachment of incompatible development. Development adjacent to existing mining operations or mining related infrastructure is sited and designed to manage the potential for adverse mining-associated impacts, such as dust and noise.
- (3) The tourism industry continues to act as an additional economic driver, increasing the benefits to the local economy, recognising the potential benefits of improved access to the region from the further sealing of the Peninsula Developmental Road.
- (4) Weipa's role as a regional centre for Cape York Peninsula is reinforced as a place where businesses invest, create regional partnerships, broaden the economic base and deliver employment opportunities.
- (5) The role of the Weipa airport and the Port of Weipa as strategic regional assets is reinforced and their capability to accommodate expanded business, trade and investment opportunities is realised.

### **3.5.2 Specific outcomes**

- (1) Land availability for commercial and industrial development is investigated and opportunities to expand these sectors of the economy are realised. Expansion of commercial centres and industrial land avoids impacts to residences, other sensitive uses and the environment.
- (2) Opportunities beyond the WTA boundary to establish alternative primary production businesses are facilitated to increase food production capability, improve food security and value-add to local business. Seafood processing and agricultural logistics and support businesses are facilitated in appropriate areas, primarily in industrial areas in proximity to the Port of Weipa.
- (3) The tourism industry attracts development and investment that captures visitation, increases visitor nights, protects natural assets, promotes indigenous cultural heritage experiences and diversifies visitor experiences. A facility to provide tourism information is provided in a prominent location.
- (4) The growing role of Weipa as a tourism destination is supported by protecting and enhancing scenic amenity, particularly along coastal areas and transport entrances to the town.
- (5) Opportunities for businesses which improve commercial competition, community lifestyle and services, overcome remoteness, improve education and expand trade to wider markets are facilitated.
- (6) Opportunities to expand business development and trade diversity out of the Port of Weipa are identified and developed in conjunction with North Queensland Bulk Ports Corporation. Additional support industries and services in the form of marine maintenance industries, seafood processing, chandleries and other onshore services are compatible uses in this area.
- (7) Development of the Weipa Airport facilitates an increase in air services and provides for aeronautical-based industry or other airport-dependent activities.
- (8) The operation of support infrastructure for mines at Andoom and East Weipa and the realisation of the Amrun resource are protected from the reverse amenity impacts associated with incompatible development.

## **3.6 Infrastructure and Servicing**

### **3.6.1 Strategic outcomes**

- (1) Infrastructure and services are planned, delivered, managed and augmented in an equitable and orderly manner that supports the planned land use pattern, improving community well-being and protecting the environment.

- (2) The sustainable and reliable supply of electricity responds to population and industry growth and advances in energy efficiency and alternative supply options.
- (3) The benefits associated with investment in marine and air services infrastructure are maximised and facilities are protected from incompatible development to ensure their long-term safe and viable operation.
- (4) The role of public open space in providing important recreation opportunities, drainage, visual amenity, bushland protection and buffering is balanced with maintaining public safety and a sustainable maintenance burden on public resources.

### **3.6.2 Specific outcomes**

- (1) A safe, secure and efficient water supply is provided through the protection of water sources and water supply infrastructure.
- (2) Waste, storm water and waste water infrastructure is designed and located to ensure public safety and amenity, healthy waterways, pest control and community pride.
- (3) The most effective use of the road network is achieved by appropriately locating and designing development and achieving functional road linkages to connect residential areas. Local streets are legible, safe and promote healthy communities for pedestrians and cyclists.
- (4) The provision of a future pedestrian/cyclist path between Napranum and Weipa is facilitated through the provision of connections to the existing active transport network across the town.
- (5) Existing energy infrastructure is protected from incompatible development and opportunities to develop a secure green energy future such as wind, solar or geothermal power energy are supported.
- (6) Development is compatible with and does not compromise the operations of Weipa Port. Development that depends upon proximity to the Port for operational efficiency is given preference in those location, supporting the Port's role as a freight and logistics hub.
- (7) The role of boat ramps as important community infrastructure supporting fishing and recreation is protected from incompatible development.
- (8) Weipa Airport is protected from incompatible development that would create aviation hazards and opportunities for the expansion of aviation-related uses and increased service capacity are facilitated.
- (9) Open space is provided as a consolidated and efficient network that provides for effective public access and appreciation with the planned road network, active and passive recreation opportunities, drainage paths and storage, breaks in the urban form and the preservation of the natural environment.

## **3.7 Environmental Wellbeing and Safety**

### **3.7.1 Strategic outcomes**

- (1) Areas of environmental significance, particularly coastal environments, resources and processes, are identified, protected, maintained and enhanced for the enjoyment of current and future generations.
- (2) Natural resources are managed on a sustainable basis, maintaining their availability for sustainable use and facilitating their contribution to ecosystem health, liveability and prosperity.
- (3) Development achieves best-practice water quality objectives and does not adversely impact on the environmental values of waterways, wetlands, groundwater resources, natural drainage paths and landscape features.
- (4) The risk to life and property from natural and man-made hazards, including fluvial or storm tide inundation, coastal erosion, acid sulphate soils, bushfire and site contamination, is avoided or mitigated.
- (5) The resilience of development, essential infrastructure and economic sustainability to the potential impacts of climate change is increased.

### **3.7.2 Specific outcomes**

- (1) Development proposals in or adjacent to areas of environmental significance will be compatible with the values of those areas and will incorporate measures that primarily avoid, or secondarily mitigate, any significant adverse impacts.
- (2) Coastal resources and values are managed to maintain natural processes, protect scenic amenity, enable safe and sustainable coastal development and maintain opportunities for public access to the foreshore and coastal waters.

- (3) Opportunities for nature-based development and eco-tourism that are consistent with maintaining significant environmental values are facilitated.
- (4) Water is planned and managed as a valuable and finite regional resource on a total water cycle basis, utilising water sensitive urban design principles that balance the use of water with its role in the natural and urban environments.
- (5) Water quality is protected and enhanced by minimising disturbance to riparian habitats, the discharge of contaminants and sediment and avoiding ground water contamination.
- (6) Development considers the appropriateness of land use and employs necessary built form outcomes to minimise flood risk.
- (7) Development is designed, located, constructed and operated to avoid the impacts of coastal hazards, while coastal resources and biodiversity are protected, managed and rehabilitated.
- (8) Specific management techniques must be incorporated into development to avoid the harmful consequences of disturbing or generating acid sulphate soils.
- (9) Development does not increase the number of people located permanently or temporarily in areas subject to unacceptable bushfire risk.
- (10) Consideration is given to the compatibility of previous and proposed uses of contaminated land.

## **Part 4     Local government infrastructure plan**

This planning scheme does not include a Local government infrastructure plan.

## 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) accepted (including accepted with requirements);
  - (b) assessable development, that requires either code or impact assessment; and
  - (c) prohibited.
- (2) the category of assessment – code or impact – for assessable development in:
  - (d) a zone and, where used, a precinct of a zone; and
  - (e) 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 of each Table); and
  - (b) if there is an overlay:
    - (i) whether an overlay code applies (shown in Table 5.8);
    - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the ‘assessment benchmarks’ column) applies
  - (c) any other applicable code(s) (shown in the ‘assessment benchmarks’ column of each Table)
- (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 of assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1;
- (2) for all development, identify the following:
  - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
  - (b) if an overlay applies to the premises, by reference to the overlay map in Schedule 2;
- (3) determine if the development is precluded from assessment under the planning scheme by the Regulation, including:
  - (a) development that a planning scheme is prohibited from stating is assessable development by section 16 of the Regulation (listed in Schedule 6 of the Regulation); or
  - (b) development that is accepted development under section 18 of the Regulation (by meeting the requirements of Schedule 7); or
  - (c) development that is prohibited development under section 19 of the Regulation;
- (4) determine if the development is assessable development under schedule 10 of the Regulation
- (5) if the development is not precluded from assessment under the planning scheme by the Regulation, determine the initial category of assessment by reference to the tables in:
  - (a) section 5.5 Categories of development and assessment—Material change of use;
  - (b) section 5.6 Categories of development and assessment—Reconfiguring a lot;
  - (c) section 5.7 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 section 5.5;

- (7) if an overlay applies, refer to section 5.8 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 or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of schedule 6, Part 2 Material change of use section(2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or category of assessment under a zone than under an overlay, the highest category of development or assessment applies as follows:
  - (a) accepted development subject to requirements prevails over accepted development
  - (b) code assessment prevails over accepted development where subject to requirements and accepted development
  - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
- (8) The 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.

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

Note—Development is to be taken to be prohibited development under the planning scheme only if it is identified in schedule 10 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. However, development must meet the conditions set out by the planning scheme for it to be accepted development. These conditions include meeting the relevant definition of Schedule 1 and any applicable assessment benchmarks of the planning scheme identified by the tables of assessment of Part 5. 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) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks 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 in the assessment tables;

- (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 section 30 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 general scenarios in the zone, local plan or overlay.

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

### 5.3.4 Accepted development for the planning scheme

- (1) This section identifies development which is accepted development under the planning scheme.
- (2) Development described in Table 5.3.4 is accepted development for the planning scheme.

**Table 5.3.4—Accepted development for the planning scheme**

Development	Circumstances
<b>Minor building work</b>	Where complying with the following: <ul style="list-style-type: none"> <li>(a) meeting the definition for minor building work in Schedule 1 – Definitions, section SC1.4 – Administrative terms and definitions; and</li> <li>(b) not made assessable development under the Airport Overlay; and</li> <li>(c) does not constitute a material change of use under the Act.</li> </ul>
<b>Temporary building</b>	If associated with lawfully undertaken material change of use, building work or operational work and where on a site for no more than 18 months.
<b>Temporary use</b>	Where meeting the requirements of section 1.7.1 – Defined temporary uses.

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

The following schedules of the Regulation are relevant to the Weipa Town planning scheme:

- (1) Material change of use for community residence – Schedule 6, Part 2, 6 of the Regulation;
- (2) Particular reconfiguring a lot requiring code assessment – Schedule 12 of the Regulation.

## 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.

## 5.5.1 Low density residential zone categories of development and assessment

Table 5.5.1—Low density residential zone categories of development and assessment

Use	Categories of development and assessment	Assessment benchmarks
Dwelling house Dwelling unit	Accepted development	
		Not applicable
Dual occupancy	Accepted development	
	If on a lot greater than 1,000m <sup>2</sup> and complying with the assessment benchmarks	Multiple dwelling code – acceptable outcomes only Low density residential zone code – acceptable outcomes only
	Code assessment	
	If on a lot greater than 1,000m <sup>2</sup> and not complying with the assessment benchmarks	Multiple dwelling code Low density residential zone code Works, services and infrastructure code
	Impact assessment	
	If not accepted development or code assessable	The planning scheme
Home based business	Accepted development	
	If complying with the assessment benchmarks	Home based business code – acceptable outcomes only Low density residential zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only
	Code assessment	
	If not complying with the assessment benchmarks	Home based business code Low density residential zone code Parking and access code
Multiple dwelling	Code assessment	
	If on a lot greater than 1,000m <sup>2</sup> and within 400 metres to a centre zone or educational establishment	Multiple dwelling code Low density residential zone code Parking and access code Works, services and infrastructure code
	Impact assessment	
	If not code assessable	The planning scheme
Park Substation	Accepted development	
	All	Nil
Utility installation	Accepted development	
	If not a waste management facility or sewerage treatment plant	Nil
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

## 5.5.2 Medium density residential zone levels of assessment

Table 5.5.2—Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks
Caretaker's accommodation	<b>Accepted development</b>	
	If complying with the assessment benchmarks	Medium density residential zone code – acceptable outcomes only
	<b>Code assessment</b>	
	If not accepted development	Medium density residential zone code
Dwelling house	<b>Accepted development</b>	
	If complying with the assessment benchmarks	Dwelling house code – acceptable outcomes only Medium density residential zone code – acceptable outcomes only
	<b>Code assessment</b>	
	If not accepted development	Dwelling house code Medium density residential zone code Parking and access code Works, services and infrastructure code
Dual occupancy	<b>Accepted development</b>	
	If on a lot greater than 800m <sup>2</sup> and complying with the assessment benchmarks	Multiple dwelling code – acceptable outcomes only Medium density residential zone code – acceptable outcomes only
	<b>Code assessment</b>	
	If on a lot greater than 800m <sup>2</sup> and not complying with the assessment benchmarks	Multiple dwelling code Medium density residential zone code Parking and access code Works, services and infrastructure code
	<b>Impact assessment</b>	
	If not accepted development or code assessable	The planning scheme
Home based business	<b>Accepted development</b>	
	If complying with the assessment benchmarks	Home based business code – acceptable outcomes only Medium density residential zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only
	<b>Code assessment</b>	
	If not complying with the assessment benchmarks	Home based business code Medium density residential zone code Parking and access code
Multiple dwelling Retirement facility Residential care facility Rooming accommodation	<b>Code assessment</b>	
	All	Multiple dwelling code Medium density residential zone code Parking and access code Works, services and infrastructure code
Park Substation	<b>Accepted development</b>	
	All	Nil
Utility installation	<b>Accepted development</b>	
	If not a waste management facility or sewerage treatment plant	Nil

Use	Categories of development and assessment	Assessment benchmarks
<b>Impact assessment</b>		
Any other use not listed in this table.	The planning scheme	
Any other undefined use.		

### 5.5.3 Centre zone levels of assessment

Table 5.5.3—Centre zone

Use	Categories of development and assessment	Assessment benchmarks	
Where in the Nanum Centre Precinct			
Bar Child care centre Hotel Indoor sport and recreation Parking station Short term accommodation	Code assessment		
	All	Centre uses code Centre zone code Parking and access code Works, services and infrastructure code	
	Accepted development		
	If within an existing building with no increase in gross floor area and complying with the assessment benchmarks	Centre uses code – acceptable outcomes only Centre zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only	
	Code assessment		
	If not accepted development	Centre uses code Centre zone code Parking and access code Works, services and infrastructure code	
Community care centre Community use Club Food and drink outlet Function facility Health care services Market Office Service industry Shop Shopping centre Theatre Veterinary services	Accepted development		
	All	Nil	
	Accepted development		
	If not a waste management facility or sewerage treatment plant	Nil	
	Where in the Office and Shops Precinct		
	Club Community care centre Community use Food and drink outlet Health care services Office Shop	Accepted development	
		If not greater than 250m <sup>2</sup> of gross floor area and: <ul style="list-style-type: none"><li>within an existing building with no increase in gross floor area; and</li><li>complying with the assessment benchmarks</li></ul>	Centre uses code – acceptable outcomes only Centre zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only
		Code assessment	
		If not greater than 250m <sup>2</sup> of gross floor area and where not accepted development	Centre uses code Centre zone code Parking and access code Works, services and infrastructure code

Use	Categories of development and assessment	Assessment benchmarks
	<b>Impact assessment</b>	
	If not accepted development or code assessable	The planning scheme
<b>Park Substation</b>	<b>Accepted development</b>	
	All	Nil
<b>Utility installation</b>	<b>Accepted development</b>	
	If not a waste management facility or sewerage treatment plant	Nil
<b>Impact assessment</b>		
Any other use not listed in this table. Any other undefined use.		The planning scheme

#### 5.5.4 Industry zone levels of assessment

Table 5.5.4—Industry zone

Use	Categories of development and assessment	Assessment benchmarks
<b>Car park</b> <b>Low impact industry</b> <b>Port service</b> <b>Service industry</b> <b>Warehouse</b>	<b>Accepted development</b>	
	If complying with the assessment benchmarks	Industry uses code – acceptable outcomes only Industry zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only
	<b>Code assessment</b>	
	If not accepted development.	Industry uses code Industry zone code Parking and access code Works, services and infrastructure code
<b>Medium impact industry</b> <b>Rural industry</b> <b>Transport depot</b>	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>not in the Low Impact Industry Precinct; and</li> <li>complying with the assessment benchmarks</li> </ul>	Industry uses code – acceptable outcomes only Industry zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only Works, services and infrastructure code
	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>not in the Low Impact Industry Precinct; and</li> <li>not complying with the assessment benchmarks</li> </ul>	Industry uses code Industry zone code Parking and access code Works, services and infrastructure code
<b>Service station</b>	<b>Code assessment</b>	
		Industry uses code Industry zone code Parking and access code Works, services and infrastructure code
<b>Substation</b>	<b>Accepted development</b>	
	All	Nil

Use	Categories of development and assessment	Assessment benchmarks
Utility installation	<b>Accepted development</b>	
	If not a waste management facility or sewerage treatment plant	Nil
<b>Impact assessment</b>		
Any other use not listed in this table. Any other undefined use.		The planning scheme

### 5.5.5 Tourism zone levels of assessment

Table 5.5.5—Tourism zone

Use	Categories of development and assessment	Assessment benchmarks
Food and drink outlet Hotel Resort complex Short term accommodation Tourist attraction Tourist park	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>within an existing building with no increase in gross floor area; and</li> <li>complying with the assessment benchmarks</li> </ul>	Centre uses code – acceptable outcomes only Tourism zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only
	<b>Code assessment</b>	
	If not accepted development	Tourism zone code Parking and access code Works, services and infrastructure code
Shop	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>within an existing building with no increase in gross floor area; and</li> <li>complying with the assessment benchmarks</li> </ul>	Centre uses code – acceptable outcomes only Tourism zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only
	<b>Code assessment</b>	
	If not greater than 250m <sup>2</sup> of gross floor area and not accepted development	Centre uses code Tourism zone code Parking and access code Works, services and infrastructure code
	<b>Impact assessment</b>	
	If not accepted development or code assessable	The planning scheme
Park Substation	<b>Accepted development</b>	
	All	Nil
Utility installation	<b>Accepted development</b>	
	If not a waste management facility or sewerage treatment plant	Nil
<b>Impact assessment</b>		
Any other use not listed in this table. Any other undefined use.		The planning scheme

## 5.5.6 Community facilities zone levels of assessment

Table 5.5.6—Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks
<b>Caretaker's accommodation Community use</b>	<b>Accepted development</b>	
	If complying with the assessment benchmarks	Community facilities zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only Works, services and infrastructure code – acceptable outcomes only
	<b>Code assessment</b>	
	If not accepted development	Community facilities zone code Parking and access code Works, services and infrastructure code
<b>Cemetery</b>	<b>Accepted development</b>	
	If in the CF4 Precinct	Nil
<b>Child care centre Educational establishment</b>	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>in the CF1 Precinct; and</li> <li>within an existing building or for an extension to an existing facility of less than 10% gross floor area; and</li> <li>complying with the assessment benchmarks</li> </ul>	Community facilities zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only
	<b>Code assessment</b>	
	If in the CF1 Precinct and not accepted development	Community facilities zone code Parking and access code Works, services and infrastructure code
<b>Community care centre Community residence Health care services Hospital</b>	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>in the CF2 Precinct; and</li> <li>within an existing building or for an extension to an existing facility of less than 10% gross floor area; and</li> <li>complying with the assessment benchmarks</li> </ul>	Community facilities zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only
	<b>Code assessment</b>	
	If in the CF2 Precinct and not accepted development	Community facilities zone code Parking and access code Works, services and infrastructure code
<b>Child care centre Club Function facility Indoor sport and recreation Major sport, recreation and</b>	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>in the CF3 Precinct; and</li> <li>within an existing building or for an extension to an existing facility of less than 10% gross floor area; and</li> <li>complying with the assessment benchmarks</li> </ul>	Community facilities zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only
	<b>Code assessment</b>	

Use	Categories of development and assessment	Assessment benchmarks
entertainment facility Outdoor sport and recreation	If in the CF3 Precinct and not accepted development	Community facilities zone code Parking and access code Works, services and infrastructure code
Function facility Place of worship	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>in the CF4 Precinct; and</li> <li>for an extension to an existing facility of less than 10% gross floor area; and</li> <li>complying with the assessment benchmarks</li> </ul>	Community facilities zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only
	<b>Code assessment</b> If in the CF4 Precinct and not accepted development	Community facilities zone code Parking and access code Works, services and infrastructure code
Emergency services	<b>Accepted development</b> If in the CF5 Precinct	Nil
Office	<b>Accepted development</b> If for a government agency and: <ul style="list-style-type: none"> <li>in the CF1, CF2, CF3 or CF5 Precinct; and</li> <li>complying with the assessment benchmarks</li> </ul>	Centre uses code – acceptable outcomes only Community facilities zone code – acceptable outcomes only Parking and access code – acceptable outcomes only Works, services and infrastructure code – acceptable outcomes only
	<b>Code assessment</b> If for a government agency and: <ul style="list-style-type: none"> <li>in the CF1, CF2, CF3 or CF5 Precinct; and</li> <li>not accepted development</li> </ul>	Centre uses code Community facilities zone code Parking and access code Works, services and infrastructure code
Major electricity infrastructure Telecommunications facility Utility installation	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>in the CF6 Precinct; and</li> <li>complying with the assessment benchmarks</li> </ul>	Community facilities zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only Works, services and infrastructure code – acceptable outcomes only
	<b>Code assessment</b> If in the CF6 Precinct and not accepted development	Community facilities zone code Parking and access code Works, services and infrastructure code
Park Substation	<b>Accepted development</b> All	Nil
Utility installation	<b>Accepted development</b> If not a waste management facility or sewerage treatment plant	Nil
	<b>Code assessment</b> If not accepted development	Community facilities zone code Parking and access code Works, services and infrastructure code

Use	Categories of development and assessment	Assessment benchmarks
<b>Impact assessment</b>		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

### 5.5.7 Special purposes zone levels of assessment

Table 5.5.7—Special purposes zone

Use	Categories of development and assessment	Assessment benchmarks
<b>Air services Park Parking station</b>	<b>Accepted development</b>	
	All	Nil
<b>Service industry Warehouse</b>	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>associated with the operation of air services or the airport facility; and</li> <li>within an existing building or for an extension to an existing facility of less than 10% gross floor area; and</li> <li>complying with the assessment benchmarks</li> </ul>	Industry uses code – acceptable outcomes only Special purposes zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only
	<b>Code assessment</b>	
	If associated with the operation of air services or the airport facility and not accepted development	Industry uses code Special purposes zone code Parking and access code Works, services and infrastructure code
<b>Utility installation</b>	<b>Accepted development</b>	
	If not a waste management facility or sewerage treatment plant	Nil
	<b>Code assessment</b>	
	If not accepted development	Special purposes zone code Parking and access code Works, services and infrastructure code
<b>Impact assessment</b>		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

### 5.5.8 Emerging community zone levels of assessment

Table 5.5.8—Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks
<b>In all areas</b>		
<b>Dwelling house</b>	<b>Accepted development</b>	
	If complying with the assessment benchmarks	Dwelling house code – acceptable outcomes only Emerging community zone code – acceptable outcomes only
	<b>Code assessment</b>	

Use	Categories of development and assessment	Assessment benchmarks
	If not accepted development	Dwelling house code Emerging community zone code
<b>Home based business</b>	<b>Accepted development</b>	
	If complying with the assessment benchmarks	Home based business code – acceptable outcomes only Emerging community zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only
	<b>Code assessment</b>	
	If not accepted development	Home based business code Emerging community zone code Parking and access code Works, services and infrastructure code
<b>Park Substation</b>	<b>Accepted development</b>	
	All	Nil
<b>Utility installation</b>	<b>Accepted development</b>	
	If not a waste management facility or sewerage treatment plant	Nil
<b>Where in the EC1 Rocky Point Waterfront Precinct</b>		
<b>Food and drink outlet Short term accommodation</b>	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>within an existing building with no increase in gross floor area; and</li> <li>complying with the assessment benchmarks</li> </ul>	Emerging community zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only
	<b>Code assessment</b>	
	If within an existing building with no increase in gross floor area and not complying with the assessment benchmarks	Emerging community zone code Parking and access code
<b>Where in the EC2 Lifestyle Residential Precinct</b>		
<b>Garden centre Major electricity infrastructure Roadside stall Telecommunications facility</b>	<b>Code assessment</b>	
	All	Emerging community zone code Parking and access code Works, services and infrastructure code
<b>Cropping</b>	<b>Accepted development</b>	
	If not involving chemical spraying	Nil
<b>Impact assessment</b>		
Any other use not listed in this table. Any other undefined use.		The planning scheme

### 5.5.9 Recreation and open space zone levels of assessment

Table 5.5.9—Recreation and open space zone

Use	Categories of development and assessment	Assessment benchmarks
Caretaker's accommodation Club Community use Outdoor sport and recreation	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>within an existing building or for an extension to an existing facility of less than 10% gross floor area; and</li> <li>complying with the assessment benchmarks</li> </ul>	Recreation and open space zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only
	<b>Code assessment</b>	
	If not accepted development	Recreation and open space zone code Parking and access code Works, services and infrastructure code
Indoor sport and recreation	<b>Accepted development</b>	
	If within an existing building and complying with the assessment benchmarks	Recreation and open space zone code – acceptable outcomes only Parking and access code – Section 1 acceptable outcomes only
	<b>Code assessment</b>	
	If not accepted development	Recreation and open space zone code Parking and access code Works, services and infrastructure code
<b>Impact assessment</b>		
Any other use not listed in this table. Any other undefined use.		The planning scheme

### 5.5.10 Environmental management and conservation zone levels of assessment

Table 5.5.10—Environmental management and conservation zone

Use	Categories of development and assessment	Assessment benchmarks
Caretaker's accommodation Environment facility Nature-based tourism	<b>Code assessment</b>	
	All	Environmental management and conservation zone code Parking and access code Works, services and infrastructure code
Emergency services Park Permanent plantation Substation	<b>Accepted development</b>	
	All	Nil
Utility installation	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>not a waste management facility or sewerage treatment plant; and</li> <li>not involving vegetation clearing</li> </ul>	Nil
	<b>Code assessment</b>	
	If not accepted development	Environmental management and conservation zone code Parking and access code Works, services and infrastructure code

Use	Categories of development and assessment	Assessment benchmarks
<b>Impact assessment</b>		
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Act or the regulation.

## 5.6 Categories of development and assessment—Reconfiguring a lot

The following table identifies the categories of development and assessment for reconfiguring a lot and any associated operational work.

**Table 5.6—Reconfiguring a lot**

Zone	Categories of development and assessment	Assessment benchmarks
<b>All zones</b>	<b>Code assessment</b>	
	If compliant with the minimum lot size requirements of the Reconfiguring a lot code and: <ul style="list-style-type: none"> <li>in any zone other than the Emerging community zone; or</li> <li>if in the Emerging community zone, for boundary realignment only</li> </ul>	The relevant zone code Reconfiguring a lot code Works, services and infrastructure code
	<b>Impact assessment</b>	
	If not code assessable	The planning scheme

## 5.7 Categories of development and assessment—Operational work

The following table identifies the categories of development and assessment for operational work, where not associated with a material change of use or reconfiguring a lot.

**Table 5.7—Operational work**

Zone	Categories of development and assessment	Assessment benchmarks
<b>All zones</b>	<b>Code assessment</b>	
	Filling or excavation, if: <ul style="list-style-type: none"> <li>involving more than 50m<sup>3</sup> of material; or</li> <li>the depth of filling or excavation is greater than 1m from ground level.</li> </ul>	Works, services and infrastructure code

Zone	Categories of development and assessment	Assessment benchmarks
All zones	<b>Accepted development</b>	
	Advertising device, if: <ul style="list-style-type: none"> <li>not a billboard/hoarding sign; and</li> <li>located in the following zones: <ul style="list-style-type: none"> <li>Centre zone;</li> <li>Industry zone;</li> <li>Tourism zone;</li> <li>Community facilities zone;</li> <li>Special purposes zone</li> <li>Emerging community zone, EC1 Rocky Point Waterfront Precinct only; and</li> </ul> </li> <li>complying with the assessment benchmarks</li> </ul>	Advertising devices code – acceptable outcomes only
	<b>Code assessment</b>	
	Advertising device, if not accepted development	Advertising devices code

## 5.8 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 5.8—Assessment benchmarks for overlays**

Development	Categories of development and assessment	Assessment benchmarks
<b>Airport overlay</b>		
Any: (a) material change of use; or (b) building work not associated with a material change of use; or (c) operational work not associated with a material change of use; within an area identified on <b>OM1 – Airport Overlay Map</b>	<b>Accepted development</b>	
	If complying with the assessment benchmarks	Airport overlay code – acceptable outcomes only
	<b>Code assessment</b>	
	If not accepted development	Airport overlay code
<b>Biodiversity overlay</b>		
All development within an area identified on <b>OM2 Biodiversity Overlay Map</b>	<b>Code assessment</b>	
	If involving vegetation clearing	Biodiversity overlay code
<b>Bushfire hazard overlay</b>		
Any: (a) material change of use; or (b) reconfiguring a lot; or (c) building work not associated with a material change of use; within an area identified on <b>OM3 – Bushfire Hazard Overlay Map</b>	<b>Accepted development</b>	
	If complying with the assessment benchmarks	Bushfire hazard overlay code – acceptable outcomes only
	<b>Code assessment</b>	
	If not accepted development	Bushfire hazard overlay code
<b>Contaminated land overlay</b>		
Any development within an area identified on <b>OM4 –</b>	<b>Accepted development</b>	
	If complying with the assessment benchmarks	Contaminated land overlay code – acceptable outcomes only

Development	Categories of development and assessment	Assessment benchmarks
<b>Contaminated Land Overlay Map</b>	<b>Code assessment</b>	
	If not accepted development	Contaminated land overlay code
<b>Coastal hazard and inundation overlay</b>		
Any development within an area identified on <b>OM5 –Coastal hazard and inundation overlay Map</b>	<b>Code assessment</b>	
	If involving development in the coastal hazard and inundation overlay area	Coastal hazard and inundation overlay code
<b>Open space and stormwater drainage network overlay</b>		
Any: (a) material change of use; or (b) reconfiguring a lot; or (c) building work not associated with a material change of use; within an area identified on <b>OM6 – Open Space and Stormwater Drainage Network Overlay Map</b>	<b>Accepted development</b>	
	Accepted development, if on <b>Valued open space or Pedestrian and cycle paths</b> and complying with the assessment benchmarks	Open space and stormwater drainage network overlay code – Section 1 acceptable outcomes only
	<b>Code assessment</b>	
	If not accepted development	Open space and stormwater drainage network overlay code

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

## Part 6 Zones

### 6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The levels of assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
  - (a) the purpose of the code
  - (b) the overall outcomes that achieve the purpose of the code
  - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code
  - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code
  - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
  - (a) Low density residential zone code;
  - (b) Medium density residential zone code;
  - (c) Centre zone code;
  - (d) Industry zone code;
  - (e) Tourism zone code;
  - (f) Community facilities zone code;
  - (g) Special purpose zone code;
  - (h) Emerging community zone code;
  - (i) Recreation and open space zone code;
  - (j) Environmental management and conservation zone code.

### 6.2 Zone codes

#### 6.2.1 Low density residential zone code

##### 6.2.1.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Low density residential zone. When using this code, reference should be made to section 5.5 Categories of development and assessment—Material change of use for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

##### 6.2.1.2 Purpose

- (1) The purpose of the low density residential zone is to provide for—
  - (a) a variety of low density dwelling types, including dwelling houses; and
  - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The local government purpose of the code is to:
  - (a) Provide for 1 or 2 storey dwelling houses and dual occupancies with a high level of amenity and liveability.
  - (b) Ensure residential development provides sufficient space for the day to day needs of residents and allows for housing diversity where appropriately located.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Residential development is accessible, well serviced and designed to allow privacy and ventilation for adjoining properties.
  - (b) A high level of residential amenity is maintained with regard to traffic, parking, noise, dust, odour, lighting, ancillary storage facilities and other locally specific impacts.
  - (c) Sustainable practices are encouraged including water re-use, energy efficiency and residential design which responds to the Weipa climate.
  - (d) Development is consistent with the residential character and amenity of the local area and the Crime Prevention Through Environmental Design (CPTED) principles.

- (e) Dual occupancy and multiple dwelling development occurs on larger allotments within convenient proximity to centres or key community facilities. Low-rise development is envisaged consistent in height with dwelling houses.
- (f) Non-residential uses are limited in scale, reflect the intended residential built form, support the immediate community, maintain residential amenity and do not undermine the role and function of the Centre zone.
- (g) Home based businesses operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents, does not require a level of infrastructure or servicing beyond that typically required for a dwelling house and does not undermine the role and function of the Centre zone.

### 6.2.1.3 Criteria for assessment

**Table 6.2.1— Accepted and assessable development**

Performance Outcomes	Acceptable Outcomes
<b>PO1</b> Development is of a height, bulk and scale that is consistent with the low density residential character of the area.	<b>AO1.1</b> Development results in a maximum building height of 8.5 metres and two storeys.  <b>AO1.2</b> Development has a maximum site cover of 50%.
<b>PO2</b> Development is adequately serviced to cater for the demand generated by the use and to ensure there are no adverse impacts external to a site.	<b>AO2.1</b> Development has reticulated water, sewerage and electricity connections.  <b>AO2.2</b> Stormwater is directed toward a lawful point of discharge.
<b>PO3</b> Buildings are sited to allow privacy and ventilation to adjoining properties and contribute toward a liveable streetscape.	<b>AO3.1</b> Buildings (including shipping containers and other structures used for ancillary storage) have a minimum setback of: (a) 6 metres to the primary street frontage; and (b) 3 metres to all other road frontages.  <b>AO3.2</b> Buildings and structures have a minimum side and rear boundary setback of: (a) 1.5 metres for that part of the building which is 4.5 metres or less above ground level; (b) 2m for that part of the building which is greater than 4.5 metres but not greater than 7.5 metres above ground level; (c) 2 metres, plus 0.5 metres for every 3 metres or part thereof for that part of the building which is greater than 7.5 metres above ground level.  <b>AO3.3</b> Privacy screening is provided on decks and balconies overlooking habitable rooms of adjoining residential uses.  <b>AO3.4</b> Buildings have a minimum rear boundary setback of 6 metres.
<b>PO4</b> Development provides for the safety of people and property having regard to the following Crime Prevention Through Environmental Design (CPTED) principles: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding;	<b>AO4.2</b> Buildings have openings (such as windows, doors or balconies) facing every boundary with a public space, including roads and open space.  <b>AO4.3</b> If provided, any fences or walls on a boundary with a public space, including roads and open space, are: (a) no more than 1.8m high and at least 50% transparent; or

Performance Outcomes	Acceptable Outcomes
(e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours.	(b) if the fence is not 50% transparent, a maximum height of 1.2m.
<b>Dual occupancy and multiple dwelling</b>	
<b>PO5</b> The overall site area and servicing is sufficient to cater for a high level of design and sufficient space for vehicular and pedestrian access for higher density residential living.	<b>AO5.1</b> The minimum site area for a dual occupancy or multiple dwelling is 1,000m <sup>2</sup> .  <b>AO5.2</b> The development site has a minimum road frontage of 30m to a sealed road With 11m between kerbs
<b>Non-residential development</b>	
<b>PO6</b> Non-residential development: (a) provides for the day to day needs of the immediate residential community; and (b) is in buildings of a scale that is consistent with the surrounding residential area; and (c) provides an appropriate interface to neighbouring residential uses; and (d) Provides adequate site access, car parking and infrastructure servicing for the use; (e) does not undermine the role and function of the Centre Zone.	<b>AO6.2</b> No acceptable outcome is prescribed.
<b>PO7</b> Development does not adversely impact the residential amenity of the local area in terms of traffic, noise, odour, lighting or other physical or environmental impacts.	<b>AO7.1</b> No acceptable outcome is prescribed.

## 6.2.2 Medium density residential zone code

### 6.2.2.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Medium density zone. When using this code, reference should be made to section 5.5 Categories of development and assessment—Material change of use for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

### 6.2.2.2 Purpose

- (1) The purpose of the medium density residential zone is to provide for—
  - (a) medium density multiple dwellings; and
  - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The local government purpose of the code is to:
  - (a) Facilitate medium density residential living, particularly multiple dwellings, and a diverse housing supply in proximity to existing centres, transport infrastructure, and community facilities.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Residential development consists of low-rise apartments and town house development which sensitively integrates with the area's existing built form. Higher density development is facilitated in central locations which allow for a range of permanent and short-term accommodation uses.
  - (b) Development supports the level of amenity (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a medium density residential environment.
  - (c) Development supports the efficient use of land in infill locations where co-location of uses is encouraged and a high level of infrastructure is available.

- (d) Sustainable practices are encouraged including water re-use, energy efficiency and residential design which responds to the Weipa climate.
- (e) Building form contributes to a safe, walkable streetscape through the incorporation of Crime Prevention Through Environmental Design (CPTED) principles.
- (f) Development incorporates setbacks and landscaping which create an attractive streetscape and clearly define the transition between public and private residential space.
- (g) Residential living units are provided with accessible car parking and storage facilities.
- (h) A diverse range of permanent and temporary residential uses are facilitated, including retirement living, rooming accommodation and short-term accommodation.
- (i) Non-residential uses may be supported where they are of a small scale, support the day to day needs of residents, do not detract from the residential amenity of the area and do not undermine the role and function of the Centre Zone.
- (j) Development for a home based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents and does not undermine the role and function of the Centre zone.

### 6.2.2.3 Criteria for assessment

**Table 6.2.2— Accepted and assessable development**

<b>Performance Outcomes</b>		<b>Acceptable Outcomes</b>	
<b>PO1</b>	Development is of a height, bulk and scale that is consistent with the medium density residential character of the area.	<b>AO1.1</b>	Development results in a maximum height of 11.5 metres and three storeys.
		<b>AO1.2</b>	Development has a maximum site cover of 60%.
<b>PO2</b>	Development is adequately serviced to cater for the demand generated by the use and to ensure there are no adverse impacts external to a site.	<b>AO2.1</b>	Development has reticulated water, sewerage and electricity connections.
		<b>AO2.2</b>	Stormwater is directed toward a lawful point of discharge.
<b>PO3</b>	Buildings are sited to allow privacy and ventilation to adjoining properties and contribute toward a liveable streetscape.	<b>AO3.1</b>	Buildings (including shipping containers and other structures used for ancillary storage) have a minimum front boundary setback of: <ul style="list-style-type: none"> <li>(a) 6 metres to the primary street frontage.</li> <li>(b) 4 metres to the primary street frontage from a verandah above ground level.</li> <li>(c) 3 metres to all other road frontages.</li> </ul>
		<b>AO3.2</b>	Buildings and structures have a minimum side boundary setback of: <ul style="list-style-type: none"> <li>(a) 1.5 metres for that part of the building which is 4.5 metres or less above ground level;</li> <li>(b) 2m for that part of the building which is greater than 4.5 metres but not greater than 7.5 metres above ground level;</li> <li>(c) 2 metres, plus 0.5 metres for every 3 metres or part thereof for that part of the building which is greater than 7.5 metres above ground level.</li> </ul>
		<b>AO3.3</b>	Buildings have a minimum rear boundary setback of 6 metres.
		<b>AO3.4</b>	Privacy screening is provided on decks and balconies overlooking habitable rooms of adjoining premises.
<b>Dual occupancy and multiple dwelling</b>			
<b>PO4</b>	The overall site area and servicing is sufficient to cater for a high level of design	<b>AO4.1</b>	The minimum site area for a dual occupancy or multiple dwelling is 800m <sup>2</sup> .

Performance Outcomes	Acceptable Outcomes
and sufficient space for vehicular and pedestrian access.	<b>AO4.2</b> Development a minimum road frontage of 20m to a sealed road of a minimum 20m reserve width.
<b>Non-residential development</b>	
<b>PO5</b> Non-residential uses are established only where the use: <ul style="list-style-type: none"> <li>(a) is low in scale and located at ground level; and</li> <li>(b) supports the day to day needs of the local residential community; and</li> <li>(c) does not have an adverse impact upon local residential amenity; and</li> <li>(d) does not adversely impact on the role and function of the Centre zone.</li> </ul>	<b>AO5.1</b> No acceptable outcome is prescribed.

### 6.2.3 Centre zone code

#### 6.2.3.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Centre zone. When using this code, reference should be made to section 5.5 Categories of development and assessment—Material change of use for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

#### 6.2.3.2 Purpose

- (1) The purpose of the centre zone is to provide for a variety of uses and activities to service the Weipa Town Authority area and the communities on the western side of Cape York. This includes, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
- (2) The local government purpose of the code is to:
  - (a) Encourage a range of retail and commercial uses which ensure that land within the Centre zone functions as attractive, accessible centres which support the local community and visitors; and
  - (b) Ensure land in the Nanum Centre Precinct functions as the town centre with a range of retail and commercial activities to support the local community and tourists and visitors.
  - (c) Ensure land in the Office and Shops Precinct functions as a smaller-scale, local convenience centre and does not undermine the primary role and function of the Nanum Centre.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Land is used for a range of business, commercial, retail, professional, tourism and entertainment facilities;
  - (b) Retail and commercial uses are consolidated within this zone to ensure the efficient use of land and infrastructure.
  - (c) Non-commercial uses which conflict with or could undermine the core functions of the town centre do not occur within the Centre zone;
  - (d) Community uses and services can be located in the Centre zone where they are customer service oriented and reasonably connected to centre activities for public convenience;
  - (e) Development is designed to activate the commercial street frontage and facilitate a high level of amenity and vitality;
  - (f) Development in the Nanum Centre Precinct:
    - (i) consolidates its role as the principal centre of the Weipa township;
    - (ii) facilitates a through road connection between Commercial Avenue and Central Avenue to create a pedestrian friendly main street character;
    - (iii) maintains linear open space buffer along the length of Central Avenue;
  - (g) Development in the Office and Shops Precinct:
    - (i) forms a local scale, convenience and professional services centre;
    - (ii) is limited in size, scale and nature to ensure it does not undermine the primary role of the Nanum Centre.

### 6.2.3.3 Criteria for assessment

**Table 6.2.3— Accepted and assessable development**

<b>Performance Outcomes</b>		<b>Acceptable Outcomes</b>
<b>Bulk and scale</b>		
<b>PO1</b>	Development is of a height, bulk and scale that is consistent with the character of the area.	<p><b>AO1.1</b> Buildings have a maximum height of:</p> <ul style="list-style-type: none"> <li>(a) 11.5 metres and three (3) storeys in the CN1 Nanum Centre Precinct; or</li> <li>(b) 8.5 metres and two (2) storeys in the CN2 Office and Shops Precinct.</li> </ul> <p><b>AO1.2</b> Development has a maximum site cover of 80%.</p>
<b>Siting</b>		
<b>PO2</b>	Buildings and structures are sited to complement the character of the area, create a pedestrian friendly, active street frontage and protect the residential amenity of surrounding property.	<p><b>AO2.1</b> Buildings are built up to the primary street frontage.</p> <p><b>AO2.2</b> Buildings are built to the side boundaries unless specified by AO2.3.</p> <p><b>AO2.3</b> Where adjoining land within a residential zone or Tourism zone, development has a minimum setback of 3m to the common boundary, incorporating landscaping to a minimum width of 2m within this area.</p>
<b>Building Design</b>		
<b>PO3</b>	Building design contributes to a legible, safe town centre which features an active streetscape.	<p><b>AO3.1</b> Building entrances are clearly visible from the street.</p> <p><b>AO3.2</b> The maximum length of any building façade which faces the street without openings or a change in materials is 10m.</p> <p><b>AO3.3</b> Upper levels incorporate variations such as balconies, windows and shading devices.</p> <p><b>AO3.4</b> Awnings are utilised to provide shelter for pedestrians and a walkable environment.</p> <p><b>AO3.5</b> Building design provides opportunities for casual surveillance, activity areas adjacent to pedestrian pathways and clear sight lines which minimise blind corners and entrapment areas.</p> <p><b>AO3.6</b> Pedestrian movement areas involve minimal conflict points and facilitate equitable access.</p>
<b>Access and Services</b>		
<b>PO4</b>	Development provides conveniently located car parks while ensuring road frontages of the centre are activated. Adequate space for service vehicles is provided to access and utilise the site without having an adverse impact on the surrounding traffic network.	<p><b>AO4.1</b> Parking areas and parking structures are located behind or under buildings.</p> <p><b>AO4.2</b> Vehicle parking areas, roads and driveway crossovers are constructed in accordance with the standards outlined in PSP1 – Development Manual Planning Scheme Policy.</p> <p><b>AO4.3</b> Servicing areas are provided to facilitate loading and unloading of goods on-site.</p>

Performance Outcomes		Acceptable Outcomes	
<b>PO5</b>	Development has adequate services to cater for the demand generated by the use and to ensure there are no adverse impacts external to a site.	<b>AO5.1</b>	Development has reticulated water, sewerage and electricity connections.
		<b>AO5.2</b>	Stormwater is directed toward a lawful point of discharge.
		<b>AO5.3</b>	Refuse storage areas are located to the side or rear of the front building face and are provided with an impervious wash down area for self-contained cleaning.
<b>Landscaping</b>			
<b>PO6</b>	Landscaping is provided to a high standard to create an attractive town centre and functional streetscape.	<b>AO6.1</b>	Landscaping, consisting of native, drought tolerant trees and groundcovers, is provided in accordance with the PSP1 – Development Manual Planning Scheme Policy and consists of species selected in accordance with PSP3 – Landscaping Planning Scheme Policy.
		<b>AO6.2</b>	Existing mature trees are retained where removal is not required for the development.

## 6.2.4 Industry zone code

### 6.2.4.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Industry zone. When using this code, reference should be made to section 5.5 Categories of development and assessment—Material change of use for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

### 6.2.4.2 Purpose

- (1) The purpose of the industry zone is to provide for—
  - (a) a variety of industry activities; and
  - (b) other uses and activities that—
    - (i) support industry activities; and
    - (ii) do not compromise the future use of premises for industry activities.
- (2) The local government purpose of the code is to support the local economy by identifying appropriate, conveniently located and well serviced land for all industrial uses.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The primary land use is industry. Non-industrial support services may be accommodated where they do not compromise the long-term use of the land for industrial purposes and do not detract from the role and function of the Centre zone.
  - (b) Industrial uses are located within the Evans Landing precinct.
  - (c) Development is located and designed to provide an appropriate buffer to the cultural, tourism and accommodation uses to the south and other sensitive uses.
  - (d) Development is connected to a full range of urban infrastructure and has access to a dedicated and fully constructed road.
  - (e) Sustainable practices are encouraged including water re-use, energy efficiency and industrial design which responds to the Weipa climate and the natural features of the land.
  - (f) Development does not impact upon the operation of the Evans landing wharf and the North Queensland Bulk Ports Corporation port facility.
  - (g) Uses in the Industry zone maintain a high amenity interface and do not impact on nearby non-industrial uses, such as the Western Cape Cultural Centre, accommodation uses and Embley River foreshore area to the south of Kerr Point Drive and Kamenjarin Drive and the residential, tourism and community uses in Rocky Point. Development achieves the following outcomes:
    - (i) Uses in the IN1 – Low Impact Industry Precinct are of a low impact nature and maintain a quality streetscape amenity through landscaping and boundary setbacks. Non-impacting

- (ii) Uses with the potential to impact on the nearby non-industrial uses (such as medium to high impact industry uses) are not located within the IN1 – Low Impact Industry Precinct and are instead located on large land parcels within the existing industrial estate or the planned extension of Kerr Point Drive.

#### 6.2.4.3 Criteria for assessment

**Table 6.2.4— Accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
General			
PO1	Development is of a height, form and scale which is consistent with the surrounding built form and streetscape.	AO1.1	Buildings have a maximum height of: (a) 8.5m in the IN1 – Low Impact Industry Precinct; or (b) 11.5m.
		AO1.2	Development has a maximum overall site cover of 75%.
PO2	Building design contributes to a high level of industrial amenity and a cohesive streetscape.	AO2.1	Buildings have a minimum boundary setback of: (a) 6m to the primary street frontage; and (b) 3m to side and rear boundaries; and (c) 5m to a shared boundary with a residential or non-industrial use.
PO3	Development is adequately serviced to cater for the demand generated by the use and to ensure there are no adverse impacts external to a site.	AO3.1	Development has a reticulated water, sewerage and electricity connections.
		AO3.2	Stormwater is discharged to a lawful point of discharge.
PO4	Development is accessible and does not compromise the function of the local traffic network.	AO4.1	Vehicles have access to a fully formed gazetted road constructed in accordance with standards of PSP1 – Development Manual Planning Scheme Policy.
		AO4.2	Vehicle parking areas, roads and driveway crossovers are constructed in accordance with the standards outlined in PSP1 – Development Manual Planning Scheme Policy.
PO5	Development responds to the natural environment, topography and setting and does not impact on the safety or amenity of surrounding people and property.	AO5.1	Development in the IN1 – Low Impact Industry Precinct: (a) is fully enclosed and the land use operates entirely indoors; and (b) does not involve the handling or storage of hazardous or combustible materials.
		AO5.2	Development in the IN1 – Low Impact Industry Precinct is for industrial uses with low or negligible impact to the amenity of surrounding land uses, specifically: (a) car park; (b) low impact industry; (c) port service; (d) service industry; or (e) warehouse.
		AO5.3	Development with the potential for significant impacts to the amenity of surrounding land uses, is not located in the IN1 – Low Impact Industry Precinct, specifically: (a) medium impact industry;

Performance Outcomes	Acceptable Outcomes
	(b) high impact industry; (c) special industry; (d) rural industry; and (e) transport depot.
<b>Landscaping</b>	
<b>PO6</b> Landscaping is provided to improve the immediate streetscape, clearly define entry points and screen industrial uses from adjacent or nearby non-industrial properties.	<b>AO6.1</b> Landscaping, consisting of native, drought tolerant trees and groundcovers, is provided along road frontages in accordance with PSP1 and PSP3 to a minimum width of: (a) 3.0m if in the IN1 – Low Impact Industry Precinct; or (b) 1.5m, if not in the IN1 – Low Impact Industry Precinct.  <b>AO6.2</b> Where the site adjoins a residential zone or existing lawful residential activity, landscaping to a minimum width of 3m is provided along the shared boundary.  <b>AO6.3</b> Existing trees are retained wherever removal is not required for the development.

## 6.2.5 Tourism zone code

### 6.2.5.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Tourism zone. When using this code, reference should be made to section 5.5 Categories of development and assessment—Material change of use for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

### 6.2.5.2 Purpose

- (1) The purpose of the tourism zone is to provide for tourist activities, facilities and places in coastal, environmental, rural and urban areas.
- (2) The local government purpose of the code is to:
  - (a) Protect and facilitate tourism opportunities centred on Weipa's pre-European Indigenous cultural heritage, the mining industry and the relationship with the coastal environment and the Embley River foreshore areas;
  - (b) Provide for short-term accommodation in close proximity to services and attractions which encourage tourism within Weipa.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development supports a broad range of short term accommodation activities that focus on the area's Indigenous history, European settlement and local economic drivers.
  - (b) Higher density short term accommodation is facilitated on key sites with access to infrastructure, services and tourist attractions.
  - (c) Tourism accommodation and infrastructure is located, designed and operated in a way that meets the needs of tourists while protecting residential amenity in established areas of Weipa
  - (d) Sustainable practices are encouraged including water re-use, energy efficiency and building design which responds to the Weipa climate.
  - (e) Development is clearly signposted and has access to a fully formed road for visitors commuting via the Peninsula Developmental Road and the Weipa Airport.

### 6.2.5.3 Criteria for assessment

**Table 6.2.5— Accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
Section 1 - For accepted and assessable development			
General			
PO1	Development is of a height, bulk and scale which is consistent with the built form of the local area.	AO1.1	Buildings have a maximum height of 11.5 metres and three storeys.
PO2	The site cover of all buildings and structures is in keeping with the character and amenity of the area and provides an appropriate level of undeveloped space to encourage airflow and recreational activities.	AO2.1	Development has a maximum overall site cover of 60%.
PO3	Development is adequately serviced to cater for the demand generated by the use to ensure there are no adverse impacts external to a site.	AO3.1	Development has reticulated water, sewerage and electricity connections.
		AO3.2	Stormwater is directed toward a lawful point of discharge.
PO4	Development does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration or odour.	AO4.1	Where adjoining a low density residential zone or medium density residential zone, hours of operation for a Hotel or Bar do not exceed: (a) 07:00 – 19:00 Monday to Thursday, and Sunday or public holidays; and (b) 07:00 – 21:00 Friday and Saturday.
Siting			
PO5	Buildings are sited to allow privacy and ventilation to adjoining properties and provide a high ratio of undeveloped space.	AO5.1	Buildings have a minimum front boundary setback of: (a) 6 metres to the primary street frontage. (b) 4 metres to the primary street frontage from a verandah above ground level. (c) 3 metres to all other road frontages.
		AO5.2	Buildings and structures have a minimum side boundary setback of: (a) 1.5 metres for that part of the building which is 4.5 metres or less above ground level; (b) 2m for that part of the building which is greater than 4.5 metres but not greater than 7.5 metres above ground level; (c) 2 metres, plus 0.5 metres for every 3 metres or part thereof for that part of the building which is greater than 7.5 metres above ground level.
Section 2 - For assessable development			
Design			
PO6	Buildings and structures are designed to be reflective of the tropical built form and character of Weipa, incorporating the following features: (a) building design is appropriate for and adapted to the tropical climate of Weipa, taking advantage of natural breezes and vistas, where appropriate; (b) private open space has strong indoor-outdoor connections.	AO6.1	Either:  (a) buildings with a view to the waterfront address the waterfront.
		AO6.2	Buildings design features are reflective of the tropical built form and character of area Weipa, with features including overhanging eaves, awnings and window hoods,
		AO6.3	The maximum length of any façade without openings or a change in materials is 10m.

Performance Outcomes	Acceptable Outcomes
<b>PO7</b> Landscaping provides an attractive interface between public and private space consisting of locally appropriate native species which are suitable for the local climate.	<b>AO7.1</b> Landscaping, consisting of native, drought tolerant trees and groundcovers, is provided in accordance with PSP1 – Development Manual Planning Scheme Policy and PSP3 – Landscaping Planning Scheme Policy.
<b>Access</b>	
<b>PO8</b> Development provides appropriate driveway access.	<b>AO8.1</b> Vehicle parking areas, roads and driveway crossovers and paths are constructed in accordance with PSP1 – Development Manual Planning Scheme Policy.

## 6.2.6 Community facilities zone code

### 6.2.6.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Community facilities zone. When using this code, reference should be made to section 5.5 Categories of development and assessment—Material change of use for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

### 6.2.6.2 Purpose

- (1) The purpose of the community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example—
  - (a) educational establishments; and
  - (b) hospitals; and
  - (c) transport and telecommunication networks; and
  - (d) utility installations.
- (2) The local government purpose of the code is to ensure that community facilities are appropriately located and utilised to service the current and future needs of the local and regional population.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Community facilities and works that are owned or operated by Federal, State or Local Government, which may include municipal services, public utilities and transport networks are protected in strategic locations.
  - (b) Inconsistent uses that limit the operation of community facilities are not accommodated.
  - (c) Community facilities buildings are designed and located to create a safe, secure and useable environment for the local community and specific target demographic.
  - (d) Development is accessible to vehicles and pedestrians and where feasible, is co-located with other community facilities uses.
  - (e) Sustainable practices are encouraged including water re-use, climate based design and solar generation facilities installed on north facing roof lines as part of community facilities buildings.
  - (f) Development provides a sensitive design transition between community facilities and residential uses.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
- (5) The CF1 Education Precinct overall outcomes are:
  - (a) Land within the Educational precinct is consolidated in a central location in close proximity to the Rocky Point North and Trunding residential areas.
  - (b) Opportunities for tertiary activities directly or indirectly linked to tourism and mining in the area are encouraged (the latter in line with the Western Cape Communities Co-existence Agreement), to develop flexible skills and knowledge.
- (6) The CF2 Hospital Precinct overall outcomes are:
  - (a) The Weipa Integrated Health Services Facility is co-located with other community facilities and appropriate ancillary uses to provide convenience for patients, visitors and aged care accommodation residents.
  - (b) Development facilitates the consolidation of the role of the Weipa Integrated Health Services Facility as a regional, multipurpose hub which fosters sustainable design principles and employment opportunities for the local population.

- (7) The CF3 Community Infrastructure Precinct overall outcomes are:
- (a) The Community Infrastructure precinct recognises existing community facilities and retains the potential for a range of future uses which may also include ancillary administrative and catering facilities.
- (8) The CF4 Cultural Activities Precinct overall outcomes are:
- (a) The Cultural Activities precinct identifies land that is imperative for the ongoing use of the local community as shared cultural or religious spaces.
- (9) The CF5 Government and Administration Precinct overall outcomes are:
- (a) Development within the Government and Administration precinct is to achieve a high level of urban design that reflects the role of the precinct as a centre for community contacts and meetings.
  - (b) The precinct continues to provide for the on-going short term accommodation facilities at Evans Landing.
- (10) The CF6 Public Utilities Precinct overall outcomes are:
- (a) Land is designated and protected for the operation of infrastructure which is essential for servicing the Weipa township.

### 6.2.6.3 Criteria for assessment

**Table 6.2.6— Accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
Section 1 - For accepted and assessable development			
General			
PO1	Development is of a height, bulk and scale that is consistent with community expectations and surrounding built form.	AO1.1	Buildings have a maximum height of 11.5 metres and three storeys.
PO2	The site coverage of all buildings and structures is in keeping with the residential character and amenity of the area and provides an appropriate level of undeveloped space.	AO2.1	Development has a maximum site cover of 50%.
Siting			
PO3	Buildings are designed to address the street and provide a sensitive transition to surrounding land uses.	AO3.1	Buildings have a minimum front boundary setback of: (a) 4 metres to the primary street frontage. (b) 3 metres to all other road frontages.
		AO3.2	Buildings have a minimum side and rear boundary setback of 3 metres.
Section 2 - For assessable development			
Building Design			
PO4	Buildings are designed to provide a high level of amenity which complements the established character of the local area and provides accessible spaces for the local community.	AO4.1	Community facility buildings are orientated in a north-south orientation.
		AO4.2	Building entrances are clearly visible from the street.
		AO4.3	The maximum length of any building façade without openings or a change in materials is 10 metres.
		AO4.4	Upper levels incorporate articulation such as windows, openings and changes in material.
		AO4.5	Awnings are utilised to provide shelter for pedestrians and a walkable environment.
		AO4.6	Building design provides opportunities for casual surveillance, activity areas adjacent to pedestrian pathways and clear sight lines

Performance Outcomes		Acceptable Outcomes	
		that minimise blind corners and entrapment areas.	
<b>Access and Services</b>			
<b>PO5</b>	Development provides adequate space for service vehicles to access and utilise the site without having an adverse impact on the surrounding traffic network.	<b>AO5.1</b>	Vehicle parking areas, road, driveway crossovers and paths are constructed in accordance with PSP1 – Development Manual Planning Scheme Policy.
		<b>AO5.2</b>	Vehicles are able to enter and exit the site in a forward gear.
		<b>AO5.3</b>	Loading and unloading of goods is undertaken onsite.
<b>PO6</b>	Development has adequate services to cater for the demand generated by the use to ensure there are no adverse impacts external to a site.	<b>AO6.1</b>	Development has a reticulated water and sewer connection.
		<b>AO6.2</b>	Stormwater is directed toward a lawful point of discharge.
		<b>AO6.3</b>	Refuse storage areas are located to the side or rear of the front building face and are provided with an impervious wash down area for self-contained cleaning.
<b>Landscaping</b>			
<b>PO7</b>	Landscaping is provided to a high standard which creates a useable environment for the community and provides privacy for adjoining sensitive uses.	<b>AO7.1</b>	Landscaping consists of native, drought tolerant trees and groundcovers as selected within PSP3 – Landscaping Planning Scheme Policy.
		<b>AO7.2</b>	Where the site adjoins a residential use, landscaping to a minimum width of 2m is provided along the shared boundary.
		<b>AO7.3</b>	Existing mature trees are retained where removal is not required for the development.

## 6.2.7 Special purposes zone code

### 6.2.7.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Special purposes zone. When using this code, reference should be made to section 5.5 Categories of development and assessment—Material change of use for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

### 6.2.7.2 Purpose

- (1) The purpose of the special purpose zone is to—
  - (a) provide for public facilities and infrastructure that are publicly or privately owned or operated; and
  - (b) ensure that incompatible uses do not encroach on the public facilities and infrastructure.
- (2) The local government purpose of the code is to reserve land within the Special purposes zone for uses associated with the airport functioning or dependent on airport services.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Special purposes uses or works owned or operated by government or private industry operators are facilitated.
  - (b) Development is of a location and scale which is consistent with the existing infrastructure and built form requirements of special purpose uses.

- (c) Small scale commercial uses which complement the function of the Weipa Airport and expand the existing facilities base for visitors are allowed for without detracting from the role and function of the Industrial zone and the Centre zone.
- (d) Development does not adversely affect the operational aspects of the Weipa Airport.

### 6.2.7.3 Criteria for assessment

**Table 6.2.7— Accepted and assessable development**

<b>Performance Outcomes</b>		<b>Acceptable Outcomes</b>	
<b>PO1</b>	Development is of a height, bulk and scale that is consistent with existing buildings and structures for special purposes and do not adversely impact the operation of the airport.	<b>AO1.1</b>	Buildings and structures have a maximum height of 8.5 metres.
		<b>AO1.2</b>	Development has a maximum overall site cover of 75%.
		<b>AO1.3</b>	Buildings and structures are constructed using non-reflective materials.
<b>PO2</b>	Development is sited to allow privacy and ventilation to adjoining properties and protect the operation of public uses.	<b>AO2.1</b>	Buildings and structures have a minimum setback of: (a) 6 metres to the front boundary; (b) 3m to all other boundaries.
<b>PO3</b>	Development does not undermine the role and function of the Centre zone and the Industry zone.	<b>AO3.1</b>	Development for centre activities have a maximum gross floor area of 250m <sup>2</sup> .
		<b>AO3.2</b>	Development for service industry or warehouse has a maximum gross floor area of 500m <sup>2</sup> .
<b>PO4</b>	Landscaping is provided to a high standard which buffers special purposes development from adjoining land uses.	<b>AO4.1</b>	Landscaping consists of native, drought tolerant trees and groundcovers as selected within PSP3 – Landscaping Planning Scheme Policy.
		<b>AO4.2</b>	Landscaping is provided at the interface between car parking areas and the road frontage in accordance with PSP1 – Development Manual Planning Scheme Policy.

## 6.2.8 Emerging community zone code

### 6.2.8.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Emerging community zone. When using this code, reference should be made to section 5.5 Categories of development and assessment—Material change of use for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

### 6.2.8.2 Purpose

- (1) The purpose of the emerging community zone is to—
  - (a) identify land that is intended for an urban purpose in the future; and
  - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
  - (c) provide for the timely conversion of non-urban land to land for urban purposes.
- (2) The local government purpose of the code is to:
  - (a) Identify land that may be suitable for new urban development or urban renewal for which a full assessment of site constraints, opportunities and urban infrastructure servicing is required before development can occur;
  - (b) Ensure that all development on land identified for urban expansion in the Emerging community zone is appropriately planned and designed in accordance with best practice urban development principles;

- (c) Ensure development on key sites with waterfront amenity achieves an optimal balance of outcomes by improving public access and use of the foreshore while protecting natural coastal processes, cultural heritage values and scenic amenity;
- (d) Facilitate new development that offers a range of lot sizes and housing choice.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Detailed structure planning (in accordance with PSP2 Structure Plan Planning Scheme Policy) is undertaken to consider surrounding land use and infrastructure planning context prior to development of the land for urban purposes;
  - (b) New development includes construction of access to the local road network and a reticulated water, sewerage and electricity connection;
  - (c) A high level of integration with existing and future development is achieved through the local road, open space and services networks.
  - (d) Non-residential uses are limited in scale, reflect the intended residential built form, support the immediate community, maintain residential amenity and do not undermine the role and function of the Centre zone.
  - (e) Home based businesses operate in a dwelling house, dual occupancy or multiple dwelling and are of a scale and nature that protects the amenity of adjoining residents and does not undermine the role and function of the Centre zone.
- (4) The purpose of the Rocky Point Waterfront Precinct will be achieved through the following overall outcomes:
  - (a) Development improves public access to the foreshore and waterfront amenity.
  - (b) Residential development provides for housing choice in appropriate locations that includes dwelling houses, dual occupancy and multiple dwelling style development.
  - (c) Tourism uses that take advantage of the foreshore area are encouraged as part of the use mix within this precinct.
  - (d) The local road network is appropriately planned and property boundaries rationalised to achieve orderly development including strategic linkages to the surrounding urban area.
- (5) The purpose of the Lifestyle Residential Precinct will be achieved through the following overall outcomes:
  - (a) Rural residential development is provided on large lots which provide housing choice, a high standard of residential amenity and the full range of urban services.
  - (b) Movement networks are established which encourage walking, cycling and other forms of active transport throughout the area.
  - (c) Vegetated open space provides an amenity protection buffer between residential uses and John Evans Drive.

### 6.2.8.3 Criteria for assessment

**Table 6.2.8— Accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
Section 1 – For accepted and assessable development			
PO1	Development is of a height, bulk and scale that is consistent with the low density residential character of the area.	AO1.1	Development results in a maximum building height of 8.5 metres and two (2) storeys.
		AO1.2	Development has a maximum site cover of: (a) in the EC1 Rocky Point Waterfront Precinct: 60%; or (b) in any other area: 50%.
PO2	Development is adequately serviced to cater for the demand generated by the use and to ensure there are no adverse impacts external to a site.	AO2.1	Development has reticulated water, sewerage and electricity connections.
		AO2.2	Stormwater is directed toward a lawful point of discharge.
		AO2.3	Vehicle parking areas, roads, access and paths are constructed in accordance with the standards outlined in PSP1 – Development Manual Planning Scheme Policy.
PO3	Development provides for the safety of people and property having regard to the	AO3.1	Buildings have openings (such as windows, doors or balconies) facing every boundary

Performance Outcomes		Acceptable Outcomes	
	<p>following Crime Prevention Through Environmental Design (CPTED) principles:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul>		<p>with a public space, including roads and open space.</p> <p><b>AO3.2</b> If provided, any fences or walls on a boundary with a public space, including roads and open space, are:</p> <ul style="list-style-type: none"> <li>(a) no more than 1.8m high and at least 50% transparent; or</li> <li>(b) if the fence is not 50% transparent, a maximum height of 1.2m.</li> </ul>
<b>PO4</b>	Buildings are sited to allow privacy and ventilation to adjoining properties and contribute toward a liveable streetscape.		<p><b>AO4.1</b> Buildings (including shipping containers and other structures used for ancillary storage) have a minimum setback of:</p> <ul style="list-style-type: none"> <li>(a) 6 metres to the primary street frontage; and</li> <li>(b) 3 metres to all other road frontages.</li> </ul> <p><b>AO4.2</b> Buildings and structures have a minimum side and rear boundary setback of:</p> <ul style="list-style-type: none"> <li>(a) 1.5 metres for that part of the building which is 4.5 metres or less above ground level;</li> <li>(b) 2m for that part of the building which is greater than 4.5 metres but not greater than 7.5 metres above ground level;</li> <li>(c) 2 metres, plus 0.5 metres for every 3 metres or part thereof for that part of the building which is greater than 7.5 metres above ground level.</li> </ul> <p><b>AO4.3</b> Privacy screening is provided on decks and balconies overlooking habitable rooms of adjoining residential uses.</p> <p><b>AO4.4</b> Buildings have a minimum rear boundary setback of 6 metres.</p>
<b>Section 2 – For assessable development</b>			
<b>Non-residential development</b>			
<b>PO5</b>	<p>Non-residential development:</p> <ul style="list-style-type: none"> <li>(a) is in buildings of a scale that is consistent with the surrounding area; and</li> <li>(b) provides an appropriate interface to neighbouring residential uses; and</li> <li>(c) provides adequate site access, car parking and infrastructure servicing for the use;</li> <li>(d) does not undermine the role and function of the Centre Zone.</li> </ul>		<b>AO5.2</b> No acceptable outcome is prescribed.
<b>PO6</b>	Development does not adversely impact the amenity of the local area in terms of traffic, noise, odour, lighting or other physical or environmental impacts.		<b>AO6.1</b> No acceptable outcome is prescribed.
<b>Creating New Communities</b>			
<b>PO7</b>	New development for urban purposes:		<b>AO7.1</b> No acceptable outcome is nominated.

Performance Outcomes		Acceptable Outcomes	
<ul style="list-style-type: none"><li>(a) is provided in an orderly and logically sequenced manner;</li><li>(b) sets and maintains a consistent character, amenity, built form and streetscape appropriate to the local area;</li><li>(c) utilises land, infrastructure and natural assets efficiently;</li><li>(d) does not increase the risk of natural hazards;</li><li>(e) provides coherent and fully connected access to the local open space and recreation network;</li><li>(f) creates a safe, walkable environment with safe access to a clear, legible road network; and</li><li>(g) incorporates sustainable principles in residential design.</li></ul> <p>Note—A structure plan prepared in accordance with PSP2 – Structure Planning Planning Scheme Policy can assist in demonstrating how this outcome will be achieved.</p>			
Where in the EC1 Rocky Point Waterfront Precinct			
<b>PO8</b>	Development takes advantage of proximity to the waterfront and its amenity and improves public access to the foreshore.	<b>AO8.1</b>	Tourism uses are accommodated in proximity to the waterfront as part of integrated development within this precinct, including resort complex, short term accommodation, tourist attraction or tourist park.
		<b>AO8.2</b>	Development on sites with views to the waterfront, including the design of buildings and lot configurations, addresses the waterfront.
		<b>AO8.3</b>	Development does not restrict public access to any part of the coastline.
Where in the EC2 Lifestyle Residential Precinct			
<b>PO9</b>	Residential lots have sufficient area to accommodate rural residential style living.	<b>AO9.1</b>	Lots have a minimum site area of 4,000 square metres.

## 6.2.9 Recreation and open space zone code

### 6.2.9.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Recreation and open space zone. When using this code, reference should be made to section 5.5 Categories of development and assessment—Material change of use for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

### 6.2.9.2 Purpose

- (1) The purpose of the recreation and open space zone is to provide for—
  - (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example—
    - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
    - (ii) parks, or other areas, for the conservation of natural areas; and
  - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
- (2) The local government purpose of the code is to maintain the open space network for passive and active recreation needs of the Weipa community.

- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Open space is well maintained, safe and accessible for local residents and visitors.
  - (b) Outdoor structures and street furniture is accommodated where in an appropriate location and catering to the needs of the community.
  - (c) Development in the Recreation and open space zone is sensitive to the site's natural features and the amenity of surrounding residential uses.
  - (d) Where recreation and open space land exists in excess of the community's requirements, development for urban purposes could be considered for a change of use where the development would enhance the natural and built environment.

### 6.2.9.3 Criteria for assessment

**Table 6.2.9— Accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
Section 1 – For accepted and assessable development			
General			
PO1	Development is of a height, bulk and scale which is consistent with the built form of the local area.	AO1.1	Development results in a maximum building height of 8.5 metres and two storeys.
Siting			
PO2	Buildings are sited to allow privacy and ventilation to adjoining properties and provide a high ratio of undeveloped space.	AO2.1	Development is setback 6 metres from all property boundaries.
Section 2 – For assessable development			
Design			
PO3	Development incorporates Crime Prevention Through Environmental Design (CPTED) principles which encourage casual surveillance of open space and minimise the potential for entrapment areas.	AO3.1	Buildings and structures feature windows, doors and balconies fronting the street and overlooking recreational areas.
		AO3.2	Clear sight lines and vistas are maintained within open pace corridors.
PO4	Landscaping, paths, roads and access are provided to a high standard which complements existing open space areas.	AO4.1	Landscaping consists of native, drought tolerant trees and groundcovers in accordance with PSP1 – Development Manual Planning Scheme Policy and PSP3 – Landscaping Planning Scheme Policy.
		AO4.2	Vehicle parking areas, roads, access and paths are constructed in accordance with PSP1 – Development Manual Planning Scheme Policy.
Waste Storage			
PO5	Waste storage areas are located in an accessible position and screened from the streetscape.	AO5.1	Waste storage areas allow refuse collection vehicles to access and exit the site in a forward gear and are screened from adjoining properties and the streetscape.

## 6.2.10 Environmental management and conservation zone code

### 6.2.10.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Environmental management and conservation zone. When using this code, reference should be made to section 5.5 Categories of development and assessment—Material change of use for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

### 6.2.10.2 Purpose

- (1) The purpose of the environmental management and conservation zone is to provide for the protection and maintenance of areas that support one or more of the following—
- (a) biological diversity;

- (b) ecological integrity;
  - (c) naturally occurring land forms
  - (d) coastal processes;
  - (e) cultural heritage.
- (2) The local government purpose of the code is to protect cultural heritage values, biological diversity and ecological integrity and visual amenity.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Low impact uses, recreational uses and/or nature based tourism may occur where there are no significant adverse impacts on cultural heritage, biological diversity, ecological values and visual amenity.

### 6.2.10.3 Criteria for assessment

**Table 6.2.10— Accepted and assessable development**

Performance Outcomes		Acceptable Outcomes
<b>Built form</b>		
<b>PO1</b>	Buildings and structures are of such a small scale as to be unobtrusive in the natural setting of the zone.	<b>AO1.1</b> Building height does not exceed 8.5m or the height of the surrounding tree canopy, whichever is the lesser. <b>AO1.2</b> Building and structures use materials and colours that blend in with the natural setting.
<b>Siting</b>		
<b>PO2</b>	Buildings and structures are sited to minimise clearing and ensure that natural environmental and scenic values are not diminished.	<b>AO2.1</b> Ground level disturbance is minimised by avoiding the cutting, filling or benching of sites. <b>AO2.2</b> New buildings or works are setback a minimum of 20m from the wetlands and/or waterways and no clearing of vegetation occurs within this setback. <b>AO2.3</b> Vehicle access tracks are minimised or avoided altogether. <b>AO2.4</b> Waste material is screened from view and located to permit easy collection.
<b>Acid Sulphate Soils</b>		
<b>PO3</b>	Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulphate soil by: <ul style="list-style-type: none"> <li>(a) Avoiding disturbance of such areas; or</li> <li>(b) Treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels; and</li> <li>(c) Treating and managing surface and groundwater flows from areas of acid sulphate soils to minimise environmental harm.</li> </ul>	<b>AO3.1</b> No potential or actual acid sulphate soils are disturbed as part of the development. OR <b>AO3.2</b> Where the proposal disturbs soil below 5m AHD or 500m <sup>3</sup> or more of soil, the impacts are appropriately managed.
<b>Land Use</b>		
<b>PO4</b>	Development ensures the cultural heritage values, landscape values, water resources and environmental qualities are protected.	<b>AO4.1</b> No acceptable outcome is prescribed.
<b>Visual Amenity</b>		
<b>PO5</b>	Development maintains and enhances the scenic amenity of coastal landscapes, views and vistas.	<b>AO5.1</b> No acceptable outcome is prescribed.
<b>Pest Management</b>		
<b>PO6</b>	Movement of State declared or environmental pest plants and pest animals is prevented by: <ul style="list-style-type: none"> <li>(a) not introducing any new declared or environmental pest plants or animals onto the property; and</li> </ul>	<b>AO6.1</b> No acceptable outcome is prescribed.

Performance Outcomes	Acceptable Outcomes
(b) not allowing seed or plant parts of declared or environmental pest plants to leave the property.	

## Part 7 Overlays

### 7.1 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) Assessment benchmarks for an overlay may be contained in one or more of the following:
  - (a) a map for an overlay
  - (b) a code for an overlay
  - (c) a zone code
  - (d) a development code
- (5) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (6) The overlays for the planning scheme are:
  - (a) Airport overlay code
  - (b) Biodiversity overlay code
  - (c) Bushfire hazard overlay code
  - (d) Contaminated land overlay code
  - (e) Coastal hazard and inundation overlay code
  - (f) Open space and stormwater drainage network overlay code.

### 7.2 Overlay codes

#### 7.2.1 Airport overlay code

##### 7.2.1.1 Application

This code applies to assessing development in the Airport overlay. When using this code, reference should be made to section 5.8 Categories of development and assessment – Overlays for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

##### 7.2.1.2 Purpose

- (1) The purpose of the Airport overlay code is to protect the safety, efficiency and operational integrity of strategic airports and aviation facilities.
- (2) The purpose of the code will be achieved through the following overall outcome:
  - (a) Development does not create incompatible intrusions, or compromise aircraft safety, in operational airspace.

##### 7.2.1.3 Criteria for assessment

**Table 7.2.1A— Accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
Physical and transient obstructions – where in an		Aviation facilities building restricted area	
<b>PO1</b>	Development does not create a permanent or temporary physical or transient obstruction in a strategic airport's operational airspace.	<b>AO1.1</b>	Buildings and structures do not encroach into the airport's operational airspace.
		<b>AO1.2</b>	Cranes or other equipment used during construction do not encroach into the airport's operational airspace.

Performance Outcomes	Acceptable Outcomes
	<p><b>AO1.3</b> Landscaping does not include vegetation that at maturity will encroach into the airport's operational airspace.</p> <p><b>AO1.4</b> Transient activities associated with development such as parachuting, hot air ballooning and hang-gliding will not occur within the airport's operational airspace.</p> <p>Editor's note – Any building, structure or activity (temporary or permanent) which encroaches into the operational airspace of a strategic airport must be referred to the airport manager for assessment, who will on refer the proposal to the Australian Government if required. Encroachments into a Height Restriction Zone for a defence or joint-user airfield must be referred to the Department of Defence (DoD) for assessment. Refer to the SPP guidelines for more information regarding the Australian Government's role and assessment processes for intrusions into operational airspace of strategic airports.</p>
<b>Lighting and reflective surfaces – where in the Lighting area buffer 6km</b>	
<p><b>PO2</b> Development does not include external lighting or reflective surfaces that could distract or confuse pilots.</p>	<p><b>AO2.1</b> Development within the lighting buffer zone for the strategic airport does not include any of the following types of outdoor lighting:</p> <ul style="list-style-type: none"> <li>(a) straight parallel lines of lighting 500 m to 1000 m long</li> <li>(b) flare plumes</li> <li>(c) upward shining lights</li> <li>(d) flashing lights</li> <li>(e) laser lights</li> <li>(f) sodium lights</li> <li>(g) reflective surfaces.</li> </ul> <p>OR</p> <p><b>AO2.2</b> Development within the lighting buffer zone for the strategic airport does not emit light that will exceed the maximum light intensity specified for the area.</p>
<b>Emissions – where in an Aviation facilities building restricted area</b>	
<p><b>PO3</b> Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in a strategic airport's operational airspace.</p>	<p><b>AO3.1</b> Development does not emit smoke, dust, ash, steam or a gaseous plume into the airport's operational airspace.</p>
<b>Wildlife hazards – where in the Wildlife hazard buffer zone</b>	
<p><b>PO4</b> Development does not cause wildlife to create a safety hazard within a strategic airport's operational airspace.</p>	<p><b>AO4.1</b> Development located within 3km (Wildlife hazard buffer zone 3km) of a strategic airport's runway:</p> <ul style="list-style-type: none"> <li>(a) does not involve high risk uses listed in column 1 of Table 7.2.1B; or</li> <li>(b) involving a use listed in column 2 of Table 7.2.1B includes measures to reduce the potential to attract birds and bats.</li> </ul> <p><b>AO4.2</b> Development located between 3km and 8km (Wildlife hazard buffer zone 8km) of a strategic airport's runway involving a use listed in column 1 or column 2 of Table 7.2.1B includes measures to reduce the potential to attract birds and bats.</p>

Performance Outcomes	Acceptable Outcomes
	<b>AO4.3</b> Development located between 8km and 13km (Wildlife hazard buffer zone 13km) of a strategic airport's runway involving a use listed in column 1 or column 2 of Table 7.2.1B, does not increase the potential to attract birds and bats.
<b>Protection of aviation facilities – where in an Aviation facilities building restricted area</b>	
<b>PO5</b> Development does not interfere with the function of aviation facilities.	<p><b>AO5.1</b> Development located within the building restricted area for an aviation facility does not create:</p> <ul style="list-style-type: none"> <li>(a) permanent or temporary physical obstructions in the line of sight between antennas;</li> <li>(b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility;</li> <li>(c) reflective surfaces that could deflect or interfere with signals transmitted by the facility;</li> </ul> <p><b>AO5.2</b> Development located within the building restricted area for an aviation facility provides evidence that the proposal has been referred to the airport manager for assessment to ensure it is designed and constructed to mitigate adverse impacts on the function of the facility.</p>

**Table 7.2.1B— Accepted and assessable development**

Column 1: High risk	Column 2: Moderate risk
<p><i>Rural activities</i></p> <ul style="list-style-type: none"> <li>▪ Cropping (turf farm)</li> <li>▪ Cropping (fruit tree farm)</li> <li>▪ Intensive animal industry (piggery)</li> <li>▪ Aquaculture (fish processing/packing plant)</li> </ul> <p><i>Conservation</i></p> <ul style="list-style-type: none"> <li>▪ Conservation estate (e.g. wetland)</li> </ul> <p><i>Recreation activities</i></p> <ul style="list-style-type: none"> <li>▪ Major sport, recreation and entertainment facility (showground)</li> </ul> <p><i>Industry activities</i></p> <ul style="list-style-type: none"> <li>▪ Low-impact industry (food processing plant)</li> <li>▪ Medium-impact industry (food processing plant)</li> <li>▪ High-impact industry (food processing plant)</li> </ul> <p><i>Utility installation</i></p> <ul style="list-style-type: none"> <li>▪ Food/organic waste facility</li> <li>▪ Putrescible waste facility (e.g. landfill, transfer station)</li> </ul>	<p><i>Rural activities</i></p> <ul style="list-style-type: none"> <li>▪ Animal husbandry (cattle/dairy farm)</li> <li>▪ Intensive animal industry (poultry farm)</li> </ul> <p><i>Conservation</i></p> <ul style="list-style-type: none"> <li>▪ Conservation estate (all other)</li> </ul> <p><i>Recreation activities</i></p> <ul style="list-style-type: none"> <li>▪ Major sport, recreation and entertainment facility (all other)</li> <li>▪ Outdoor sport and recreation</li> <li>▪ Park</li> </ul> <p><i>Utility installation</i></p> <ul style="list-style-type: none"> <li>▪ Non-putrescible waste facility (e.g. landfill, transfer station)</li> <li>▪ Sewage/wastewater treatment facility</li> </ul>

## 7.2.2 Biodiversity overlay code

### 7.2.2.1 Application

This code applies to assessing development in the Biodiversity overlay. When using this code, reference should be made to section 5.8 Categories of development and assessment – Overlays for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

### 7.2.2.2 Purpose

- (1) The purpose of the Biodiversity overlay code is to ensure that matters of environmental significance are identified and protected.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development avoids impacts to matters of state and local environmental significance;
  - (b) development maintains the ecological function, service and connectivity of Weipa's natural ecosystem;
  - (c) development protects matters of State and local environmental significance to maintain ecological integrity;
  - (d) development manages impacts on matters of State and local environmental significance to avoid impacts on environmental values; and
  - (e) development enhances the health and resilience of ecological systems and supports ecological connectivity.

### 7.2.2.3 Criteria for assessment

**Table 7.2.2— Accepted and assessable development**

Performance Outcomes	Acceptable Outcomes
<b>PO1</b> Development protects matters of environmental significance.	<b>AO1.1</b> Impacts to matters of State or local environmental significance are avoided by maintaining a development footprint that is entirely outside mapped areas of the Biodiversity overlay.  OR <b>AO1.2</b> A technical report certified by an appropriately qualified person is submitted demonstrating, to the satisfaction of the assessment manager, that: <ol style="list-style-type: none"> <li>(a) the development site does not contain any matters of State or local environmental significance; or</li> <li>(b) the development footprint maintains a suitable separation distance from matters of state or local environmental significance, appropriate to the design and operation of the use; or</li> <li>(c) the development:               <ol style="list-style-type: none"> <li>(i) is located, designed and operated to first avoid and then mitigate significant adverse impacts on the relevant environmental values, including on water quality, hydrology and biological processes; and</li> <li>(ii) provides an environmental offset for significant residual impacts, in accordance with the <i>Environmental Offsets Act 2014</i>.</li> </ol> </li> </ol> <p>Note – to achieve the accepted development requirements, the technical report may be submitted to the assessment manager for review and confirmation of compliance.</p>
<b>PO2</b> Native vegetation and ecological communities are protected from the impacts of clearing and habitat fragmentation.	<b>AO2.1</b> Vegetation clearing is not undertaken within an identified area of the biodiversity overlay.
<b>PO3</b> Development does not impact upon the natural flow and hydrological processes of a watercourse.	<b>AO3.1</b> Development is setback a minimum of 50m from the high bank of regulated vegetation intersecting a watercourse or a wetland.

## 7.2.3 Bushfire hazard overlay code

### 7.2.3.1 Application

This code applies to assessing development in the Bushfire hazard overlay; however, does not apply to building work to the extent the building work is regulated under the building assessment provisions, unless allowed under the *Building Act 1975*. When using this code, reference should be made to section 5.8 Categories of development and assessment – Overlays for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

### 7.2.3.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to ensure that development minimises bushfire risk to life, property, community, economic activity and the natural environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is designed and located to avoid bushfire hazard and minimise risks to people and property.
  - (b) Development avoids the establishment or intensification of vulnerable uses within or near areas that are subject to bushfire hazard.
  - (c) Development contributes to an effective and efficient disaster management response to bushfire hazard events and does not unduly burden disaster management capacity and capabilities.
  - (d) Development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event.
  - (e) Bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes

### 7.2.3.3 Criteria for assessment

**Table 7.2.3— Accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
Section 1 - For accepted and assessable development			
General			
<b>PO1</b>	Development is located and designed to avoid bushfire hazard areas or to mitigate risk through lot design, construction methods, access, and emergency evacuation measures.	<b>AO1.1</b> Development is not located within an area of the Bushfire hazard overlay  OR <b>AO1.2</b> Development within an identified bushfire prone area is setback from hazardous vegetation by a minimum of: (a) 50m; or (b) 20m and achieves a Bushfire Attack Level (BAL) of 29 or less;  OR <b>AO1.3</b> A bushfire hazard assessment certified by a suitably qualified person is submitted demonstrating, to the satisfaction of the assessment manager, that the development appropriately manages bushfire risk through location, design, construction and emergency planning.  Note – to achieve the accepted development requirements, the technical report may be submitted to the assessment manager for review and confirmation of compliance.	
<b>PO2</b>	Development does not increase the exposure of the community to bushfire risk or adversely impact emergency response to bushfire events.	<b>AO2.1</b> Vulnerable uses and Essential community infrastructure are not located within an identified Bushfire hazard overlay area.  <b>AO2.2</b> Development does not increase the number of people living or working within a bushfire prone area, unless within the 'Potential Impact Buffer' area.	

Performance Outcomes	Acceptable Outcomes
	<b>AO2.3</b> Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.
<b>PO3</b> Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	<b>AO3.1</b> Emergency Services and uses providing community support services are not located in a bushfire hazard (bushfire prone) area and have direct access to low hazard evacuation routes.
<b>PO4</b> All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by emergency and fire fighting vehicles and appliances.	<b>AO4.1</b> Development has access to a fully formed road connected to the local road network.  <b>AO4.2</b> Private driveways: <ul style="list-style-type: none"> <li>(a) do not exceed a length of 60m from the street to the building;</li> <li>(b) do not exceed a gradient of 12.5%;</li> <li>(c) have a minimum width of 3.5m;</li> <li>(d) have a minimum of 4.8m vertical clearance;</li> <li>(e) accommodate turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</li> <li>(f) serve no more than 3 dwellings or buildings.</li> </ul>
<b>PO5</b> Development has suitable access to water for fire fighting purposes.	<b>AO5.1</b> Development has access to reticulated water supply network.
<b>PO6</b> Bushfire protection measures do not adversely impact on matters of environmental significance.	<b>AO6.1</b> Development does not require bushfire protection measures involving clearing vegetation within the Biodiversity overlay.
<b>PO7</b> Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard area (bushfire prone area).	<b>AO7.1</b> Hazardous chemicals are not stored or handled within an identified Bushfire hazard area; OR <b>AO7.2</b> Uses involving the storage or handling of hazardous material and chemicals are sited within the area of lowest risk and are supported by a site specific Bushfire Hazard Assessment.
<b>Reconfiguring a lot</b>	
<b>PO8</b> Lot reconfiguration provides a separation distance from hazardous vegetation that achieves a radiant heat flux level of 29kW/m <sup>2</sup> at the edge of the proposed lot(s).  Editor's note – The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	<b>AO8.1</b> No new lots are created within the bushfire prone area. OR <b>AO8.2</b> Lots are separated from hazardous vegetation by a distance that achieves radiant heat flux level of 29kW/m <sup>2</sup> at all boundaries. Development footprints are provided for each new lot that meets the setback requirements of the relevant zone.  Editor's note – Certainty must be established that separation distances between development and hazardous vegetation will remain clear of hazardous vegetation, such as through conditions of approval, land tenure or maintained infrastructure corridors.
<b>PO9</b> Development incorporates road and reticulated water infrastructure that is located between hazardous vegetation and the site boundary or building envelope and is readily	<b>AO9.1</b> Development sites are separated from hazardous vegetation by a public road which: <ul style="list-style-type: none"> <li>(a) has a two-lane sealed carriageway clear of hazardous vegetation;</li> <li>(b) contains a reticulated water supply;</li> </ul>

Performance Outcomes	Acceptable Outcomes
<p>accessible at all times for fire fighting vehicles.</p> <p>Note –</p> <ul style="list-style-type: none"> <li>a) Local governments should be aware of fire brigade classifications that service development areas.</li> <li>b) Infrastructure should be designed and constructed in accordance with PSP1 – Development Manual Planning Scheme Policy.</li> <li>c) Perimeter road design is preferred and is available for fire-fighting and maintenance purposes. Perimeter roads are unlikely to be required where a development site involves less than 2.5 ha.</li> </ul>	<ul style="list-style-type: none"> <li>(c) is connected to public roads at both ends and at intervals of no more than 500 m;</li> <li>(d) accommodates geometry, turning radii and vertical clearance in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines and the Department of Transport and Main Roads Planning and Design Manual; and</li> <li>(e) allows and does not impede access for fire-fighting and maintenance for fire-fighting purposes.</li> </ul> <p><b>AO9.2</b> Fire hydrants are designed and installed in accordance with Queensland Fire and Emergency Services' fire hydrant and vehicle access guidelines, unless otherwise specified by the relevant water entity.</p>
<p><b>PO10</b> The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p><b>AO10.1</b> The lot layout:</p> <ul style="list-style-type: none"> <li>(a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;</li> <li>(b) avoids the creation of potential bottle-neck points in the movement network;</li> <li>(c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</li> <li>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</li> </ul> <p>Editor's note: For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan".</p> <p>Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate.</p>
<p><b>PO11</b> Critical infrastructure does not increase the potential bushfire hazard.</p>	<p><b>AO11.1</b> Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are installed underground.</p>

## 7.2.4 Coastal hazard and inundation overlay code

### 7.2.4.1 Application

This code applies to assessing all development in the Coastal hazard and inundation overlay. When using this code, reference should be made to section 5.8 Categories of development and assessment – Overlays for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

Note: The mapping data source for the Coastal hazard and inundation overlay is a high level mapping product required by State policy to be reflected in areas where the level of inundation has not been determined by specific studies. The overlay mapping is provided to ensure the risk of storm tide inundation, erosion and flooding is addressed, assessed and minimised where development is proposed in these areas.

### 7.2.4.2 Purpose

- (1) The purpose of the Coastal hazard and inundation overlay code is to avoid risk to people, property and essential infrastructure systems from coastal hazards and ensure development is compatible with natural coastal processes and values. This is achieved through minimising the impact of development on natural drainage catchments and ensuring that development is robust to the impacts of a storm tide event.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The exposure of the community and development to coastal hazards is avoided or mitigated;
  - (b) Development is located, designed and constructed to avoid risk to people or property from coastal hazards;
  - (c) Development provides clear evacuation routes that can maintain operation during hazard events;
  - (d) Development for essential community infrastructure only occurs within a coastal hazard and inundation overlay area where it is not practical to locate the development elsewhere and designed and constructed to maintain operation during a hazard event, including storm tide inundation;
  - (e) Hazardous materials and contaminants are not manufactured, handled or stored within the overlay area;
  - (f) Coastal processes and vegetation are protected and retained.

### 7.2.4.3 Criteria for assessment

**Table 7.2.4— Accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
Assessable Development			
General			
PO1	Development is located and designed to achieve immunity from storm tide inundation and flood hazard – level 1 – Queensland flood plain assessment overlay, and other coastal hazards to ensure the safety of people and property.	AO1.1	The development footprint is entirely located outside coastal hazard and inundation areas;
		OR	
		AO1.2	A technical report certified by an appropriately qualified person is submitted demonstrating, to the satisfaction of the assessment manager, that the development site is not at risk from coastal hazards and inundation;
		OR	
PO2	Development does not increase the exposure of the community to coastal hazard or and flood hazard – level 1 – Queensland flood plain assessment overlay, or adversely impact emergency response to coastal hazard events.	AO1.3	A technical report certified by an appropriately qualified person is submitted demonstrating, to the satisfaction of the assessment manager:
		(a) that the development is dependent on being located within coastal hazards areas; and	
		(b) that impacts on people and property from coastal hazards will be mitigated through appropriate site-specific location, design, construction and operating standards.	
		OR	
PO2	Development does not increase the exposure of the community to coastal hazard or and flood hazard – level 1 – Queensland flood plain assessment overlay, or adversely impact emergency response to coastal hazard events.	AO2.1	Development provides access to formed road reserve and a clear evacuation route outside of coastal hazard and inundation areas.
		AO2.2	Vulnerable uses and Essential community infrastructure are not located within an identified coastal hazard and inundation overlay area.

<b>Performance Outcomes</b>		<b>Acceptable Outcomes</b>	
<b>PO3</b>	Development does not adversely impact on the natural drainage characteristics of the general locality and the subject site.	<b>AO3.1</b>	Filling or excavation above a level of 150mm is not undertaken within the Medium Hazard or High Hazard storm-tide inundation areas, or Flood hazard – level 1 – Queensland floodplain assessment overlay
<b>PO4</b>	Hazardous materials and contaminants are stored in a safe location which avoids the risk of water or environmental contamination during a hazard event.	<b>AO4.1</b>	Hazardous chemicals and materials are not manufactured, handled or stored in a coastal hazard and inundation area.
<b>PO5</b>	Development maintains the natural processes and protective function of coastal landforms and vegetation.	<b>AO5.1</b>	Development is not located within the Erosion Prone Area.
		OR	
		<b>AO5.2</b>	Development within the Erosion Prone Area: (a) demonstrates it cannot be feasibly located elsewhere; and (b) is coastal-dependent development, or is temporary, readily relocatable or is able to be abandoned development; and (c) does not involve vegetation clearing or require erosion control structures and earthworks.
<b>PO6</b>	Development is located, designed and operated to provide new or maintain existing levels of public access to and along the foreshore.	<b>AO6.1</b>	Development adjacent to coastal land or tidal water is located, designed and operated to: (a) Maintain existing access to and along the foreshore; (b) Minimise any loss of access to and along the foreshore; or (c) Offset any loss of access to and along the foreshore by providing for enhanced alternative access in the general location
<b>Reconfiguring a lot</b>		<b>P07</b>	
<b>PO8</b>	Development does not increase the number of people at risk of a hazard event.	<b>AO8.1</b>	Development does not create new lots within coastal hazard or inundation areas.
		<b>AO8.2</b>	Development provides a development footprint located entirely outside coastal hazard and inundation areas.
<b>PO9</b>	Development layout does not increase the risk of people, property or infrastructure located on the premises or other premises. Development layout does not increase the risk of existing or future people, property or infrastructure located on the premises or other premises.	<b>AO9.1</b>	Where for boundary realignment, development ensures there is sufficient area outside the storm-tide inundation and flood areas to accommodate the intended use(s).
		<b>AO9.2</b>	Development ensures that building envelopes avoid areas of high hazard or risk.
		<b>AO9.3</b>	Development ensures that the entry points into the development are located to provide a safe and clear evacuation route path.

## 7.2.5 Contaminated land overlay code

### 7.2.5.1 Application

This code applies to assessing all development in the Contaminated land overlay. When using this code, reference should be made to section 5.8 Categories of development and assessment – Overlays for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

Note: The contaminated land overlay code is made to identify sites with known contamination issues. This overlay code does not absolve the applicant of the responsibility to conduct an individual Environmental Management Register and Contaminated Land Register search.

### 7.2.5.2 Purpose

- (1) The purpose of the Contaminated land overlay code is to identify sites with known contamination issues and to ensure that appropriate investigation and remediation measures occur prior to future development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is informed by the specific contaminants and previous notifiable activities that have affected the individual site.
  - (b) Appropriate remediation measures such as soil treatment and construction techniques are identified and undertaken prior to the commencement of development.

### 7.2.5.3 Criteria for assessment

**Table 7.2.5— Accepted and assessable development**

Performance Outcomes	Acceptable Outcomes
<b>PO1</b> Development responds to and is compatible with the nature and level of contamination and activities which have occurred on the site through appropriate siting, design and site remediation measures.	<b>AO1.1</b> A technical report certified by a suitably qualified person is submitted demonstrating, to the satisfaction of the assessment manager: <ol style="list-style-type: none"><li>(a) the nature and level of land contamination; and</li><li>(b) how the proposal will manage the contamination and remediate the site in preparation for development; and</li><li>(c) that the proposed land use is compatible with the nature and level of land contamination expected after site remediation.</li></ol> <p>Note – to achieve the accepted development requirements, the technical report may be submitted to the assessment manager for review and confirmation of compliance.</p> <b>AO1.2</b> The site is recorded on the Queensland Environmental Management Register or Contaminated Land Register and the title certificate.

## 7.2.6 Open space and stormwater drainage network overlay code

### 7.2.6.1 Application

This code applies to assessing development in the Open space and stormwater drainage network overlay. When using this code, reference should be made to section 5.8 Categories of development and assessment – Overlays for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

### 7.2.6.2 Purpose

- (1) The purpose of the Open space and stormwater drainage network overlay code is:
  - (a) To identify and preserve valued open space and recreational areas as the key public realm for social, sporting, cultural activities, such as public events and markets;
  - (b) To identify and protect fauna passages and important pedestrian and bicycle path linkages and connectivity;
  - (c) To identify the potential for native rehabilitation and adaptive re-use of surplus open space and road reserves while protecting key open space areas and pedestrian and bicycle linkages.
  - (d) To identify and protect valued stormwater drainage areas integral to stormwater management in Weipa.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development contributes to a safe, legible and connected open space network.

- (b) Existing and planned Pedestrian and cycle paths provide an efficient, integrated network for active travel between key destinations throughout the Weipa township.
- (c) Reuse of identified surplus open space is consistent and compatible with adjoining lawful land uses and the broader preferred settlement pattern of Weipa as expressed in the Strategic Framework.
- (d) Development avoids and does not inhibit the ability of the stormwater drainage network for its intended purpose.

### 7.2.6.3 Criteria for assessment

**Table 7.2.6— Accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
Section 1 - For accepted and assessable development			
Valued Open Space and Stormwater Drainage			
PO1	Valued open space and and stormwater drainage areas are retained as public realm for the shared use of all community members, and for providing	AO1.1	Valued open space land is retained as publicly accessible open space and park areas.
Pedestrian and Cycle Paths			
PO2	Development maintains and contributes to an efficient, integrated active transport network.	AO2.1	Development does not block, compromise or interfere with the public accessibility or transport function of an identified pedestrian and cycle path.
Section 2 - For assessable development			
Surplus Open Space and Surplus Road Reserves			
PO3	Surplus open space may be re-used for temporary and permanent urban purposes that are compatible with the nature, scale and amenity of adjoining land uses.	AO3.1	No acceptable outcome is prescribed.

## Part 8 Development codes

### 8.1 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 and 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) Centre uses code;
  - (b) Dwelling house code;
  - (c) Home based business code;
  - (d) Industry uses code;
  - (e) Multiple dwelling code.
- (5) The following are the other development codes for the planning scheme:
  - (a) Reconfiguring a lot code;
  - (b) Parking and access code
  - (c) Works, services and infrastructure code.

### 8.2 Use codes

#### 8.2.1 Centre uses code

##### 8.2.1.1 Application

This code applies to assessing a material change of use for centre activities where identified for assessment in Part 5. When using this code, reference should be made to sections 5.3.2 and 5.3.3 located in Part 5 for determining the category of development and assessment and the assessment benchmarks.

##### 8.2.1.2 Purpose

- (1) The purpose of the code is to facilitate a high standard of design and amenity for centre activities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is of a scale and built form consistent with the local area;
  - (b) building design protects the amenity and character of the local area;
  - (c) building form contributes to a safe urban environment through the incorporation of Crime Prevention Through Environmental Design (CPTED) principles;
  - (d) development provides landscaping that act as buffers to public spaces and nearby residences.

##### 8.2.1.3 Criteria for assessment

**Table 8.2.1— Accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Bulk and scale</b>			
<b>PO1</b>	Development is of a height, bulk and scale that is consistent with the character of the area.	<b>AO1.1</b>	Development results in a maximum building height and site cover provided by the relevant zone code in which the site is located.
<b>Siting</b>			
<b>PO2</b>	Buildings and structures are sited to complement the character of the area, create a pedestrian friendly, active street frontage and protect the amenity of the local area.	<b>AO2.1</b>	Development provides boundary setbacks as provided in the relevant zone code in which the site is located.
		<b>AO2.2</b>	Where adjoining land within a residential zone or tourism zone, development has a minimum setback of 3m to the common boundary, incorporating landscaping to a minimum width of 2m within this area.

Performance Outcomes	Acceptable Outcomes
	<b>AO2.3</b> Development provides a refuse storage area located to the side or rear of the front building façade and are provided with an impervious wash down area for self-contained cleaning.
<b>Building Design</b>	
<b>PO3</b> Development contributes to a safe, attractive and legible urban environment, having regard to the following Crime Prevention Through Environmental Design (CPTED) principles: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours.	<b>AO3.1</b> Building entrances and pathway accesses are clearly visible from the street.  <b>AO3.2</b> The maximum length of any building façade which faces the street without openings and a change in materials is 10m.  <b>AO3.3</b> Upper levels incorporate variations such as balconies, windows and shading devices.  <b>AO3.4</b> Buildings have windows facing the street.
<b>Access and Services</b>	
<b>PO4</b> Development provides adequate space for service vehicles to access and utilise the site without having an adverse impact on the surrounding traffic network.	<b>AO4.1</b> Parking areas and parking structures are located behind or under buildings.  <b>AO4.2</b> Vehicle parking areas and driveway crossovers are constructed in accordance with the standards outlined in PSP1 – Development Manual Planning Scheme Policy.  <b>AO4.3</b> Servicing areas are provided to facilitate loading and unloading of goods on-site.
<b>Landscaping</b>	
<b>PO5</b> Landscaping is provided to a high standard to create an attractive town centre and functional streetscape.	<b>AO5.1</b> Landscaping consists of native, drought tolerant trees and groundcovers in accordance with the PSP1 – Development Manual Planning Scheme Policy and consists of species selected in accordance with PSP3 – Landscaping Planning Scheme Policy.  <b>AO5.2</b> Existing mature trees are retained where removal is not required for the development.

## 8.2.2 Dwelling house code

### 8.2.2.1 Application

This code applies to assessing a material change of use for a Dwelling house where identified in Part 5. When using this code, reference should be made to sections 5.3.2 and 5.3.3 located in Part 5 for determining the category of development and assessment and the assessment benchmarks.

### 8.2.2.2 Purpose

- (1) The purpose of the code is to facilitate a high standard of design and amenity for dwelling houses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Dwelling houses are afforded reasonable amenity, comfort and access to breezes and afford the same to neighbouring residences.

- (b) Residences provide an adequate area for parking and storage of recreational vehicles and equipment.
- (c) Storage facilities do not adversely impact the amenity of surrounding land.

### 8.2.2.3 Criteria for assessment

**Table 8.2.2—Criteria for assessment**

Performance Outcomes		Acceptable Outcomes	
<b>PO1</b>	Development has a height, bulk and scale that is consistent with the development form of dwelling houses across Weipa.	<b>AO1.1</b>	Dwelling houses have a maximum building height of 8.5 metres and two storeys.
		<b>AO1.2</b>	Dwelling houses have a maximum site cover of 50%.
<b>PO2</b>	Development provides sufficient space for car parking and recreational vehicle storage.	<b>AO2.1</b>	Development provides a minimum number of on-site parking spaces for vehicle and boat or trailer parking comprising: <ul style="list-style-type: none"> <li>(a) two (2) car parking spaces (one covered) for the dwelling house; plus</li> <li>(b) one (1) car parking space for any secondary dwelling on the same site.</li> </ul>
<b>PO3</b>	Secondary dwellings: <ul style="list-style-type: none"> <li>(a) are smaller in size and scale than the primary dwelling house;</li> <li>(b) maintain the low density residential character of Weipa;</li> <li>(c) are established on appropriately sized lots;</li> <li>(d) do not cause adverse impacts on adjoining properties.</li> </ul>	<b>AO3.1</b>	Any secondary dwelling: <ul style="list-style-type: none"> <li>(a) has a maximum of 70m<sup>2</sup> gross floor area;</li> <li>(b) is established on lots of 1000m<sup>2</sup> or more;</li> <li>(c) is positioned behind the dwelling house when viewed from the primary street frontage.</li> </ul>

## 8.2.3 Home based business code

### 8.2.3.1 Application

This code applies to assessing a material change of use for a Home based business where identified as code or impact assessable in Part 5. When using this code, reference should be made to sections 5.3.2 and 5.3.3 located in Part 5 for determining the category of development and assessment and the assessment benchmarks.

### 8.2.3.2 Purpose

- (1) The purpose of the code is to facilitate home based business, which is secondary to a dwelling house or unit, in a manner that maintains residential amenity and does not undermine the role and function of the Centre zone.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The intensity and scale of a Home based business is in keeping with the residential character of the immediate land use area.
  - (b) The operation of a Home based business:
    - (i) does not compromise the amenity of the surrounding area and does not undermine the role and function of Weipa's town centre.
    - (ii) does not produce waste volumes greater than that reasonably expected of residential uses in a residential area;
    - (iii) does not produce trade waste, pollutants or contaminants;
    - (iv) manages its waste, impacts and demand on infrastructure and does not place an unacceptable load on infrastructure services and networks.

### 8.2.3.3 Criteria for assessment

**Table 8.2.3— Accepted and assessable development**

<b>Performance Outcomes</b>		<b>Acceptable Outcomes</b>
<b>Intensity and scale</b>		
<b>PO1</b>	Development is secondary in size and function to the primary use of the land as a permanent residence.	<p><b>AO1.1</b> A home based business is conducted within a dwelling house or unit or in an associated shed or garage.</p> <p><b>AO1.2</b> A home based business has:</p> <ul style="list-style-type: none"> <li>(a) where in association with a dwelling house, no more than one non-resident employee on site at any time; or</li> <li>(b) where in association with a dual occupancy or multiple dwelling, no non-resident employee on site.</li> </ul> <p><b>AO1.3</b> A home based business has:</p> <ul style="list-style-type: none"> <li>(a) where in association with a dwelling house, a maximum Gross Floor area of 50m<sup>2</sup>.</li> <li>(b) Where in association with a dual occupancy or multiple dwelling, a maximum gross floor area of 20m<sup>2</sup>.</li> </ul>
<b>PO2</b>	Accommodation activities are incorporated as part of a residential use.	<p><b>AO2.1</b> Accommodation activities are limited to a Bed and Breakfast within an existing dwelling.</p> <p>Note: Accommodation activities may also use the full site area for outdoor activities.</p>
<b>PO3</b>	The number of non-resident children on-site at any given time does not negatively affect existing levels of amenity.	<p><b>AO3.1</b> A home based business where for child care does not:</p> <ul style="list-style-type: none"> <li>(a) Exceed six non-resident children on site at any given time, where in association with a dwelling house; or</li> <li>(b) Exceed five non-resident children on-site at any given time, where in association with a dual occupancy or multiple dwelling.</li> </ul>
<b>Amenity</b>		
<b>PO4</b>	A home based business does not adversely impact the amenity of the surrounding area.	<p><b>AO4.1</b> A home based business does not involve storage or display of goods, equipment or waste visible from outside the dwelling.</p> <p><b>AO4.2</b> Any structure used for storage or display of goods, equipment or waste in addition to the primary dwelling is completely enclosed and located behind the primary dwelling.</p> <p><b>AO4.3</b> A home based business does not involve the hiring of vehicles, machinery or equipment.</p>
<b>PO5</b>	Development has hours of operation which are in keeping with the reasonable expectations of surrounding residents.	<p><b>AO5.1</b> Hours of operation are limited to:</p> <ul style="list-style-type: none"> <li>(a) 7am to 5pm Monday to Friday</li> <li>(b) 9am to 4pm on Saturday, Sunday and public holidays.</li> </ul>
<b>PO6</b>	A home based business use does not generate traffic which impacts upon surrounding sensitive uses.	<p><b>AO6.1</b> Vehicle movements associated with a home based business are limited to:</p> <ul style="list-style-type: none"> <li>(a) the hours of 7am to 5pm Monday to Friday; and</li> <li>(b) 12 private vehicle trips per day; and</li> </ul>

Performance Outcomes	Acceptable Outcomes
	<p>(c) 1 delivery vehicle trip per week not exceeding 4.5 tonnes Gross Vehicle Mass (GHM).</p> <p><b>AO6.2</b> Loading and unloading is carried out on-site.</p> <p><b>AO6.3</b> A home based business has:</p> <p>(a) where in association with a dwelling house, a maximum of two (2) business related vehicles onsite at any one time.</p> <p>(b) Where in association with a dual occupancy or multiple dwelling, no business related vehicles onsite at any time.</p>
<b>PO7</b> A home based business integrates effectively with adjacent land uses and provides subtle, identifiable signage which does not detract from the visual amenity of the surrounding area.	<p><b>AO7.1</b> A home based business provides no more than one (1) sign with a maximum face area of 0.5m<sup>2</sup> in the form of a wall sign or fence sign, on or within the property boundary.</p> <p><b>AO7.2</b> The sign is not illuminated.</p>
<b>Waste Management</b>	
<b>PO8</b> Development generates no greater load on the sewerage network servicing the site than would reasonably be expected from a residential use on the site.	<p><b>AO8.1</b> Development does not produce solid or liquid wastes (referred to as trade wastes) of a type or volume that require separate approval to discharge, treat, transport, manage or contain.</p> <p><b>AO8.2</b> Development does not produce solid or liquid wastes that requires specialised treatment, containment or transport.</p>

## 8.2.4 Industry uses code

### 8.2.4.1 Application

This code applies to assessing a material change of use for industrial activities where identified for assessment in Part 5. When using this code, reference should be made to sections 5.3.2 and 5.3.3 located in Part 5 for determining the category of development and assessment and the assessment benchmarks.

### 8.2.4.2 Purpose

- (1) The purpose of the code is to ensure that industrial activities provide a high standard of design and amenity and interface appropriately with non-industrial areas and uses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is of a scale and built form consistent with the local area;
  - (b) industrial development is set back from street and contributes to a cohesive streetscape amenity, consistent with the local area;
  - (c) development provides landscaping that act as buffers to public spaces, sensitive uses and non-industrial areas;
  - (d) development improves stormwater quality and sediment control by providing sealed development surfaces for vehicle and site operations;
  - (e) hazardous materials are stored in a manner that is safe, secure and avoids the potential for environmental harm or environmental nuisance.

### 8.2.4.3 Criteria for assessment

**Table 8.2.4— Accepted and assessable development**

Performance Outcomes	Acceptable Outcomes
<b>PO1</b> Development is of a height, bulk and scale that is consistent with the character of the immediate area.	<b>AO1.1</b> Development results in a maximum building height and site cover provided by the relevant zone code in which the site is located.
<b>PO2</b> Building design contributes to a high level of industrial amenity and a cohesive and attractive streetscape.	<b>AO2.1</b> Buildings have a minimum boundary setback of: (a) 6m to the primary street frontage; and (b) 3m to a shared boundary with a residential or non-industrial use.
<b>PO3</b> Development is accessible and does not compromise the function of the local traffic network.	<b>AO3.1</b> Development provides sealed access to a fully formed gazetted road constructed in accordance with standards of PSP1 – Development Manual Planning Scheme Policy.
<b>PO4</b> Development responds to the natural environment, topography and setting and does not impact on the safety or amenity of surrounding people and property.	<b>AO4.1</b> Development provides a sealed ground surface for the development footprint, including all operational, material storage and vehicular movement areas, in accordance with standards of PSP1 – Development Manual Planning Scheme Policy.  <b>AO4.2</b> Dangerous goods and combustible liquids are securely stored within buildings and only in areas where the land is sealed and bunded to safely contain potential spills.
<b>PO5</b> Refuse storage areas are conveniently located and do not impact upon the amenity of surrounding properties.	<b>AO5.1</b> Refuse storage areas are screened from the street frontage and adjoining properties.  <b>AO5.2</b> Refuse storage areas are provided with an impervious wash-down area that drains to an approved waste disposal system for self-contained cleaning.
<b>PO6</b> Development provides landscaping to improve the immediate streetscape, clearly define entry points and screen industrial uses from adjoining non-industrial properties.	<b>AO6.1</b> Development provides landscaping along road frontages in accordance with PSP1 and PSP3 to a minimum width of: (a) 1.5m, if in the Industry zone and not in the IN1 – Low Impact Industry Precinct; or (b) 3.0m if in the IN1 – Low Impact Industry Precinct or any other zone.  <b>AO6.2</b> Where the site adjoins a residential zone or existing lawful residential activity, landscaping to a minimum width of 3m is provided along the shared boundary.  <b>AO6.3</b> Existing trees are retained wherever removal is not required for the development.

## 8.2.5 Multiple dwelling code

### 8.2.5.1 Application

This code applies to assessing a material change of use for a multiple dwelling or dual occupancy where identified for assessment in Part 5. When using this code, reference should be made to sections 5.3.2 and

5.3.3 located in Part 5 for determining the category of development and assessment and the assessment benchmarks.

#### 8.2.5.2 Purpose

- (1) The purpose of the code is to facilitate a high standard of design and amenity for multiple dwellings.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The intensity and scale of a multiple dwelling and dual occupancy development is in keeping with the residential character of the immediate area.
  - (b) Multiple dwelling and dual occupancy development occur on appropriately sized lots.
  - (c) Multiple dwellings occur in central locations within convenient proximity to centres or key community facilities that encourages walking and cycling and a consolidated higher density living.
  - (d) Development is appropriately serviced with sufficient parking for private and recreational vehicles.
  - (e) Development ensures that building design, open spaces and landscaping provide a high level of amenity for occupants and adjoining residents including access to natural light, sunlight and breeze to support comfortable tropical living.

#### 8.2.5.3 Criteria for assessment

**Table 8.2.5— Accepted and assessable development**

Performance Outcomes	Acceptable Outcomes
<b>PO1</b> Development is of a height, bulk and scale that is consistent with the character of the immediate area.	<b>AO1.1</b> Development results in a maximum building height and site cover provided by the relevant zone code in which the site is located.
<b>PO2</b> Multiple dwellings occur in central locations within convenient proximity to centres or key community facilities or as part of an urban renewal area.	<b>AO2.1</b> Multiple dwellings are located in the Medium density residential zone, EC1 Rocky Point Waterfront Precinct of the Emerging community zone, or within 400m of any of the following zones and precincts: <ol style="list-style-type: none"> <li>(a) Centre zone (any precinct);</li> <li>(b) Community facilities zone, CF1 Education Precinct only.</li> </ol>
<b>PO3</b> Development provides for the safety of people and property having regard to the following Crime Prevention Through Environmental Design (CPTED) principles: <ol style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(a) exterior building design that promotes safety;</li> <li>(b) adequate lighting;</li> <li>(c) appropriate signage and wayfinding;</li> <li>(d) minimisation of entrapment locations; and</li> <li>(e) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ol>	<b>AO3.1</b> Ground floor units have direct access to the primary street frontage.  <b>AO3.2</b> Buildings have windows, doors and balconies facing every boundary with a public space, including roads and open space.  <b>AO3.3</b> If provided, any fences or walls on a boundary with a public space, including roads and open space, are: <ol style="list-style-type: none"> <li>(a) no more than 1.8m high and at least 50% transparent; or</li> <li>(b) if the fence is less than 50% transparent, a maximum height of 1.2m.</li> </ol>
<b>PO4</b> Buildings and structures are designed to be reflective of the tropical built form and character of Weipa incorporating the following features: <ol style="list-style-type: none"> <li>(a) Building design is appropriate for and adapted to the tropical climate of Weipa, taking advantage of natural breezes and vistas</li> <li>(b) Private open space has strong indoor-outdoor connections.</li> </ol>	<b>AO4.1</b> Buildings design features are reflective of the tropical built form and character of Weipa, with features including overhanging eaves, awnings and window hoods.  <b>AO4.2</b> The maximum length of any façade without openings or a change in materials is 10m.

Performance Outcomes	Acceptable Outcomes
	<b>AO4.3</b> Each dwelling has at least one opening per wall to external space.
<b>PO5</b> Private open space is provided to have: (a) a functional layout and strong indoor-outdoor connection. (b) high levels of privacy; and (c) sufficient area for the needs of residents.	<b>AO5.1</b> Each ground floor unit has a minimum area of 25 square metres of private outdoor open space with minimum dimensions of 5m x 5m.
<b>PO6</b> Landscaping provides an attractive interface between public and private space.	<b>AO6.1</b> Landscaping, consisting of native, drought tolerant trees and groundcovers, is provided to a minimum width of 1m along the primary street frontage, between the front boundary and residential building in accordance with PSP1 – Development Manual Planning Scheme Policy and PSP3 – Landscaping Planning Scheme Policy.
<b>PO7</b> Car parking and storage facilities are sufficient to cater for the needs of residents and are not visually intrusive in the streetscape.	<b>AO7.1</b> Vehicle parking and storage facilities are located: (a) behind the front building setback; or (b) behind the building.  <b>AO7.2</b> Car and boat parking is provided at a rate of: (a) 1.25 car parking spaces per 1 bedroom unit; and (b) 1.5 car parking spaces per 2 bedroom unit or greater; and (c) 1 boat parking space per unit.

## 8.3 Other development codes

### 8.3.1 Reconfiguring a lot code

#### 8.3.1.1 Application

This code applies to assessing development for reconfiguring a lot, with the exception of lot amalgamation, where identified as code or impact assessable in Part 5. When using this code, reference should be made to sections 5.3.2 and 5.3.3 located in Part 5 for determining the category of development and assessment and the assessment benchmarks.

#### 8.3.1.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure development of new lots is suitable for their intended use and they are appropriately designed and sited given the local landscape, ecology, climate and topography.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The lot layout design is an efficient use of the land;
  - (b) The lot layout design optimises public pathways and access to recreation and community facilities;
  - (c) Reconfiguration does not adversely impact on stormwater drainage, flood levels and water resources;
  - (d) The road network design provides for the convenient and safe movement of people and vehicles;
  - (e) The lot layout design gives priority to the installation, operation and maintenance of services and infrastructure which are compatible with the topography.

### 8.3.1.3 Criteria for assessment

**Table 8.3.1A— Accepted and assessable development**

Performance outcomes	Acceptable outcomes
<b>Lot configuration</b>	
<p><b>PO1</b> Lots have adequate area and appropriate dimensions for their intended use.</p> <p>Editor's note—Where a development does not achieve the lot dimensions shown in <b>Table 8.3.1B</b> below, or no dimensions are specified, the subdivision is demonstrated to be appropriate having regard to:</p> <ul style="list-style-type: none"> <li>(a) The unique size, shape, location or topography of existing and proposed allotments;</li> <li>(b) The unique character of the proposed use intended to be made of the land following subdivision (as set out in the development application);</li> <li>(c) The existing and future amenity of the locality;</li> <li>(d) The ability of the site to accept and disperse wastewater within the site without causing infiltration of the groundwater or runoff to nearby watercourses.</li> </ul>	<p><b>AO1.1</b> Lots comply with the minimum area and dimensions for those zones listed in <b>Table 8.3.1B</b> of this code.</p> <p><b>AO1.2</b> Lot boundaries align with zone boundaries and do not create new lots with split zoning.</p> <p><b>AO1.3</b> New lots are rectangular in shape.</p>
<b>Subdivision design</b>	
<p><b>PO2</b> Subdivision design:</p> <ul style="list-style-type: none"> <li>(a) Provides each lot with practical access to the public road system;</li> <li>(b) Minimises strip development;</li> <li>(c) Provides for safe and efficient traffic movements, including pedestrians, bicycles and motor vehicles; and</li> <li>(d) Does not compromise the long term potential for redevelopment.</li> </ul>	<p><b>AO2.1</b> Subdivision of provides for the opening of a new internal public road connecting to the external public road system and access to all lots is via the internal road.</p> <p><b>AO2.2</b> Applications for subdivisions creating 10 or more additional lots are accompanied by a Traffic Impact Assessment prepared by a suitably qualified engineer. At a minimum such assessment shall detail existing conditions, expected vehicle trip generation and the capacity of the local and trunk road network to deal with the additional demand.</p> <p><b>AO2.3</b> Subdivision lots have at least the minimum frontage listed in Table 8.3.1b, onto a road which is connected to the public road network.</p>
<p><b>PO3</b> Where appropriate, acoustic screening is incorporated in the development to mitigate impacts from road networks and such noise amelioration features are designed to minimise adverse impacts on visual amenity.</p>	<p><b>AO3.1</b> Landscaping indents are included for every five metres of acoustic screening.</p> <p><b>AO3.2</b> Where earth mound noise barriers are implemented, they are to be covered and screened with shrubs and ground cover, and appropriately drained where required.</p>
<p><b>PO4</b> Rear lots only occur in exceptional circumstances where justified by the need to protect amenity or where the site's physical characteristics make this form of subdivision more practical.</p>	<p><b>AO4.1</b> The development does not propose rear lots. OR <b>AO4.2</b> If the development proposes rear lot access, the access handle is located and constructed to:</p> <ul style="list-style-type: none"> <li>(a) Minimise impacts on adjoining properties</li> <li>(b) Allow all weather practical access</li> <li>(c) Prevent erosion and sedimentation due to vehicle movements;</li> <li>(d) Minimise dust generation; and</li> <li>(e) Ensure stormwater flow is managed and discharged to a legal point.</li> </ul>

Performance outcomes		Acceptable outcomes	
<b>PO5</b>	Secure access of adequate width and standard to accommodate all vehicles required to access the intended uses provided to all rear lots.	<b>AO5.1</b>	Where the access handle from the public road does not form part of the rear lot, the handle is protected by an access easement shown on the plan of survey.  = <b>AO5.2</b> The minimum width of access handles for land in each zone is as follows: (a) Industry Zone – 8m; (b) All other zones – 5m.
<b>Acid sulphate soils</b>			
<b>PO6</b>	Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential or actual acid sulphate soil by: (a) not reconfiguring lots in such areas; or (b) treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels; and (c) treating and managing surface and groundwater flows to minimise environmental harm.	<b>AO6.1</b>	Where the natural ground level is below 20 metres AHD (Australian Height Datum), development on land at or below five metres AHD, does not involve: (a) excavating or otherwise removing 100 cubic metres or more of soil or sediment, or (b) filling of land with 500 cubic metres or more of material with an average depth of 0.5 metres or more.
<b>Watercourse protection</b>			
<b>PO7</b>	Where reconfiguration involves land adjacent to or including a wetland and/or watercourses, there are no adverse impact on: (a) Water quality, flow, volume and level, normally and during wet and dry events; (b) Ecological and biodiversity values; or (c) Landscape quality.	<b>AO7.1</b>	No acceptable outcome is prescribed.

**Table 8.3.1B— Minimum lot dimensions**

Zone	Minimum Area <sup>(a)</sup>	Minimum road frontage	Maximum depth to frontage ratio
Low density residential zone	800m <sup>2</sup>	20m	NA
Medium density residential zone	800m <sup>2</sup>	20m	NA
Centre zone (all precincts)	400m <sup>2</sup>	10m	NA
Industry zone (all precincts)	1,000m <sup>2</sup>	20m	NA
Tourism	400m <sup>2</sup>	10m	NA
Community facilities	400m <sup>2</sup>	10m	NA
Special purpose	1,000m <sup>2</sup>	20m	NA
Emerging community			
(1) Rocky Point Waterfront Precinct	Not specified	Not specified	Not specified
(2) Lifestyle Residential Precinct	4,000m <sup>2</sup>	40m	3:1
(3) Not in a precinct	800m <sup>2</sup>	20m	NA
Recreation and open space	1000m <sup>2</sup>	50% of perimeter	NA
Environmental Management and Conservation	10,000m <sup>2</sup> (1ha)	Not specified	Not specified
Any other circumstances (including community titles scheme in any zone)	Not specified	Not specified	Not specified

(a) For rear allotments, the minimum area excludes the area of the proposed access way.

## 8.3.2 Parking and access code

### 8.3.2.1 Application

This code applies to assessing a material change of use identified in Part 5. When using this code, reference should be made to sections 5.3.2 and 5.3.3 located in Part 5 for determining the category of development and assessment and the assessment benchmarks.

### 8.3.2.2 Purpose

- (1) The purpose of the Transport, parking and access code is to ensure transport, access and car parking is safe, efficient and convenient.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The amount of parking provided for a particular land use is sufficient to meet the parking needs for that use;
  - (b) Parking and manoeuvring areas, passenger setdown/pickup areas and goods loading/unloading facilities are provided in a safe and efficient manner; and
  - (c) Access arrangements do not compromise the safety and efficiency of the transport network.

### 8.3.2.3 Criteria for assessment

**Table 8.3.2A— Accepted and assessable development**

Performance outcomes		Acceptable outcomes	
Section 1 – For accepted and assessable development			
Parking provision			
PO1	Sufficient car parking spaces are provided on site to accommodate the amount and type of vehicle traffic likely to be generated by the use.	AO1.1	Car parking for the land uses listed in the table in <b>Table 8.3.2B</b> of this code is provided as per that table
Access			
PO2	Access points are located to operate efficiently and safely and minimise conflicts considering the: (a) Amount and type of vehicular traffic; (b) Type of use and road traffic conditions; (c) Nature and extent of future street or intersection improvements; (d) Current and future on street parking; and (e) Available sight distances.	AO2.1	Access to the road network is limited to one access point/crossover per site and: (a) is an existing lawful access point (no new access points are proposed); or (b) is located, designed and constructed in accordance with: (i) Australian Standards AS2890.1 <i>Parking Facilities – Off-street Carparking</i> and AS 2890.2 <i>Parking Facilities – Off-street commercial vehicle facilities</i> ; and (ii) PSP1 – Development Manual Planning Scheme Policy.
Section 2 – For assessable development			
Design and layout			
PO3	On-site car parking areas are conveniently located, easily accessible, attractive and safe to use.	AO3.1	For residential activities (other than a dwelling house), short-term visitor parking is provided at the front of the site, with direct access to the building entry.
PO4	Car parking layout, individual spaces, manoeuvring and service areas are of a suitable size to meet user requirements and are designed to ensure they are safe, convenient and functional.	AO4.1	The design and layout of car parking spaces and areas including car park widths, aisle widths and circulation areas are in accordance with Australian Standards – AS 2890.1 <i>Parking Facilities – Off-street Carparking</i> and AS 2890.2 <i>Parking Facilities – Off-street commercial vehicle facilities</i> .
		AO4.2	Car parking spaces are line marked.
PO5	Service vehicle movement and loading areas are of a suitable size and dimension to meet user requirements.	AO5.1	Service vehicle movement and loading areas are designed in accordance with Australian Standards AS 2890.1 <i>Parking Facilities – Off-</i>

Performance outcomes	Acceptable outcomes
	<i>street Carparking</i> and AS 2890.2 <i>Parking Facilities – Off-street commercial vehicle facilities</i> and meet the minimum design requirements for the service vehicle specified in <b>Table 8.3.2B</b> of this code.
<b>PO6</b> Parking spaces are available and easily accessible for persons with disabilities and/or mobility difficulties.	<p><b>AO6.1</b> The proportion of total parking spaces provided for people with disabilities is in accordance with the Australian Standard – AS2890.1 <i>Parking Facilities – Off-street Carparking</i>.</p> <p><b>AO6.2</b> Access to spaces for people with disabilities is provided in accordance with Australian Standard – AS1428.1 <i>Design for access and mobility – General requirements for access – New building work</i>.</p> <p><b>AO6.3</b> Disabled parking is directly accessible from the entrance of the premises.</p> <p><b>AO6.4</b> Disabled parking is clearly identified via signage and/or line marking.</p>

**Table 8.3.2B— Car Parking Requirements**

Use	Minimum Number of Car Parking Spaces
Adult store	1 space per 25m <sup>2</sup> of GFA
Agricultural supplies store	1 space per 50m <sup>2</sup> of GFA and outdoor display area
Bulk landscape supplies	1 space per 25m <sup>2</sup> of GFA of Office
Caretaker's accommodation	1 space
Child care centre	(a) 1 space per 10 children; plus (b) 1 space per full time equivalent employee; plus (c) 2 spaces specifically reserved and marked for set down and pick up areas.
Club	1 space per 25m <sup>2</sup> of GFA
Community care centre	1 space per 20m <sup>2</sup> of GFA
Community residence	2 spaces
Community use	1 space per 15m <sup>2</sup> of GFA
Crematorium	1 space per 15m <sup>2</sup> of GFA
Dual occupancy	1 covered space plus 1 other space per dwelling
Dwelling house	2 spaces per dwelling house with at least 1 space covered, plus 1 space for any secondary dwelling on the same site. Tandem spaces may be provided.
Dwelling unit	(a) 1.25 spaces per one bedroom unit with at least 1 space covered; plus (b) 1.5 spaces per 2 bedroom unit or greater with at least 1 space covered; plus (c) 1 boat parking space per unit.
Educational establishment	(a) 1 space per employee; plus (b) 1 space per 10 students of driving age; plus (c) 1 space per 30 students specifically reserved and marked for set down and pick up areas.
Food and drink outlet	1 space per 40m <sup>2</sup> GFA and outdoor dining area
Function facility	1 space per 15m <sup>2</sup> of GFA
Funeral parlour	1 space per 15m <sup>2</sup> of GFA
Garden centre	1 space per 50m <sup>2</sup> of GFA and outdoor display area
Hardware and trade supplies	1 space per 50m <sup>2</sup> of GFA and outdoor display area
Health care services	1 space per 20m <sup>2</sup> of GFA
High impact industry	1 space per 100m <sup>2</sup> of GFA
Home based business	Where for a bed and breakfast:

Use	Minimum Number of Car Parking Spaces
	<p>(a) 1 space per bed and breakfast bedroom in addition to the requirements of the residential use.</p> <p>Where for any other Home based business:</p> <p>(a) 1 space per non-resident employee; plus</p> <p>(b) 1 space for clients and visitors in addition to the requirements of the residential use.</p> <p>Tandem spaces may be provided.</p>
Hospital	<p>(a) 1 space per 4 beds; plus</p> <p>(b) 2 spaces per consulting room; plus</p> <p>(c) 0.5 spaces per employee.</p>
Hotel	<p>(a) 1 space per accommodation unit; plus</p> <p>(b) 1 space per 30m<sup>2</sup> of GFA and licensed outdoor area; plus</p> <p>(c) 1 space per 50m<sup>2</sup> of GFA for liquor barn or bulk liquor sales area.</p>
Indoor sport and recreation	1 space per 20m <sup>2</sup> of GFA
Low impact industry	<p>Where for motor vehicle repair workshop:</p> <p>(a) 1 space per 50m<sup>2</sup> of GFA.</p> <p>Where for any other Low impact industry:</p> <p>(a) 1 space per 100m<sup>2</sup> of GFA</p>
Marine industry	1 space per 100m <sup>2</sup> of GFA
Medium impact industry	<p>Where for motor vehicle repair workshop:</p> <p>(a) 1 space per 50m<sup>2</sup> of GFA.</p> <p>Where for any other Medium impact industry:</p> <p>(a) 1 space per 100m<sup>2</sup> of GFA</p>
Multiple dwelling	<p>(a) 1.25 spaces per dwelling unit; plus</p> <p>(b) 0.25 spaces per unit for visitors.</p>
Nature based tourism	<p>(a) 1 space per lodge, hut, tent site or cabin; plus</p> <p>(b) 0.1 space per lodge, hut, tent site or cabin for visitor parking; plus</p> <p>(c) 1 space for an on-site manager.</p>
Office	1 space per 50m <sup>2</sup> of GFA
Outdoor sales	1 space per 25m <sup>2</sup> GFA of office
Outdoor sport and recreation	<p>For sporting grounds, such as football, cricket or hockey: 50 spaces per field.</p> <p>For lawn bowls: 30 spaces per green.</p> <p>For a swimming pool: 15 spaces, plus one space per 150m<sup>2</sup> site area.</p> <p>For tennis courts: 4 spaces per court.</p> <p>For other court games, such as netball: 20 spaces per court.</p> <p>For a golf course: 4 spaces per tee on the course.</p> <p>Note – where the type of Outdoor sport and recreation is not listed above, it is considered to be a ‘use not otherwise specified in this table’. Refer to the last row of this table for the minimum number of spaces required.</p>
Place of worship	1 space per 15m <sup>2</sup> of GFA
Relocatable home park	<p>(a) 1 space per relocatable home site;</p> <p>(b) 0.1 space per relocatable home site for visitor parking;</p> <p>(c) 1 space for on-site management.</p>
Research and technology industry	1 space per 100m <sup>2</sup> of GFA
Residential care facility	<p>(a) 1 space per 10 beds;</p> <p>(b) 0.5 spaces per bed for visitor parking;</p> <p>(c) 0.5 spaces per employee.</p>
Retirement facility	Either:

Use	Minimum Number of Car Parking Spaces
	(a) for self-contained accommodation units: 1 space per accommodation unit; or (b) for all other accommodation units: 1 space per 5 accommodation units; 0.25 spaces per unit for visitor parking; 0.5 spaces per employee.
Rooming accommodation	(a) The greater of 1 space per 2 bedrooms or 1 space per 4 beds; (b) 1 space for any on-site management component
Sales office	1 space
Service industry	1 space per 100m <sup>2</sup> of GFA
Service station	(a) 4 spaces; plus (b) 1 space per 50m <sup>2</sup> of GFA of any shop or restaurant component.
Shop	1 space per 25m <sup>2</sup> of GFA
Shopping centre	(a) 1 space per 25m <sup>2</sup> GFA; (b) 1 space per 100m <sup>2</sup> of internal storage and loading.  Note – Internal storage and loading areas are those areas used by shops or tenancies within the shopping centre for storage and loading of products or goods.
Short-term accommodation	(a) 1 space per unit or cabin; plus (b) 0.5 spaces per unit for visitors, staff and service vehicles.
Showroom	(a) 1 space per 50m <sup>2</sup> of GFA; plus (b) 1 space per 50m <sup>2</sup> GFA and outdoor display area for any Outdoor sales component.
Special industry	1 space per 100m <sup>2</sup> of GFA
Veterinary services	1 space per 25m <sup>2</sup> of GFA
Warehouse	1 space per 100m <sup>2</sup> of GFA
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.

### 8.3.3 Works, services and infrastructure code

#### 8.3.3.1 Application

This code applies to assessing a material change of use, reconfiguring a lot and operational work for development where identified as code or impact assessable in Part 5. When using this code, reference should be made to sections 5.3.2 and 5.3.3 located in Part 5 for determining the category of development and assessment and the assessment benchmarks.

#### 8.3.3.2 Purpose

- (1) The purpose of this code is to ensure development is provided with the range of infrastructure services expected by the community.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Infrastructure is designed and constructed to a suitable standard;
  - (b) Works, services and infrastructure do not cause environmental degradation or increase the risk of natural hazards;
  - (c) Development is designed, constructed and managed to avoid or minimise impacts on receiving waters;
  - (d) Development does not degrade existing performance of community services and infrastructure networks

#### 8.3.3.3 Criteria for assessment

**Table 8.3.3A— Accepted and assessable development**

Performance outcomes	Acceptable outcomes
<b>Infrastructure services</b>	
<b>PO1</b> An adequate, safe and reliable supply of potable and general use water is provided.	<b>AO1.1</b> If the site is located within Weipa's reticulated water area identified in Part 4—Local

Performance outcomes	Acceptable outcomes
	<p>government infrastructure plan, the site must be connected to Weipa's reticulated water supply system in accordance with PSP1 – Development Manual Planning Scheme Policy.</p> <p>Or</p> <p><b>AO1.2</b> If the site is not located within Weipa's reticulated water area, rainwater tanks of minimum capacity 50,000 litres must be installed for each residential dwelling unit.</p>
<p><b>PO2</b> Provision is made for the treatment and disposal of sewerage effluent to ensure there are no adverse impacts on water quality and no adverse ecological impacts as a result of the effluent disposal system or as a result of the cumulative effect of systems in the locality.</p>	<p><b>AO2.1</b> If the site is located within Weipa's reticulated sewerage area identified in Part 4 Local government infrastructure plan, the site must be connected to Weipa's reticulated sewerage network in accordance with PSP1 – Development Manual Planning Scheme Policy.</p> <p><b>AO2.2</b> If the site is not located within Weipa's reticulated sewerage area, an on-site sewerage treatment facility must be installed.</p>
<p><b>PO3</b> Land is provided with internal and external drainage to an appropriate standard to minimise runoff and impacts on receiving waters.</p>	<p><b>AO3.1</b> A reticulated drainage system is provided in accordance with PSP1 – Development Manual Planning Scheme Policy.</p>
<p><b>PO4</b> Land is provided with a reliable electricity supply.</p>	<p><b>AO4.1</b> Connection is made to an electricity supply network in accordance with PSP1 – Development Manual Planning Scheme Policy.</p>
<p><b>PO5</b> The road to the frontage of the site must be constructed to provide for the safe and efficient movement of:</p> <ul style="list-style-type: none"> <li>(a) Vehicles on the road adjacent to the site;</li> <li>(b) Vehicles to and from the site;</li> <li>(c) Pedestrians and cyclists adjacent to the site; and</li> <li>(d) Pedestrians and cyclists to and from the site.</li> </ul>	<p><b>AO5.1</b> The road to the frontage of the site is constructed in accordance with PSP1 – Development Manual Planning Scheme Policy.</p> <p><b>AO5.2</b> Vehicle crossover/s are constructed to provide access to the site in accordance with PSP1 – Development Manual Planning Scheme Policy.</p>
<p><b>PO6</b> Development must not affect the efficient functioning of public utility mains, services or installations.</p>	<p><b>AO6.1</b> Public utility mains, services and installations are not impacted adversely by development.</p> <p><b>AO6.2</b> Public utility mains, services and installations requiring alterations or new connections to facilitate development are repaired to the standards established by PSP1 – Development Manual Planning Scheme Policy.</p>
<b>Filling and excavation</b>	
<p><b>PO7</b> Filling and excavation does not result in the instability or utility of a site or adjacent land or adversely impact on the visual amenity of the area.</p>	<p><b>AO7.1</b> Filling and excavation is no greater than 1.5m in height or depth (above or below existing ground level).</p> <p><b>AO7.2</b> Retaining walls and other structures used for the supporting of fill and excavated areas do not exceed 1.5m in height.</p> <p><b>AO7.3</b> Filling and excavation does not occur within 2m of the site boundary.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO7.4</b> Soil is not stockpiled in locations that can be viewed from adjoining properties or from a road frontage for more than 1 month.</p> <p><b>AO7.5</b> Filling and excavation works comply with Australian Standard – AS 3798 <i>Guidelines on Earthworks for Commercial and Residential Development</i> as set out in PSP1 – Development Manual Planning Scheme Policy.</p>
<b>PO8</b> Filling and excavation does not result in a change to the run off characteristics of a site or have a detrimental impact upon the site and nearby land.	<p><b>AO8.1</b> Filling and excavation does not result in the ponding of water on the site or adjacent land.</p> <p><b>AO8.2</b> Filling and excavation does not result in an increase in flow of water from the site to any other land or a transport corridor.</p> <p><b>AO8.3</b> Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse or overland flow paths.</p> <p><b>AO8.4</b></p> <p><b>AO8.5</b> Filling and excavation complies with the specifications set out in PSP1 – Development Manual Planning Scheme Policy.</p>
<b>PO9</b> Filling and excavation does not result in a reduction of the water quality of receiving waters.	<b>AO9.1</b> Water quality complies with PSP1 – Development Manual Planning Scheme Policy.
<b>PO10</b> Filling and excavation does not cause harm to natural or built environments or human health by the production of acid leachate resulting from disturbance of potential or actual acid sulphate soil by: <ul style="list-style-type: none"> <li>(a) avoiding such areas;</li> <li>(b) treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels; and</li> <li>(c) treating and managing surface and groundwater flows to minimise environmental harm.</li> </ul>	<p><b>AO10.1</b> Where the natural ground level is below 20 metres AHD (Australian Height Datum), development on land at or below five metres AHD, does not involve:</p> <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100 cubic metres or more of soil or sediment, or</li> <li>(b) filling of land with 500 cubic metres or more of material with an average depth of 0.5 metres or more.</li> </ul>
<b>PO11</b> Filling and excavation is carried out so that the visual amenity of the area and the privacy of adjoining properties are not compromised.	<b>AO11.1</b> No acceptable outcome is prescribed.
<b>PO12</b> Effective measures are put in place such that filling and excavation associated with site works and construction activity do not cause erosion.	<p><b>AO12.1</b> Filling and excavation and associated site works and construction activity are carried out as follows:</p> <ul style="list-style-type: none"> <li>(a) Construction activity is timed to avoid periods of high rainfall;</li> <li>(b) Earth works/site regrading and rehabilitation is carried out at the completion of each stage of works;</li> <li>(c) Erosion/sediment control barriers/fences and drains are installed and maintained;</li> <li>(d) Hydro-mulching or similar treatment is applied to newly disturbed areas; and</li> <li>(e) Dust control and revegetation of a disturbed area commences immediately upon the completion of works on that</li> </ul>

Performance outcomes	Acceptable outcomes
	area and is maintained for a period of at least 3 months.
<b>Fire services in developments accessed by common private title</b>	
<b>PO13</b> Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<p><b>AO13.1</b> Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and should be situated above or below ground.</p> <p><b>AO13.2</b> Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.</p>
<b>PO14</b> Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	<b>AO14.1</b> Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
<b>PO15</b> Hydrants are suitably identified so that fire services can locate them at all hours.	<b>AO15.1</b> Hydrants are identified in the Queensland Government transport technical specifications..
<b>Stormwater Quality</b>	
<b>PO16</b> Development does not increase: <ul style="list-style-type: none"> <li>(a) The concentration of total suspended solids or other contaminants in stormwater flows during site construction; and</li> <li>(b) Run-off which causes erosion either on site or off site.</li> </ul>	No acceptable outcome.
<b>Additional performance outcomes and acceptable outcomes that apply to high-risk development, being one or more of the following:</b> <ul style="list-style-type: none"> <li>(a) A material chance of use for an urban purpose which involves greater than 2,500m<sup>2</sup> of land that: <ul style="list-style-type: none"> <li>(i) Will result in an impervious area greater than 25% of the net developable area; or</li> <li>(ii) Will result in 6 or more dwellings.</li> </ul> </li> <li>(b) Reconfiguring a lot for an urban purpose that involves greater than 2,500m<sup>2</sup> of land and will result in 6 or more lots;</li> <li>(c) Operational work for an urban purpose that involves disturbing greater than 2,500m<sup>2</sup> of land.</li> </ul>	
<b>PO17</b> Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. Development must achieve the Stormwater Management Design Objectives contained in the State Planning Policy. <p>Note – Prescribed water contaminants are defined in the <i>Environmental Protection Act 1994</i>.</p> <p>Note – Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.</p>	<b>AO17.1</b> Development provides a stormwater management system that is designed in compliance with the standards in PSP1 – Development Manual Planning Scheme Policy.

## 8.3.4 Advertising devices code

### 8.3.4.1 Application

This code applies to assessing operational work for an advertising device where identified for assessment in Part 5. When using this code, reference should be made to sections 5.3.2 and 5.3.3 located in Part 5 for determining the category of development and assessment and the assessment benchmarks.

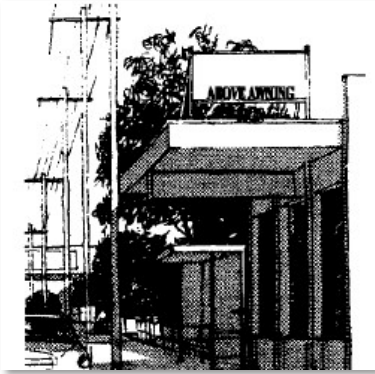

### 8.3.4.2 Purpose


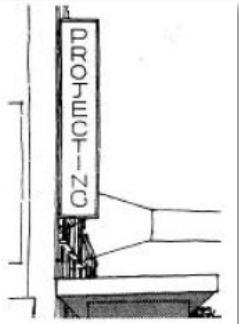

- (1) The purpose of the code is to facilitate appropriate advertising of businesses, products or services, while ensuring that advertising devices only occur in appropriate areas, do not detract from character and amenity values, and do not cause potential danger to public safety.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) advertising is aesthetically acceptable and compatible with the character of the immediate area and does not result in visual clutter
  - (b) advertising does not create a hazard to pedestrians, cyclists and vehicular traffic
  - (c) advertising devices are compatible with the design of a building and does not appear visually dominant or overbearing
  - (d) advertising devices are certified as structurally secure:
    - (i) obstruct roads or footpaths or create a hazard to pedestrians, cyclists or vehicles;
    - (ii) confuse or distract road users, particularly in proximity to intersections or any complex traffic environments;
  - (e) advertising devices do not adversely impact upon:
    - (i) the amenity, use and enjoyment of public open spaces;
    - (ii) areas of scenic and natural values.



### 8.3.4.3 Criteria for assessment

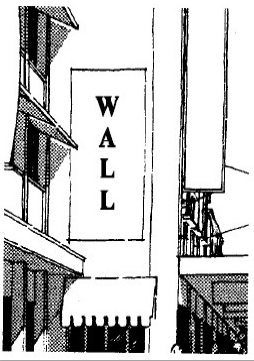
**Table 8.3.4— Accepted and assessable development**

Performance Outcomes	Acceptable Outcomes
<b>PO1</b> Advertising devices are consistent with the scale and design of buildings and other works in the immediate area, do not contribute to visual clutter, do not impact the amenity of residential, open space and natural areas, and are structurally certified where intended as long-term constructions	<b>AO1.1</b> Advertising devices may occur in the following zones: <ol style="list-style-type: none"> <li>(a) Centre zone;</li> <li>(b) Industry zone;</li> <li>(c) Tourism zone;</li> <li>(d) Community facilities zone;</li> <li>(e) Special purposes zone</li> <li>(f) Emerging community zone, EC1 Rocky Point Waterfront Precinct only.</li> </ol> <b>AO1.2</b> Advertising devices are not placed in the following zones: <ol style="list-style-type: none"> <li>(a) Low density residential zone;</li> <li>(b) Medium density residential zone;</li> <li>(c) Emerging community zone (other than the EC1 Rocky Point Waterfront Precinct);</li> <li>(d) Recreation and open space zone;</li> <li>(e) Environmental management and conservation zone.</li> </ol> <b>AO1.3</b> Illuminated devices may occur in the Centre zone and Industry zone only. <b>AO1.4</b> Advertising devices are structurally certified to be secure in this locale, where intended as long-term construction
<b>PO2</b> The siting and design of Advertising devices does not pose a hazard or nuisance for pedestrians, cyclists and motorists by ensuring: <ol style="list-style-type: none"> <li>(a) site lines are not obstructed;</li> </ol>	<b>AO2.1</b> Any advertising device located over a footpath provides a minimum 2.4m high vertical clearance.

Performance Outcomes	Acceptable Outcomes
<p>(b) all traffic signs and signals remain visible from all angles;</p> <p>(c) the passage of pedestrians, cyclists and motorists is not obstructed.</p>	<p><b>AO2.2</b> Advertising devices do not extend over a roadway or otherwise inhibit pedestrian, bicycle or vehicular movement.</p> <p><b>AO2.3</b> Advertising devices are constructed or located such that the view of any traffic sign, street name, intersection or approach to an intersection is maintained, and line of sight is not reduced for all forms of road traffic, including cyclists, motorists and pedestrians at crossing points.</p>
<p><b>PO3</b> An above awning sign is consistent with the scale and design of buildings and other works in the area, does not contribute to visual clutter and maintains recognised acceptable limits of light emissions.</p> <p>Editor's Note – An example of an above awning sign is provided below.</p> 	<p><b>AO3.1</b> The above awning sign:</p> <ul style="list-style-type: none"> <li>(a) does not have a face area in excess of 2.5m<sup>2</sup> or more than 2 faces;</li> <li>(b) where it has 2 faces — has a maximum angle between each face of 45 degrees;</li> <li>(c) has a maximum height of 1.5m above the awning on which it is displayed;</li> <li>(d) is not displayed less than 3m from another above awning sign;</li> <li>(e) is displayed less than 1.5m from any side boundary;</li> <li>(f) has a face area length greater than the face area height;</li> <li>(g) if illuminated — does not result in light nuisance on a light-sensitive use off-site;</li> <li>(h) is installed without “guide wires” or exposed supporting framework;</li> </ul>
<p><b>PO4</b> A billboard/hoarding sign is consistent with the scale of development in the area and does not contribute to visual clutter.</p> <p>Editor's Note – An example of a billboard/hoarding sign is provided below.</p> 	<p><b>AO4.1</b> The sign:</p> <ul style="list-style-type: none"> <li>(a) has a maximum face area of 45m<sup>2</sup>;</li> <li>(b) has a maximum height of 15m;</li> <li>(c) does not directly face adjoining premises unless it is more than 3m from each boundary of the premises;</li> <li>(d) is not located or constructed so as to expose an unsightly back view of the sign;</li> <li>(e) does not have more than 2 faces;</li> </ul> <p><b>And</b></p> <p><b>AO4.2</b> If the sign has 2 faces — has a maximum angle between each face of 45 degrees;</p> <p><b>And</b></p> <p><b>AO4.3</b> Only 1 double-sided sign is displayed on premises except where the street front boundary of the premises exceeds 100m.</p> <p><b>And</b></p> <p><b>AO4.4</b> If the street front boundary of the premises exceeds 100m, more than 1 double-sided sign is permitted, however, the signs are a minimum 100m apart.</p> <p><b>And</b></p> <p><b>AO4.5</b> The sign is not displayed less than 3m from any side boundary.</p> <p><b>And</b></p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO5</b> A pole sign is consistent with the scale of development in the area and does not contribute to visual clutter.</p> <p>Editor's Note – An example of a pole sign is provided below.</p> 	<p><b>AO4.6</b> The sign is installed without “guide wires” or exposed supporting framework.</p> <p><b>AO5.1</b> The sign has a maximum height of 5m above ground level.</p> <p><b>And</b></p> <p><b>AO5.2</b> The sign is not displayed less than 3m from any side boundary.</p>
<p><b>PO6</b> A projecting sign is consistent with the scale of development in the area, does not obstruct vehicle movement and does not contribute to visual clutter.</p> <p>Editor's Note – An example of a projecting sign is provided below.</p> 	<p><b>AO6.1</b> The front elevation of the sign does not project beyond the outline of the wall to which it is attached.</p> <p><b>And</b></p> <p><b>AO6.2</b> The sign is positioned and designed in a manner which is compatible with the architecture of the building to which it is attached.</p> <p><b>And</b></p> <p><b>AO6.3</b> The sign maintains a minimum clearance of 2.4m from any road related area directly adjacent to the sign.</p> <p><b>And</b></p> <p><b>AO6.4</b> The sign is installed without “guide wires” or exposed supporting framework.</p>
<p><b>PO7</b> A pylon sign is consistent with the scale of development in the area and does not contribute to visual clutter.</p> <p>Editor's Note – An example of a pylon sign is provided below.</p> 	<p><b>AO7.1</b> If the sign has 2 faces — has a maximum angle between each face of 45 degrees.</p> <p><b>And</b></p> <p><b>AO7.2</b> The sign has a maximum face area of 40m<sup>2</sup>.</p> <p><b>And</b></p> <p><b>AO7.3</b> The sign has a maximum height of 15m above ground level.</p> <p><b>And</b></p> <p><b>AO7.4</b> Only 1 double-sided sign is displayed on premises except where the street front boundary of the premises exceeds 100m.</p> <p><b>And</b></p> <p><b>AO7.5</b> If the street front boundary of the premises exceeds 100m, more than 1 double-sided sign is permitted, however, the signs are a minimum 100m apart.</p> <p><b>And</b></p> <p><b>AO7.6</b> The sign is not located or constructed so as to expose an unsightly back view of the sign.</p> <p><b>And</b></p> <p><b>AO7.7</b> The sign is not displayed less than 3m from any side boundary.</p> <p><b>And</b></p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO8</b> A roof/sky sign is consistent with the scale of development in the area, does not contribute to visual clutter, maintains recognised acceptable limits of light emissions and does not represent a hazard to public safety.</p> <p>Editor's Note – An example of a roof/sky sign is provided below.</p> 	<p><b>AO7.8</b> The sign is installed without “guide wires” or exposed supporting framework.</p> <p><b>AO8.1</b> The sign is contained within the existing or created outline of the building on which it is displayed.</p> <p><b>Or</b></p> <p><b>AO8.2</b> The sign is designed to appear as if it were part of the original building, or in some other way match or complement the architecture of the building.</p> <p><b>And</b></p> <p><b>AO8.3</b> The sign does not extend horizontally beyond the edge of the roof of the building on which it is displayed.</p> <p><b>And</b></p> <p><b>AO8.4</b> The sign is not less than 3m from any other roof/sky sign displayed on the building and the signs match, align or are otherwise compatible with each other.</p> <p><b>And</b></p> <p><b>AO8.5</b> The sign is installed without “guide wires” or exposed supporting framework.</p> <p><b>And</b></p> <p><b>AO8.6</b> The sign may be internally illuminated but does not cause excessive light spill.</p> <p><b>And</b></p> <p><b>AO8.7</b> For signs with a face area greater than 1.2m<sup>2</sup>, an engineer's certificate for any supporting structure for the sign is obtained.</p>
<p><b>PO9</b> A sign-written roof sign is consistent with the scale of development in the area, does not contribute to visual clutter and results in no light nuisance off-site.</p> <p>Editor's Note – An example of a sign-written roof sign is provided below.</p> 	<p><b>AO9.1</b> The sign is contained within the existing or created outline of the building on which it is displayed.</p> <p><b>And</b></p> <p><b>AO9.2</b> The sign does not cover more than 25% of the roof of the building on which it is displayed.</p> <p><b>And</b></p> <p><b>AO9.3</b> The sign does not extend horizontally beyond the edge of the building roof.</p> <p><b>And</b></p> <p><b>AO9.4</b> The sign is visually compatible with other sign written roof signs on the building.</p> <p><b>And</b></p> <p><b>AO9.5</b> The sign is not visible from any residential building located adjacent to the building on which it is displayed.</p> <p><b>And</b></p> <p><b>AO9.6</b> The sign is not illuminated.</p>
<p><b>PO10</b> A wall sign is consistent with the scale of development in the area and maintains recognised acceptable limits of light emissions.</p> <p>Editor's Note – An example of a wall sign is provided below.</p>	<p><b>AO10.1</b> The sign does not project in excess of 100mm from the wall to which it is affixed.</p> <p><b>And</b></p> <p><b>AO10.2</b> The sign does not project beyond any edge of the wall.</p> <p><b>And</b></p> <p><b>AO10.3</b> The sign integrates, and is compatible, with the architecture of the building on which it is placed.</p> <p><b>And</b></p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO10.4</b> The shape of the sign is similar to the shape of the wall on which it is placed.</p> <p><b>And</b></p> <p><b>AO10.5</b> The face area of the sign does not cover more than 75% of the area of the wall on which it is placed.</p> <p><b>And</b></p> <p><b>AO10.6</b> The sign is installed without “guide wires” or exposed supporting framework.</p> <p><b>And</b></p> <p><b>AO10.7</b> The sign may be internally but not externally illuminated and does not result in light nuisance on a light-sensitive use off-site</p>

# Schedule 1 Definitions

## SC1.1 Use definitions

- (1) As prescribed by section 7 of the Regulation the definitions for the following use terms and definitions are located in schedule 3 column 1 and 2 of the Regulation. The definitions of the Regulation apply to the extent of any inconsistency in accordance with section 16(3) of the Act.
- (2) Use definitions have a particular meaning for the purpose of the planning scheme.
- (3) 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.

- (4) A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
- (5) The use definitions listed here are the definitions used in this planning scheme.
- (6) Column 3 of Table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
- (7) Column 4 of Table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
- (8) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.

**Table SC1.1.1—Index of use definitions**

Index for use definitions		
➤ Adult store	➤ Hardware and trade supplies	➤ Place of worship
➤ Agricultural supplies store	➤ Health care services	➤ Port service
➤ Air services	➤ High impact industry	➤ Relocatable home park
➤ Animal husbandry	➤ Home based business	➤ Renewable 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	➤ Motor sport facility	➤ Shopping centre
➤ Crematorium	➤ Multiple dwelling	➤ Short-term accommodation
➤ Cropping	➤ Nature-based tourism	➤ Showroom
➤ Detention facility	➤ Nightclub entertainment facility	➤ Special industry
➤ Dual occupancy	➤ Non-resident workforce accommodation	➤ Substation
➤ Dwelling house	➤ Office	➤ Telecommunications facility
➤ Dwelling unit	➤ Outdoor sales	➤ Theatre
➤ Educational establishment	➤ Outdoor sport and recreation	➤ Tourist attraction
➤ Emergency services	➤ Outstation	➤ Tourist park
➤ Environment facility	➤ Park	➤ Transport depot
➤ Extractive industry	➤ Parking station	➤ Utility installation
➤ Food and drink outlet	➤ Permanent plantation	➤ Veterinary services
➤ Function facility		➤ Warehouse
➤ Funeral parlour		➤ Wholesale nursery
➤ Garden centre		➤ Winery

**Table SC1.1.2—Use definitions (as per the regulated requirements of Schedule 3 of the Planning Regulation 2017)**

Column 1 – Use term	Column 2 – Definition	Column 3 – Examples include	Column 4 – Does not include the following examples
Adult store	<b>adult store</b> means the use of premises for the primary purpose of displaying or selling— (a) sexually explicit materials; or (b) products and devices that are associated with, or used in, a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"><li>the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or</li><li>the sale or display of underwear or lingerie or</li><li>the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.</li></ul>
Agricultural supplies store	<b>agricultural supplies store</b> means the use of premises for the sale of agricultural supplies and products.	Animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds	Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air services	<b>air service</b> means the use of premises for— (a) the arrival or departure of aircraft; or (b) housing, servicing, refuelling, maintaining or repairing aircraft; or (c) the assembly and dispersal of passengers or goods on or from an aircraft; or (d) training and education facilities relating to aviation; or (e) aviation facilities; or (f) an activity that— (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and (ii) directly services the needs of aircraft passengers.	Airport, air strip, helipad, public or private airfield	
Animal husbandry	<b>animal husbandry</b> means the use of premises for— (a) producing animals or animal products on native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Cattle stud, grazing of livestock, non-feedlot dairy	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	<b>animal keeping</b> means the use of premises for— (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Aviary, cattery, kennel, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	<b>aquaculture</b> means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and	Intensive animal industry

Column 1 – Use term	Column 2 – Definition	Column 3 – Examples include	Column 4 – Does not include the following examples
		line systems, sea cages	
Bar	<b>bar</b> means the use of premises, with seating for 60 or less people, for— (a) selling liquor for consumption on the premises; or (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, nightclub entertainment facility, tavern
Brothel	<b>brothel</b> means premises made available for prostitution by 2 or more prostitutes at the premises.  <i>Note — See the Prostitution Act 1999, schedule 4.</i>		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	<b>bulk landscape supplies</b> means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including for example, - soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	<b>caretaker's accommodation</b> means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	<b>car wash</b> means the use of premises for the commercial cleaning of motor vehicles.		Service station
Cemetery	<b>cemetery</b> means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	<b>childcare centre</b> means the use of premises for the care, education and minding, but not residence, of children.	Crèche, early childhood centre, kindergarten, before or after school care, vacation care	Educational establishment, home based child care, family day care
Club	<b>club</b> means the use of premises for— (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	<b>community care centre</b> — (a) means the use of premises for (i) providing social support to members of the public; or (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (c) does not include the use of premises for providing accommodation to members of the public.	Disability support services, drop in centre, respite centre, indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	<b>community residence</b> — (a) means the use of premises for residential accommodation for—	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation

Column 1 – Use term	Column 2 – Definition	Column 3 – Examples include	Column 4 – Does not include the following examples
	<ul style="list-style-type: none"> <li>(i) no more than 6 persons requiring assistance or support with daily living needs; and</li> <li>(ii) no more than 1 support worker; and</li> <li>(b) includes a building or structure that is reasonably associated with the use in paragraph (a).</li> </ul>		
Community use	<p><b>community use</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) providing artistic, social or cultural facilities or community services to the public; or</li> <li>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a)</li> </ul>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	<b>crematorium</b> means the use of premises for the cremation or aquamation of bodies.		Cemetery
Cropping	<p><b>cropping</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or</li> <li>(d) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or</li> <li>(e) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).</li> </ul>	Forestry for wood production, fodder and pasture production, producing fruits, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	<b>detention facility</b> means the use of premises for the lawful detention of persons.	Prison, correctional facility, detention centre	
Dual occupancy	<p><b>dual occupancy</b>—</p> <ul style="list-style-type: none"> <li>(a) means a residential use of premises for 2 households involving <ul style="list-style-type: none"> <li>(i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and</li> <li>(ii) any domestic outbuilding associated with the dwellings; but</li> </ul> </li> <li>(b) does not include a residential use of premises that involves a secondary dwelling.</li> </ul>	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling
Dwelling house	<p><b>dwelling house</b> means a residential use of premises involving—</p> <ul style="list-style-type: none"> <li>(a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or</li> <li>(b) 1 dwelling for a single household, a secondary dwelling, and any</li> </ul>		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling

Column 1 – Use term	Column 2 – Definition	Column 3 – Examples include	Column 4 – Does not include the following examples
	domestic outbuildings associated with either dwelling.		
Dwelling unit	<b>dwelling unit</b> means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<b>educational establishment</b> means the use of premises for— (a) training and instruction to impart knowledge and develop skills; or (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).	College, outdoor education centre, primary school, secondary school, special education facility, technical institute, university	Child care centre, home based child care, family day care
Emergency services	<b>emergency services</b> means the use of premises by a government entity or community organisation to provide— (a) essential emergency services; or (b) disaster management services; or (c) management support facilities for the services.	Ambulance station, evacuation centre, fire station, police station	Community use, hospital, residential care facility
Environment facility	<b>environment facility</b> — (a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but (b) does not include the use of premises to provide accommodation for tourists and travellers.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	<b>extractive industry</b> means the use of premises for— (a) extracting or processing extractive resources; and (b) any related activities, including, for example, transporting the resources to market.	Quarry	
Food and drink outlet	<b>food and drink outlet</b> means the use of premises for— (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).	Café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	<b>function facility</b> means the use of premises for— (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.	Conference centre, reception centre	Community use, hotel
Funeral parlour	<b>funeral parlour</b> — (a) means the use of premises for— (i) arranging and conducting funerals, memorials and other similar events; or (ii) a mortuary; or (iii) storing and preparing bodies for burial or cremation; but		Cemetery, crematorium, place of worship

Column 1 – Use term	Column 2 – Definition	Column 3 – Examples include	Column 4 – Does not include the following examples
	(b) does not include the use of premises for the burial or cremation of bodies.		
Garden centre	<b>garden centre</b> means the use of premises for— (a) selling plants; or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or (c) a food and drink outlet is ancillary to the use in paragraph (a).	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	<b>hardware and trade supplies</b> means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.		Shop, showroom, outdoor sales and warehouse
Health care services	<b>health care service</b> means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinic, medical centre, physiotherapy clinic	Community care centre, hospital
High impact industry	<b>high impact industry</b> means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, and (b) that a local planning instrument applying to the premises states is a high impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry  Note – additional examples may be shown in SC1.1.2 industry thresholds.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home based business	<b>home-based business</b> means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	<b>hospital</b> means the use of premises for— (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or (b) providing accommodation for patients; or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).		Health care services, residential care facility
Hotel	<b>hotel</b> — (a) means the use of premises for— (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or providing	Pub, tavern	Nightclub entertainment facility

Column 1 – Use term	Column 2 – Definition	Column 3 – Examples include	Column 4 – Does not include the following examples
	accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar.		
Indoor sport and recreation	<b>indoor sport and recreation</b> means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	<b>intensive animal industry—</b> (a) means the use of premises for— (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but (b) does not include the cultivation of aquatic animals.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	<b>intensive horticulture—</b> (a) means the use of premises for— (i) the intensive production of plants or plant material carried out indoors on imported media; or (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to a use in subparagraph (i) or (ii); but (b) does not include the cultivation of aquatic plants.	Greenhouse, hydroponic farm, mushroom farm	Wholesale nursery
Landing	<b>landing</b> means the use of premises for a structure— (a) for mooring, launching, storing and retrieving vessels; and (b) from which passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	<b>low impact industry</b> means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is low impact industry; and (c) that complies with any thresholds for the activity states in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured	Repairing motor vehicles, fitting and turning workshop  Note – additional examples may be shown in SC1.1.2 industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry

Column 1 – Use term	Column 2 – Definition	Column 3 – Examples include	Column 4 – Does not include the following examples
	or the level of emissions produced by the activity.		
Major electricity infrastructure	<p><b>major electricity infrastructure</b>—</p> <p>(a) means the use of premises for—</p> <p>(i) a transmission grid or supply network; or</p> <p>(ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the use of premises for a supply network or private electricity works stated in schedule 6, section 26(5) of the Regulation, unless the use involves—</p> <p>(i) a new zone substation or bulk supply substation; or</p> <p>(ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.</p>	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	<p><b>major sport, recreation and entertainment facility</b> means the use of premises for large-scale events, including, for example, major sporting, recreation conference or entertainment events.</p>	Convention centre, exhibition centre, horse racing facility, sports stadiums	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	<p><b>marine industry</b> means the use of waterfront premises for—</p> <p>(a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or</p> <p>(b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).</p>	Boat building, boat storage, dry dock	Marina
Market	<p><b>market</b> means the use of premises on a regular basis for—</p> <p>(a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or</p> <p>(b) providing entertainment, if the use is ancillary to the use in paragraph (a).</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p><b>medium impact industry</b> means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a medium impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note – additional examples may be shown in SC1.1.2 industry thresholds.</p>	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

Column 1 – Use term	Column 2 – Definition	Column 3 – Examples include	Column 4 – Does not include the following examples
Motor sport facility	<b>motor sport facility</b> means the use of premises for— (a) organised or recreational motor sports; or (b) facilities for spectators, including, for example, stands, amenities or food and drink outlets, if the use is ancillary to the use in paragraph (a).	Car race track, go-kart track, trail bike park, 4WD park	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	<b>multiple dwelling</b> means a residential use of premises involving 3 or more dwellings, whether attached or detached, 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	<b>nature-based tourism</b> means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of— (a) an area of environmental, cultural or heritage value; or (b) a local ecosystem; or (c) the natural environment.	Environmentally responsible accommodation facilities including cabins, huts, lodges and tents	Environment facility
Nightclub entertainment facility	<b>nightclub entertainment facility</b> means the use of premises for— (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor and preparing and selling food, for consumption on the premises; if the use is ancillary to the use in paragraph (a).		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<b>non-resident workforce accommodation</b> means the use of premises for— (a) accommodation for non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	<b>office</b> — (a) means the use of premises for— (i) providing an administrative, financial, management or secretarial service or function; or (ii) the practice of a profession; or (iii) providing business or professional advice or services; but (b) does not include premises used for making, selling or hiring goods.	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	<b>outdoor sales</b> means the use of premises for— (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or (b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market

Column 1 – Use term	Column 2 – Definition	Column 3 – Examples include	Column 4 – Does not include the following examples
	is ancillary to the use in paragraph (a).		
Outdoor sport and recreation	<b>outdoor sport and recreation</b> means the use of premises for— (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or (b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).	Cricket oval, driving range, golf course, swimming pool, tennis court	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	<b>outstation</b> means the use of premises for— (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or (b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short-term accommodation, tourist park
Park	<b>park</b> means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	<b>parking station</b> means the use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	
Party house	<b>party house</b> means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if— (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and (b) the accommodation or facilities are provided for a period of less than 10 days; and (c) the owner of the premises does not occupy the premises during that period.		
Permanent plantation	<b>permanent planation</b> means the use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	<b>place of worship</b> means the use of premises for— (a) organised worship and other religious activities; or (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port service	<b>port service</b> means the use of premises for— (a) the arrival and departure of vessels; or	Marina, ferry terminal	Landing

Column 1 – Use term	Column 2 – Definition	Column 3 – Examples include	Column 4 – Does not include the following examples
	<ul style="list-style-type: none"> <li>(b) the movement of passengers or goods on or off vessels; or</li> <li>(c) storing, servicing, maintaining or repairing vessels; or</li> <li>(d) ancillary uses that directly service the needs of passengers of the vessels.</li> </ul>		
Relocatable home park	<p><b>relocatable home park</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) relocatable dwellings for long-term residential accommodation; or</li> <li>(b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).</li> </ul>		Tourist park
Renewable energy facility	<p><b>renewable energy facility</b>—</p> <ul style="list-style-type: none"> <li>(a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but</li> <li>(b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.</li> </ul>	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><b>research and technology industry</b> means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.</p>	Aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facility, energy industries, medical laboratories	
Residential care facility	<p><b>residential care facility</b> means the use of premises for supervised accommodation, and medical and other support services, for persons who—</p> <ul style="list-style-type: none"> <li>(a) can not live independently; and</li> <li>(b) require regular nursing or personal care.</li> </ul>	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	<p><b>resort complex</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) tourist and visitor accommodation that includes integrated leisure facilities; or</li> <li>(b) staff accommodation that is ancillary to the use in paragraph (a); or</li> <li>(c) transport facilities for the premises, including, for example, a ferry terminal or air service.</li> </ul>	<p>Island resort</p> <p>Examples of integrated leisure facilities—</p> <p>bars, meeting and function facilities, restaurants, sporting and fitness facilities</p>	
Retirement facility	<p><b>retirement facility</b> means a residential use of premises for—</p> <ul style="list-style-type: none"> <li>(a) accommodation for older members of the community, or retired persons, in independent living units or services units; or</li> </ul>	Retirement village	Residential care facility

Column 1 – Use term	Column 2 – Definition	Column 3 – Examples include	Column 4 – Does not include the following examples
	(b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).		
Roadside stall	<b>roadside stall</b> means the use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	<b>rooming accommodation</b> means the use of premises for— (a) residential accommodation, if each resident— (i) has a right to occupy 1 or more rooms on the premises; and (ii) does not have a right to occupy the whole of the premises; and (iii) does not occupy a self-contained unit, as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> , schedule 2, or has only limited facilities available for private use; and (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or (b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	<b>rural industry</b> means the use of premises for— (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or (b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	<b>rural worker's accommodation</b> means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if— (a) the premises, and the premises where the rural use is carried out, are owned by the same person; and (b) the employees are not non-resident workers.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwelling

Column 1 – Use term	Column 2 – Definition	Column 3 – Examples include	Column 4 – Does not include the following examples
Sales office	<b>sales office</b> means the use of premises for temporary display of land parcels or buildings that— (a) are for sale or proposed to be sold; or (b) can be won as a prize in a competition.	Display dwelling	Bank, office
Service industry	<b>service industry</b> means the use of premises for an industrial activity that— (a) does not result in off-site air, noise or odour emissions; and (f) is suitable for location 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	<b>service station</b> means the use of premises for— (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels or (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).		Car wash
Shop	<b>shop</b> means the use of premises for— (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public.	Betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket	Adult store, food and drink outlet, showroom, market
Shopping centre	<b>shopping centre</b> means the use of premises for an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	<b>short-term accommodation</b> — (a) means the use of premises for (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but (b) does not include a hotel, nature-based tourism, resort complex or tourist park.	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	<b>showroom</b> means the use of premises for the sale of goods that are of— (a) a related product line; and (b) a size, shape or weight that requires— (i) a large area for handling, display or storage; and	Bulk stationary supplies, bulky goods sales, bulk home supplies, motor vehicles sales showroom	Food and drink outlet, shop, outdoor sales

Column 1 – Use term	Column 2 – Definition	Column 3 – Examples include	Column 4 – Does not include the following examples
	(ii) direct vehicle access to the building that contains the goods by members of the public to enable the loading and unloading of the goods.		
Special industry	<p><b>special industry</b> means the use of premises for an industrial activity—</p> <p>(a) that is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products; and</p> <p>(b) that a local planning instrument applying to the premises states is a special industry; and</p> <p>(c) that complies with any thresholds for the activity states in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note – additional examples may be shown in SC1.3 Industry thresholds.</p>	Low impact industry, medium impact industry, high impact industry, service industry
Substation	<p><b>substation</b> means the use of premises—</p> <p>(a) as part of a transmission grid or supply network to—</p> <p>(i) convert or transform electrical energy from one voltage to another; or</p> <p>(ii) regulate voltage in an electrical circuit; or</p> <p>(iii) control electrical circuits; or</p> <p>(iv) switch electrical current between circuits; or</p> <p>(b) for a telecommunications facility for—</p> <p>(i) works, as defined under the Electricity Act, section 12(1); or</p> <p>(ii) workforce operational and safety communications.</p>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	<b>telecommunications facility</b> means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p><b>theatre</b> means the use of premises for—</p> <p>(a) presenting movies, live entertainment or music to the public; or</p> <p>(b) the production of film or music; or</p> <p>(c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b) —</p> <p>(i) preparing and selling food and drink for consumption on the premises;</p> <p>(ii) facilities for editing and post-production;</p> <p>(iii) facilities for wardrobe, laundry and make-up;</p> <p>(iv) set construction workshops;</p>	Cinema, concert hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio

Column 1 – Use term	Column 2 – Definition	Column 3 – Examples include	Column 4 – Does not include the following examples
	(v) sound stages.		
Tourist attraction	<b>tourist attraction</b> means the use of premises for— (a) providing entertainment to, or a recreation facility for, the general public; or (b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<b>tourist park</b> means the use of premises for— (a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	<b>transport depot</b> means the use of premises for— (a) storing vehicles, or machinery, that are used for a commercial or public purpose; or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).	Using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery.	Home based business, warehouse, low impact industry, service industry
Utility installation	<b>utility installation</b> means the use of premises for— (a) a service for supplying or treating water, hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or (d) a waste management service; or (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	<b>veterinary service</b> means the use of premises for— (a) the medical or surgical treatment of animals; or (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).		Animal keeping
Warehouse	<b>warehouse</b> means the use of premises for— (a) storing or distributing goods, whether or not carried out in a building; or (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).	Self-storage facility, storage yard.	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	<b>wholesale nursery</b> means the use of premises for— (a) the wholesale of plants grown on or next to the premises; or		Bulk landscape supplies, garden centre

Column 1 – Use term	Column 2 – Definition	Column 3 – Examples include	Column 4 – Does not include the following examples
	(g) selling gardening materials, if the use is ancillary to the use in paragraph (a).		
Winery	<b>winery</b> means the use of premises for— (a) making wine; or (b) selling wine that is made on the premises.		Rural industry

## SC1.2 Defined activity groups

- (1) Certain defined use terms of Table SC1.1.2 above are clustered into activity groups listed in Tables SC1.2.1 and SC1.2.2.
- (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 other parts of the planning scheme, particularly Part 5 and Part 8.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

**Table 0.1—Index of defined activity groups**

➤ Centre activities	➤ Industrial activities	➤ Vulnerable uses
➤ Essential community infrastructure	➤ Residential activities	

**Table 0.2—Defined activity groups**

Column 1 Activity group	Column 2 Use terms
Centre activities	<ul style="list-style-type: none"> <li>▪ club</li> <li>▪ emergency services</li> <li>▪ food and drink outlet</li> <li>▪ function facility</li> <li>▪ health care services</li> <li>▪ indoor sport and recreation</li> <li>▪ office</li> <li>▪ parking station, if bicycle parking</li> <li>▪ sales office</li> <li>▪ service industry, if less than a gross floor area of 200m<sup>2</sup></li> <li>▪ shop</li> <li>▪ shopping centre</li> <li>▪ short-term accommodation</li> <li>▪ theatre</li> </ul>
Essential community infrastructure	<ul style="list-style-type: none"> <li>▪ air services</li> <li>▪ emergency services</li> <li>▪ health care services</li> <li>▪ hospital</li> <li>▪ major electricity infrastructure</li> <li>▪ renewable energy facility</li> <li>▪ substation</li> <li>▪ telecommunications facility</li> <li>▪ utility installation</li> </ul>
Industrial activities	<ul style="list-style-type: none"> <li>▪ extractive industry</li> <li>▪ high impact industry</li> <li>▪ low impact industry</li> <li>▪ marine industry</li> <li>▪ medium impact industry</li> <li>▪ renewable energy facility</li> <li>▪ research and technology industry</li> <li>▪ service industry</li> <li>▪ warehouse</li> </ul>
Residential activities	<ul style="list-style-type: none"> <li>▪ caretaker's accommodation</li> <li>▪ community residence</li> <li>▪ dual occupancy</li> <li>▪ dwelling house</li> <li>▪ dwelling unit</li> <li>▪ home based business</li> <li>▪ multiple dwelling</li> <li>▪ relocatable home park</li> <li>▪ residential care facility</li> <li>▪ retirement facility</li> </ul>

Column 1 Activity group	Column 2 Use terms
	<ul style="list-style-type: none"> <li>rooming accommodation</li> </ul>
Vulnerable uses	<ul style="list-style-type: none"> <li>child care centre</li> <li>community care centre</li> <li>community residence</li> <li>detention facility</li> <li>educational establishment</li> <li>hospital</li> <li>retirement facility</li> <li>residential care facility</li> <li>rooming accommodation</li> </ul>

## SC1.3 Industry thresholds

- (1) The industry thresholds listed below are to be used in conjunction with the defined use terms for low impact industry, medium impact industry, high impact industry and special industry listed in Table SC1.1.2 above.

**Table SC1.3.1—Industry thresholds**

Column 1 Use	Column 2 Additional examples include
<b>Low impact industry</b>	<ol style="list-style-type: none"> <li>(1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting.</li> <li>(2) Repairing and servicing lawn mowers and outboard engines.</li> <li>(3) Fitting and turning workshop.</li> <li>(4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes per year and not including spray painting.</li> <li>(5) Assembling wood products not involving cutting, routing, sanding or spray painting.</li> <li>(6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.</li> </ol>
<b>Medium impact industry</b>	<ol style="list-style-type: none"> <li>(1) Metal foundry producing less than 10 tonnes of metal castings per annum.</li> <li>(2) Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum.</li> <li>(3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the Work Health and Safety Act 2011.</li> <li>(4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum.</li> <li>(5) Enamelling workshop using less than 15,000 litres of enamel per annum.</li> <li>(6) Galvanising works using less than 100 tonnes of zinc per annum.</li> <li>(7) Anodising or electroplating workshop where tank area is less than 400 square metres.</li> <li>(8) Powder coating workshop using less than 500 tonnes of coating per annum.</li> <li>(9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum.</li> <li>(10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components.</li> <li>(11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum.</li> <li>(12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum.</li> <li>(13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum.</li> <li>(14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum.</li> </ol>

Column 1 Use	Column 2 Additional examples include
	<ul style="list-style-type: none"> <li>(15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum.</li> <li>(16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum.</li> <li>(17) Recycling and reprocessing batteries.</li> <li>(18) Repairing or maintaining boats.</li> <li>(19) Manufacturing substrate for mushroom growing.</li> <li>(20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum.</li> <li>(21) Recycling or reprocessing tyres including retreading.</li> <li>(22) Printing advertising material, magazines, newspapers, packaging and stationery.</li> <li>(23) Transport depot, distribution centre, contractors depot and storage yard.</li> <li>(24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools).</li> <li>(25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum.</li> <li>(26) Reconditioning metal or plastic drums.</li> <li>(27) Glass fibre manufacture less than 200 tonnes per annum.</li> <li>(28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</li> </ul>
<b>High impact industry</b>	<ul style="list-style-type: none"> <li>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum.</li> <li>(2) Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum.</li> <li>(3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes.</li> <li>(4) Scrap metal yard including a fragmentiser.</li> <li>(5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum.</li> <li>(6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum.</li> <li>(7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum.</li> <li>(8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum.</li> <li>(9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum.</li> <li>(10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum.</li> <li>(11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum.</li> <li>(12) Enamelling workshop using 15,000 litres or greater of enamel per annum.</li> <li>(13) Galvanising works using 100 tonnes or greater of zinc per annum.</li> <li>(14) Anodising or electroplating workshop where tank area is 400 square metres or greater.</li> <li>(15) Powder coating workshop using 500 tonnes or greater of coating per annum.</li> <li>(16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum.</li> <li>(17) Concrete batching and producing concrete products.</li> <li>(18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote.</li> <li>(19) Manufacturing soil conditioners by receiving, blending, storing,</li> </ul>
<b>Special industry</b>	<ul style="list-style-type: none"> <li>(1) Oil refining or processing.</li> <li>(2) Producing, refining or processing gas or fuel gas.</li> </ul>

Column 1 Use	Column 2 Additional examples include
	(3) Distilling alcohol in works producing greater than 2500 litres per annum. (4) Power station. (5) Producing, quenching, cutting, crushing or grading coke. (6) Waste incinerator. (7) Sugar milling or refining. (8) Pulp or paper manufacturing. (9) Tobacco processing. (10) Tannery or works for curing animal skins, hides or finishing leather. (11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing. (12) Rendering plant. (13) Major hazard facility for the storage and distribution of dangerous goods involving manufacturing processes. (14) Manufacturing chemicals, poisons and explosives. (15) Manufacturing fertilisers involving ammonia. (16) Manufacturing polyvinyl chloride plastic.

## SC1.4 Administrative terms and definitions

- (1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (2) A term listed in Table SC1.4.2 column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

**Table SC1.4.1—Index of administrative definitions**

Index of administrative definition		
<ul style="list-style-type: none"> <li>➤ Adjoining premises</li> <li>➤ Advertising device</li> <li>➤ Average width</li> <li>➤ Base date</li> <li>➤ Basement</li> <li>➤ Boundary clearance</li> <li>➤ Building height</li> <li>➤ Coastal dependent development</li> <li>➤ Demand unit</li> <li>➤ Development footprint</li> <li>➤ Domestic outbuilding</li> </ul>	<ul style="list-style-type: none"> <li>➤ Dwelling</li> <li>➤ Gross floor area</li> <li>➤ Ground level</li> <li>➤ Household</li> <li>➤ Minor building work</li> <li>➤ Minor electricity infrastructure</li> <li>➤ Net developable area</li> <li>➤ Non-resident workers</li> <li>➤ Outermost projection</li> <li>➤ Planning assumptions</li> </ul>	<ul style="list-style-type: none"> <li>➤ Projection area(s)</li> <li>➤ Secondary dwelling</li> <li>➤ Setback</li> <li>➤ Service catchment</li> <li>➤ Site</li> <li>➤ Site cover</li> <li>➤ Storey</li> <li>➤ Temporary use</li> <li>➤ Ultimate development</li> </ul>

**Table SC1.4.2—Administrative definitions**

Column 1 Term	Column 2 Definition
<b>Adjoining premises</b>	<b>adjoining premises</b> means premises that share a common boundary, including premises that meet at a single point on a common boundary.
<b>Advertising device</b>	<b>advertising device—</b> (a) means a permanent sign, structure or other device used, or intended to be used, for advertising; and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
<b>Average width</b>	<b>average width</b> , of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.

Column 1 Term	Column 2 Definition
<b>Base date</b>	<b>base date</b> means the date from which the local government has estimated future infrastructure demand and costs for the local government area.
<b>Basement</b>	<b>basement</b> means a space— (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.
<b>Boundary clearance</b>	<b>boundary clearance</b> means the distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or (b) a rainwater fitting.  <i>Examples—</i> 1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. 2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.
<b>Building height</b>	<b>building height</b> , of a building, means— (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level.
<b>Coastal dependent development</b>	<b>Coastal dependent development</b> means development that requires land adjoining the foreshore and access to tidal water to function.  Examples include ports, harbours, marinas and associated facilities and infrastructure, and a use defined as land or port services.
<b>Demand unit</b>	<b>demand unit</b> means a unit of measurement for measuring the level of demand for infrastructure.
<b>Development footprint</b>	<b>development footprint</b> , for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by— (a) buildings or structures, measured to their outermost projection; or (b) landscaping or open space; or (c) facilities relating to the development; or (d) on-site stormwater drainage or wastewater treatment; or (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance.
<b>Domestic outbuilding</b>	<b>domestic outbuilding</b> means a non-habitable class 10a building that is— (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is.
<b>Dwelling</b>	<b>dwelling</b> means all or part of a building that— (a) is used, or capable of being used, as a self-contained residence; and (b) contains— (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a wash basin; and (v) facilities for washing clothes.
<b>Gross floor area</b>	<b>gross floor area</b> , for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for— (a) building services, plant or equipment; or (b) access between levels; or (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not.

Column 1 Term	Column 2 Definition
<b>Ground level</b>	<b>ground level</b> means— (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
<b>Household</b>	<b>household</b> means 1 or more individuals who— (a) live in a dwelling with the intent of living together on a long-term basis; and (b) make common provision for food and other essentials for living.
<b>Minor building work</b>	<b>minor building work</b> means building work that increases the gross floor area of a building by no more than the lesser of the following— (a) 50m <sup>2</sup> ; (b) an area equal to 5% of the gross floor area of the building.
<b>Minor electricity infrastructure</b>	<b>minor electricity infrastructure</b> means development stated in the Planning Regulation 2017, schedule 6 <u>section 26(5)</u> .
<b>Net developable area</b>	<b>net developable area</b> , for premises, means the area of the premises that— (a) is able to be developed; and (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.
<b>Non-resident workers</b>	<b>non-resident worker</b> means a person who— (a) performs work as part of— (i) a resource extraction project; or (ii) a project identified in a planning scheme as a major industry or infrastructure project; or (iii) a rural use; and (b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere.  <i>Example of a non-resident worker— a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements</i>
<b>Outermost projection</b>	<b>outermost projection</b> , of a building or structure, means the outermost part of the building or structure, other than a part that is— (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.
<b>Planning assumptions</b>	<b>planning assumption</b> means an assumption about the type, scale, location and timing of future growth in the local government area.
<b>Projection area(s)</b>	<b>projection area</b> means a part of the local government area for which the local government has carried out demand growth projection.
<b>Secondary dwelling</b>	<b>secondary dwelling</b> means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
<b>Service catchment</b>	<b>service catchment</b> means an area serviced by an infrastructure network.
<b>Setback</b>	<b>setback</b> , for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
<b>Site</b>	<b>site</b> , of development, means the land that the development is to be carried out on.  <i>Examples— 1 If development is to be carried out on part of a lot, the site of the development is that part of the lot. 2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.</i>

Column 1 Term	Column 2 Definition
<b>Site cover</b>	<p><b>site cover</b>, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—</p> <ul style="list-style-type: none"> <li>(a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or</li> <li>(b) a basement that is completely below ground level and used for car parking; or</li> <li>(c) the eaves of a building; or</li> <li>(d) a sun shade.</li> </ul>
<b>Storey</b>	<p><b>storey</b>—</p> <ul style="list-style-type: none"> <li>(a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— <ul style="list-style-type: none"> <li>(i) a space containing only a lift shaft, stairway or meter room; or</li> <li>(ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or</li> <li>(iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or</li> <li>(iv) a basement with a ceiling that is not more than 1m above ground level; and</li> </ul> </li> <li>(e) includes— <ul style="list-style-type: none"> <li>(v) a mezzanine; and</li> <li>(vi) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.</li> </ul> </li> </ul>
<b>Temporary use</b>	<p><b>temporary use</b> means a use that—</p> <ul style="list-style-type: none"> <li>(a) is carried out on a non-permanent basis; and</li> <li>(b) does not involve the construction of, or significant changes to, permanent buildings or structures.</li> </ul> <p>Note – provisions for temporary use timeframes for defined uses are provided in section 1.7 for Local government administrative matters.</p>
<b>Ultimate development</b>	<p><b>ultimate development</b>, for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.</p>

## Schedule 2 Mapping

### SC2.1 Map index

The table(s) below lists any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area.

<Insert either of the following statements as relevant:>

'Editor's note – Mapping for the LGIP is contained in Part <insert relevant section reference> of the planning scheme.'

or

'Editor's note – Mapping for the LGIP is contained in Schedule <insert relevant section reference> of the planning scheme.'

**Table SC2.1.1 – Map index**

Map number	Map title	Gazettal date
<b>Strategic framework maps</b>		
SFM1.1	Strategic Framework Map – Weipa Region	<insert gazettal date>
SFM1.2	Strategic Framework Map – North	<insert gazettal date>
SFM1.3	Strategic Framework Map – South	<insert gazettal date>
<b>Zone maps</b>		
ZM1	Zone Map – Weipa Region	<insert gazettal date>
ZM2	Zone Map – Rocky Point	<insert gazettal date>
ZM3	Zone Map – Trunding	<insert gazettal date>
ZM4	Zone Map – Nanum	<insert gazettal date>
ZM5	Zone Map – Evans Landing	<insert gazettal date>
ZM6	Zone Map – Weipa Airport	<insert gazettal date>
<b>Overlay maps</b>		
OM1	Airport Overlay	<insert gazettal date>
OM2	Biodiversity Overlay	<insert gazettal date>
OM3	Bushfire Hazard Overlay	<insert gazettal date>
OM4	Coastal hazard and inundation overlay	<insert gazettal date>
OM5	Contaminated Land Overlay	<insert gazettal date>
OM6	Open Space and Stormwater Drainage Network Overlay	<insert gazettal date>

### SC2.2 Strategic framework maps

<insert mapping>

### SC2.3 Zone maps

<insert mapping>

### SC2.4 Overlay maps

<insert mapping>

### **Schedule 3    Local government infrastructure plan mapping and supporting material**

There is no Local government infrastructure plan mapping and support material. <Or insert relevant local government infrastructure plan (LGIP) documentation or insert 'The local government infrastructure plan (LGIP) is completely contained in Part <insert relevant section> of the planning scheme.'>

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

Editor's note – This schedule must include details of:

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

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

Table SC4.1.2 – Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
<insert details>	<insert details>	<insert details>	<insert details>

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

### SC4.3 Notation of registration for urban encroachment provisions under section 267 of the Act

Table SC4.1.3 – 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
<insert details>	<insert details>	<insert details>	<insert details>
<insert additional rows as required>			

## Schedule 5 Designation of premises for development

**Table SC5.1 – Designation of premises for development of infrastructure under section 42 of the Act**

<b>Date the designation, amendment, extension or repeal takes effect</b>	<b>Location of premises (real property description)</b>	<b>Street address (including the relevant local government area if the notation is outside the planning scheme area)</b>	<b>Type of infrastructure</b>
<insert details>	<insert details>	<insert details>	<insert details>



## Schedule 6 Planning scheme policies

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

**Table SC6.1 – Planning scheme policy index**

Planning scheme policy title
PSP1 – Development Manual Planning Scheme Policy
PSP2 – Structure Plan Planning Scheme Policy
PSP3 – Landscaping Planning Scheme Policy

### SC6.1 PSP1 – Development Manual Planning Scheme Policy

#### Purpose

To provide comprehensive and consistent development standards that relate to the development standards of regional local governments by adopting Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual as a planning scheme policy.

#### Application

This policy applies to the whole area covered by the planning scheme for the Weipa Town Authority local government area, to the extent it is not inconsistent with the State Planning Policy.

### SC6.2 PSP2 – Structure Plan Planning Scheme Policy

#### Purpose

The purpose of this planning scheme policy is to provide guidance on how to prepare a structure plan when required by the planning scheme to assist in demonstrating best planning practices are being applied in the development of identified new urban areas or areas of urban renewal.

#### Application

This policy applies to the whole area covered by the planning scheme for the Weipa Town Authority local government area, where required for assessment by applicable sections of the planning scheme. In particular, this planning scheme policy applies to new development in the Emerging community zone. A structure plan is to comply with the intents and requirements of PSP1 Development Manual Planning Scheme Policy and PSP3 Landscaping Planning Scheme Policy.

#### Structure Plan Requirements

- (1) The purpose of a structure plan is to assist in demonstrating, to the satisfaction of the Weipa Town Authority, that development:
  - (a) will be undertaken in an orderly, integrated and holistic manner;
  - (b) appropriately addresses site constraints;
  - (c) recognises unique site attributes and will utilise them sensitively for the benefit of the broader community;
  - (d) will achieve the development objectives for the site and local area;
  - (e) will not compromise achieving the development objectives for neighbouring lots, the local area and the broader zone.
- (2) To achieve this, a structure plan must identify for the site and local area:
  - (a) the proposal and development site's relationship and connection with surrounding sites;
  - (b) pedestrian, bicycle and vehicular transport connection points and routes;
  - (c) conceptual infrastructure requirements and servicing pattern;
  - (d) development constraints;
  - (e) key attributes and special values and how they are addressed;
  - (f) proposed allocation of land uses and the sequence of development.

### **Preparing a Structure Plan**

The recommended steps for preparing a structure plan are as follows:

- (1) Detailed review of the site and context, including:
  - (a) Documenting the existing situation of the site and surrounds, such as land uses, lot configuration, tenure, topography;
  - (b) An analysis of key attributes and special values, particularly amenity values, proximity to the waterfront, coastal processes and values, open space, vegetation, ecological values and urban development opportunities;
  - (c) An assessment of the site's constraints, including hazards (bushfire, coastal) and values to be protected;
  - (d) Examination of connectivity and linkages, including pedestrian, bicycle and vehicular connection points and paths.
- (2) Consultation with stakeholders. While not a mandatory requirement, identification of key stakeholders and a level of consultation with them is strongly recommended, particularly for larger projects. Consultation can highlight potential issues early in the development process and facilitate their timely resolution.
- (3) Allocation of proposed land uses, linkages and key infrastructure.
- (4) Refining and documenting the outcomes in a finalised structure plan.

## **SC6.3 PSP3 – Landscaping Planning Scheme Policy**

### **SC6.3.1 General**

#### **Purpose**

Purpose of this policy is to ensure proposed landscaping achieves acceptable standards, uses an appropriate selection of species to enhance visual amenity and minimize impacts on the local environment and finally to ensure proposed landscaping is within WTA future and ongoing maintenance capabilities.

This policy is intended to inform the development standards set out in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual, as adopted in section SC6.1 PSP1 – Development Manual Planning Scheme Policy.

In addition, the town lies within the special quarantine zone at the top of Cape York Peninsula. There is an expressed intent to eliminate completely the establishment of fauna and flora which is not native to the locale, not merely currently realised pests and weeds.

#### **Objectives**

The broad objectives of these policies will be to define WTA's minimum landscaping requirements to:

- (1) Enhance the visual amenity of streetscapes and Public open space
- (2) Improve shade provision in Public open space
- (3) Enhance living environments by reducing impacts of noise and car headlights
- (4) Ensure consideration is given to minimizing impact on the natural environment by planting more native species and not planting known pest plants
- (5) Restore ecological systems through planting trees suitable for habitats for fauna previously common to the locale
- (6) Safeguard public amenity by planting trees with known structural stability in the local conditions and with low risk of falling branches
- (7) Respect above-ground electrical distribution infrastructure through planting trees at appropriately clearance distances to avoid root damage
- (8) Respect above-ground electrical distribution infrastructure through planting nearby trees which do not encourage fauna contact.

#### **Relevant Documentation**

This list has been formed using the following resources:

- Weipa Urban Design Study 2004 – proposed species list
- Plant list provided by Sue Gould, author of A green guide to living in Weipa and Napranum

- FNQROC Regional Development Manual – Design Guidelines D9 Landscaping

### **Requirements for Landscape Plans**

Landscape plans must be prepared by a suitably qualified professional drawn to scale. The landscape plan is to address the requirements of the FNQROC Development Manual and is to include as a minimum:

- the location, size, and species of existing vegetation;
- vegetation to be retained and necessary protective measures;
- any vegetation proposed to be removed;
- existing and proposed surface levels;
- location of hard and soft landscaped areas;
- the indicative location, number, size and species of plants;
- a Statement of Intent outlining the intent of each element of the Plan; and
- specific assessment of fire mitigation and dust control measures.

### **Plant Selection**

Plants should be selected primarily in response to proposed site irrigation, long-term maintenance requirements, the location of any existing or future planned services and the encouragement of native birds and wildlife. Wherever feasible, existing appropriate shrubs and trees should be retained as part of the landscaping works. Trees and shrubs are to be selected for their shade and visual buffer qualities and any plants toxic to humans or with spines should not be used. Species that contain volatile oils can be a fire hazard and should be considered carefully before inclusion. Environmental Pest plants must be avoided.

### **Landscape Planting**

Plantings should utilize advanced stock and in accordance with Australian Standards. Trees should be no less than 2 m in height and well branched. Mass planting should incorporate a three-tier approach of trees, shrubs and ground cover at the following densities:

- (c) Ground Cover – Up to 0.6 m centres.
- (d) Shrubs – Up to 1.5 m centres.
- (e) Trees – Up to 3 m centres for landscape buffer/screen areas and up to 6 m centres for other areas. (d) Shade trees are to be provided in car parking areas at the minimum rate of one tree per six car parking spaces

### **Maintenance**

Landscaped areas should be subject to regular and on-going maintenance, including through the timely replacement of damaged or dead plants. A Maintenance Schedule is required to be submitted to the WTA and must detail the specified time periods and work required for routine maintenance over a period of a year once the landscaping has been established. The Maintenance Schedule should outline requirements and details of pruning, trimming, weeding, re-mulching and restructuring of plants.

### **Irrigation**

A water efficient reticulation system is to be provided and designed according to local conditions. Long-term irrigation is not encouraged. Plant species should be selected to become self-sufficient with respect to watering, within five years. Establishment of deep-rooting shade trees might be required ahead of the understorey.

### **Plants Species List**

While not exhaustive, section SC6.3.2 of this policy lists species of trees and shrubs which are Native to the Western Cape region and generally acceptable as landscaping species. Similarly, section SC6.3.3 of this policy lists problematic species which should be avoided in landscaping around the Western Cape.

### SC6.3.2 Acceptable Landscaping Plant Species

Scientific Name	Common Name	Form				Function				Ecology			Conditions					
		Ground cover	Shrub	Small Tree	Tree	Ornamental Value	Perfume	Screen Plant	Shade Tree	Attracts Birds	Attracts Butterflies	Bush Food	Wind Resistant	Hardy	Fast growing	Dry Tolerant	Coastal Areas	Full Sun
<i>Acacia aulacocarpa</i>	Hickory Wattle				★	★								★	★	★		
<i>Acacia auriculiformis</i>	Ear-pod Wattle				★	★			★					★				
<i>Acacia leptocarpa</i>				★		★										★		
<i>Acacia mangium</i>					★	★		★							★	★		
<i>Acacia rothii</i>			★			★										★		
<i>Acacia simsii</i>	Sim's Wattle		★			★										★		
<i>Albizia procera</i>					★	★								★				
<i>Alphitonia excelsa</i>	Red Ash			★	★					★				★				
<i>Alstonia actinophylla</i>	Cape Milkwood				★	★							★					
<i>Alstonia scholaris</i>	Milky Pine				★	★									★			
<i>Archidendron grandiflorum</i>	Fairy Paint Brush			★		★												
<i>Archidendron hirsutum</i>	Cape Lace-Flower		★			★												
<i>Arytera bifoliata</i>	Cape Coogera			★		★												
<i>Asteromyrtus brassii</i>			★			★				★						★		
<i>Banksia dentate</i>	Cape York Banksia			★		★										★		
<i>Barringtonia calyptrate</i>	Mango Pine				★	★				★								
<i>Beilschmiedia obtusifolia</i>	Blush Walnut Tree				★					★	★							
<i>Breynia stipitata</i>	Dwarf's Apple		★			★				★	★							
<i>Buchanania arborescens</i>	Satinwood				★							★						
<i>Callistemon viminalis</i>	Weeping Bottlebrush		★			★		★								★		
<i>Calophyllum inophyllum</i>	Satin Touriga				★	★							★		★		★	
<i>Canthium coprosmoides</i>	Supple Jack		★	★		★	★											
<i>Carallia brachiata</i>	Corky Bark				★	★					★		★	★			★	
<i>Castanospermum australe</i>	Black Bean				★	★			★		★			★				
<i>Celtis paniculata</i>	Silky Celtis			★						★				★	★			
<i>Chroceras tricornis</i>	Cape Choriceras		★	★		★								★				
<i>Cleistanthus apodus</i>	Weeping Cleistanthus		★	★		★★								★				
<i>Cordia subcordata</i>	Sea Trumpet				★	★			★								★	
<i>Croton insularis</i>	Cascarilla Bark		★	★		★★								★	★			
<i>Cryptocarya hypospodia</i>	White Walnut				★	★				★	★							
<i>Cryptocarya triplinervis</i>	Brown Laurel			★		★				★	★			★				
<i>Cupaniopsis anacardioides</i>	Beach Tamarind			★		★							★	★				

Scientific Name	Common Name	Form				Function				Ecology			Conditions					
		Ground cover	Shrub	Small Tree	Tree	Ornamental Value	Perfume	Screen Plant	Shade Tree	Attracts Birds	Attracts Butterflies	Bush Food	Wind Resistant	Hardy	Fast growing	Dry Tolerant	Coastal Areas	Full Sun
<i>Deplanchea tetraphylla</i>	Golden Bouquet Tree				★	★												
<i>Dianella</i> Species		★				★										★		★
<i>Dillenia alata</i>	Red Beech				★	★												
<i>Diospyros calycanthera</i>	Cape Ebony			★		★	★							★				
<i>Diospyros ferrea</i> var. <i>humilis</i>	Australian Ebony			★		★								★				
<i>Diospyros hebecarpa</i>	Scrub Ebony			★		★								★				
<i>Drypetes lasiogyna</i>	Yellow Tulipwood			★		★				★	★			★				
<i>Ervatamia orientalis</i>			★			★	★							★				★
<i>Eucalyptus Phoenicia</i>	Scarlet Gum			★	★	★												
<i>Eugenia reinwardtiana</i>	Beach Cherry		★			★						★						
<i>Euodia elleryana</i>	Corkwood				★	★					★		★					
<i>Euroschinus falcate</i>	Pink Poplar				★	★			★	★					★			
<i>Ficus obliqua</i>	Small-leaved Fig				★	★				★								
<i>Ficus virens</i>	Banyan				★	★								★	★			
<i>Ganophyllum falcatum</i>	Daintree Hickory			★		★				★								
<i>Garcinia warrenii</i>	Native Mangosteen			★								★						
<i>Gardenia</i> sp.	Wenlock Gardenia		★			★	★											
<i>Glycosmis pentaphylla</i>	Pink Lime		★			★					★	★						
<i>Gmelina dalrympleana</i>	Grey Teak		★	★		★												
<i>Grevillea glauca</i>	Bushman's Clothes Peg		★			★								★		★		
<i>Grevillea pteridifolia</i>				★		★				★					★	★		
<i>Hibbertia Banksii</i>			★			★										★		
<i>Horsfieldia Australiana</i>	Cape Nutmeg				★	★	★											
<i>Hypoestes floribunda</i>		★				★								★				
<i>Leea indica</i>	Bandicoot Berry		★			★★		★				★						
<i>Macaranga tanarius</i>	Blush Macaranga				★				★					★	★			
<i>Mallotus philippensis</i>	Red Kamala			★		★			★					★				
<i>Maniltoa lenticellata</i>	Cascading Bean				★	★★												
<i>Melaleuca foliosa</i>			★			★										★		
<i>Melaleuca leucadendra</i>	River Paperbark				★					★★			★		★			
<i>Melaleuca viridiflora</i>			★			★										★		
<i>Micromelum minutum</i>	Lime Berry		★			★				★	★							
<i>Mimusops elengi</i>	Red Coondoo				★	★			★	★				★			★	
<i>Morinda citrifolia</i>	Tokoonja			★		★											★	
<i>Myristica insipida</i>	Nutmeg				★	★				★								

Scientific Name	Common Name	Form				Function				Ecology			Conditions					
		Ground cover	Shrub	Small Tree	Tree	Ornamental Value	Perfume	Screen Plant	Shade Tree	Attracts Birds	Attracts Butterflies	Bush Food	Wind Resistant	Hardy	Fast growing	Dry Tolerant	Coastal Areas	Full Sun
<i>Nauclea orientalis</i>	Leichhardt Tree				★	★			★							★		
<i>Neofabricea myrtifolia</i>			★			★										★		
<i>Neolitsea dealbata</i>	White Bollywood				★	★				★	★							
<i>Phyllanthus cuscutiflorus</i>				★		★ ★								★				
<i>Polyalthia nitidissima</i>	Canary Beech			★		★	★				★			★				
<i>Polyscias australiana</i>	Basswood Shrub		★	★		★				★	★							
<i>Polyscias elegans</i>	Silver Basswood				★	★			★	★								
<i>Pongamia pinnata</i>	Indian Beech			★	★				★		★		★					
<i>Pterocarpus sp. Nov</i>	Wenlock Bean				★	★								★				
<i>Randia sessilis</i>	False Gardenia		★								★			★				
<i>Rhodamnia australis</i>			★			★												
<i>Schefflera actinophylla</i>	Umbrella tree				★	★				★	★		★	★	★			
<i>Scolopia braunii</i>	Brown Birch				★	★		★			★							
<i>Semecarpus australiensis</i>	Cedar Plum			★		★												
<i>Stenocarpus sp. Cape York</i>	Cape Beefwood			★		★								★				
<i>Sterculia quadrifida</i>	Peanut Tree			★		★			★ ★			★	★	★	★			
<i>Syzygium angophoides</i>	Yarrabah Satinash				★	★		★						★				
<i>Syzygium bamagense</i>	Bamaga Satinash				★	★								★	★			
<i>Syzygium banksia</i>	Joseph's Satinash		★			★								★				
<i>Syzygium cormiflorum</i>	Bumpy Satinash				★	★ ★								★				
<i>Syzygium forte</i>	Flaky Bark Satinash				★	★			★			★		★			★	
<i>Syzygium malaccense</i>	Pink Satinash				★	★ ★						★						
<i>Syzygium suborbiculare</i>	Lady Apple			★		★						★		★				
<i>Syzygium tierneyanum</i>	River Cherry				★	★				★				★				
<i>Tarenna dallachiana</i>	Tree Ixora		★	★		★ ★					★							
<i>Terminalia catappa</i>	Sea Almond				★						★	★	★				★	
<i>Terminalia complanata</i>	Claudie Damson				★	★				★				★	★			
<i>Terminalia seriocarpa</i>	Damson				★	★			★ ★	★								
<i>Thespesia populneoides</i>	Pacific Rosewood			★		★								★			★	
<i>Vitex Ovata</i>		★				★												★
<i>Welchiodenron longivalve</i>	Yellow Box Penda				★	★								★				

### SC6.3.3 Problem Plants to be Avoided

Common Name	Botanic Name
Sisal	<i>Agave sisalana</i>
Yellow Allamanda	<i>Allamanda cathartica</i>
Alternanthera	<i>Alternanthera dentate var rubiginosa</i>
Cashew	<i>Anacardium occidentale</i>
Coral Vine	<i>Antigonon leptopus</i>
Neem	<i>Azadirachta indica</i>
Orchid Tree	<i>Bauhinia nonandra</i>
Yellow Oleander	<i>Cascabela thevetia</i>
Golden Shower Tree	<i>Cassia fistula</i>
Pink Periwinkle	<i>Catharanthus roseus</i>
Poinciana	<i>Delonix regia</i>
Mother of Cacao	<i>Gliricidia Sepium</i>
Star of Bethlehem	<i>Ipomoea quamoclit</i>
African Mahogany	<i>Khaya senegalensis</i>
Leucaena	<i>Leucaena Leucecephala</i>
Common Sensitive Plant	<i>Mimosa pudica</i>
Oleander	<i>Nerium oleander</i>
Stinking passionfruit	<i>Passiflora foetida</i>
Mother-in-laws Tongue	<i>Sansevieria trifasciata</i>
Savinia	<i>Savinia molesta</i>
Candle Bush	<i>Senna alata</i>
Sicklepod	<i>Senna obtusifolia</i>
African Tulip Tree	<i>Spathodea campanulata</i>
Snakeweed	<i>Stachytarpheta spp</i>
Yellow Bells	<i>Tecoma stans</i>
Japanese Sunflower	<i>Tithonia diversifolia</i>
Singapore Daisy	<i>Wedelia trilobata</i>

## Appendix 1 Index and glossary of abbreviations and acronyms

Table AP 1.1 – Abbreviations and acronyms

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

## Appendix 2 Table of amendments

Table AP 1.2 – Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments