



Wujal Wujal

Aboriginal Shire Council Planning Scheme



Citation and commencement

This planning scheme may be cited as Wujal Wujal Planning Scheme.

A notice was published in the Government Gazette No. 29 on Friday 14 June 2013 for the Planning Scheme for the Shire of Wujal Wujal Aboriginal Shire Council.

The commencement date for the planning scheme was **22 July 2013**

Amendments to the planning scheme are included at Appendix 2.

Community Statement

The Eastern Kuku Yalanji people have been here since the beginning, in the dreaming. Their homelands stretch the east coast from Mossman and Annan River and include tropical rainforests, beaches, reefs and mountain ranges. The connection with these lands is still strong today, with the rainforest areas surrounding Wujal Wujal and the river being resources for medicines, for hunting and making weapons. The rocks, trees, animals and birds too, form the culture to these Aboriginal people.

Wujal Wujal Aboriginal Community was officially founded (originally known as Bloomfield River Mission), in 1886 by Lutheran Missionaries, who withdrew shortly after due to difficulties with isolation. The site was reopened in 1957 and was administered by the Hope Vale Mission Board, a branch of the Lutheran Church of Australia. It was not until 1979 that the community became known as Wujal Wujal, with an autonomous local government formed in 1980.

Traditionally, there were separate, symbiotic groups or camps who lived on the land with European Settlers and worked the land and undertook traditional hunting and gathering activities.

Unlike many Aboriginal peoples in many other parts of Queensland, Wujal Wujal people were never removed in large numbers from their country, although they were 'centralised' to the township of Wujal Wujal, from the original camps which surrounded the township up until the 1960's.

Despite this, Kuku Yalanji people continued to use the bush extensively for both hunting and gathering and for semi-permanent camping. (*From "like a crane standing on one leg on a little island" an investigation of factors affecting the lifestyle of Wujal Wujal community, North Queensland (Anderson, C & Coates, S) April 1989).*

Due to these traditional affiliations with the land, the actual Wujal Wujal community extends beyond the official Local Government boundaries and includes areas such as Middle Camp, Ayton (Jajikal) and Degarra (Dikarrba). When community members talk about Wujal Wujal, it includes these places.

Wujal Wujal is a Deed of Grant in Trust community which means that all the land is communal land. Areas of this land are leased by the State Government Departments to provide community services such as the Police and Health. Over time, additional leases will be created by individuals for private residential and commercial purposes to provide the ability for individuals to manage and maintain their land.

Wujal Wujal has a single, discrete township area which is required to accommodate the expected growth over the next twenty years. The changing household dynamics and structures will require additional housing and increase in diversity of housing types. The design of houses and any buildings need to reflect the climate of the area including high rainfall, and should be oriented to capture prevailing breezes. Similarly, the location of new development needs to take account of natural hazards such as flooding, landslide and bushfire to reduce risk to people and property.

While the local government will remain the dominant employer, there is a strong desire to establish other local employment opportunities, focussed on nature-based tourism opportunities so that tourists can further understand and appreciate the traditional connections to the land. Tourists and visitors are also encouraged to stay in the area, to participate in all the opportunities available in the town and surrounding areas and this will be facilitated by establishment of accommodation in form of camping or cabins and or motel rooms.



Land availability has always been a problem for the Wujal Wujal community. Not all land within the DOGIT area is suitable for extensive residential development, due to the physical constraints of the area, including increased flooding from climate change, existing drainage lines, bushfire hazards and steep slopes. These constraints need to remain the focus when determining areas to accommodate development, to ensure that the risk to people and property is reduced, the natural processes of the river flooding remain intact and the steep slopes, which create the scenic backdrop to the area, are not reduced. This also requires consideration of existing vegetation, which not only creates the forested scenic backdrop, but also provides habitat for important species.

Designations of land outside the centralised township, under the Far North Queensland Regional Plan 2009-2031 and Wet Tropics World Heritage Area, also represent a significant limitation to accommodate future growth.

Due to lack of suitable land for residential purposes, in the future, the local people will be required reside outside of the centralised township, and into their homelands which include Middle Camp, Ayton, Degarra, and the 'southern lots'. Most of these areas are located outside the Wujal Wujal local government area.

In the longer term, the Wujal Wujal community have aspirations to reside within the southern portion of the DOGIT, located in the Wet Tropics World Heritage Area. Investigations into the most appropriate areas for future residential uses in this location will need to be undertaken in collaboration with Wet Tropics Management Authority to identify potential areas suitable for permanent residential uses, without compromising the established environmental values of the area.

Challenges that Wujal Wujal face in attaining these goals is limited area available for development as a result of the physical constraints, complexity of legislation relating to development outside the centralised township and the lack of investment in the area by external parties, created as a result

of the tenure of the land. This can be overcome by the community, traditional owners, Council and State Government working together to achieve these aspirations.

Wujal Wujal's Vision

Wujal Wujal is a resilient, discrete village set amongst a pristine, world class natural landscape which surrounds the township area.

In 2031, Wujal Wujal is an active, safe, progressive and healthy community with increased participation in sports and improved economic opportunities available for the locals.

The people of Wujal Wujal are culturally rich, who appreciate and value the continuance of traditional Eastern Kuku Yalanji knowledge, language, skills and connection to the natural landscape and resources.

Natural assets such as the Bloomfield River and adjacent vegetated hillslopes, which form the scenic landscape and are the traditional grounds of Eastern Kuku Yalanji people, are protected, valued and managed sustainably.

Even though growth pressures aren't significant, land is limited and thus any development in the community is determined by a collaborative partnership between all stakeholders, representing the community and providing a transparent decision making process.



Photo 1: Wujal Wujal Township, 2007



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Wujal Wujal Planning Scheme



Part 1 About the planning scheme

1.1 Introduction

- (1) The Wujal Wujal Planning Scheme ('planning scheme') has been prepared in accordance with the *Sustainable Planning Act 2009* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out Wujal Wujal Aboriginal Shire Council's intention for the future development in the planning scheme area, over the next 20 years.
- (3) While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically (approximately 5 year intervals) in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (4) The planning scheme applies to the local government area of Wujal Wujal Aboriginal Shire Council including all premises, roads, internal waterways and local government tidal areas.

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 SC2.1–Local government planning scheme area with Local Government context inset



Wujal Wujal Planning Scheme Area Map



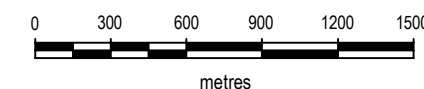
Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses
- Major Road
- Population Centre

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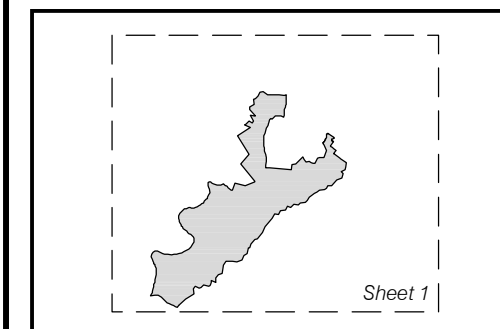
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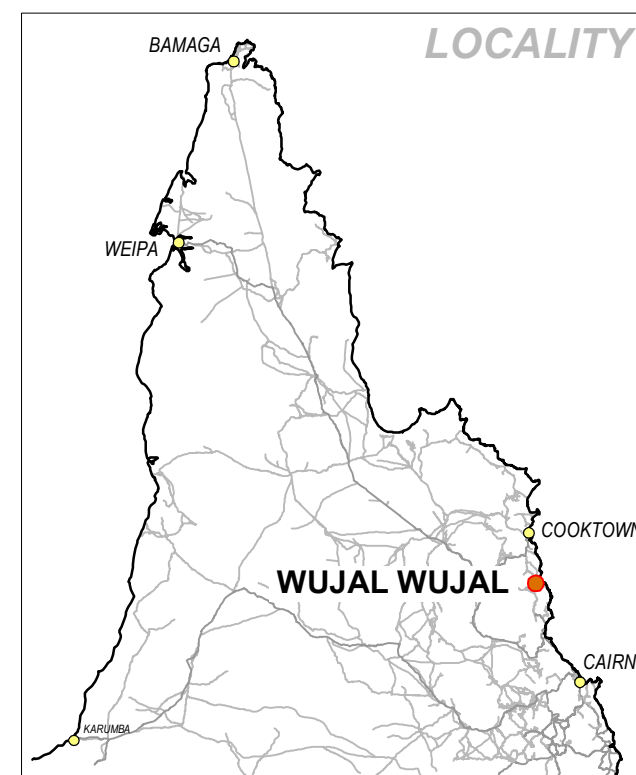
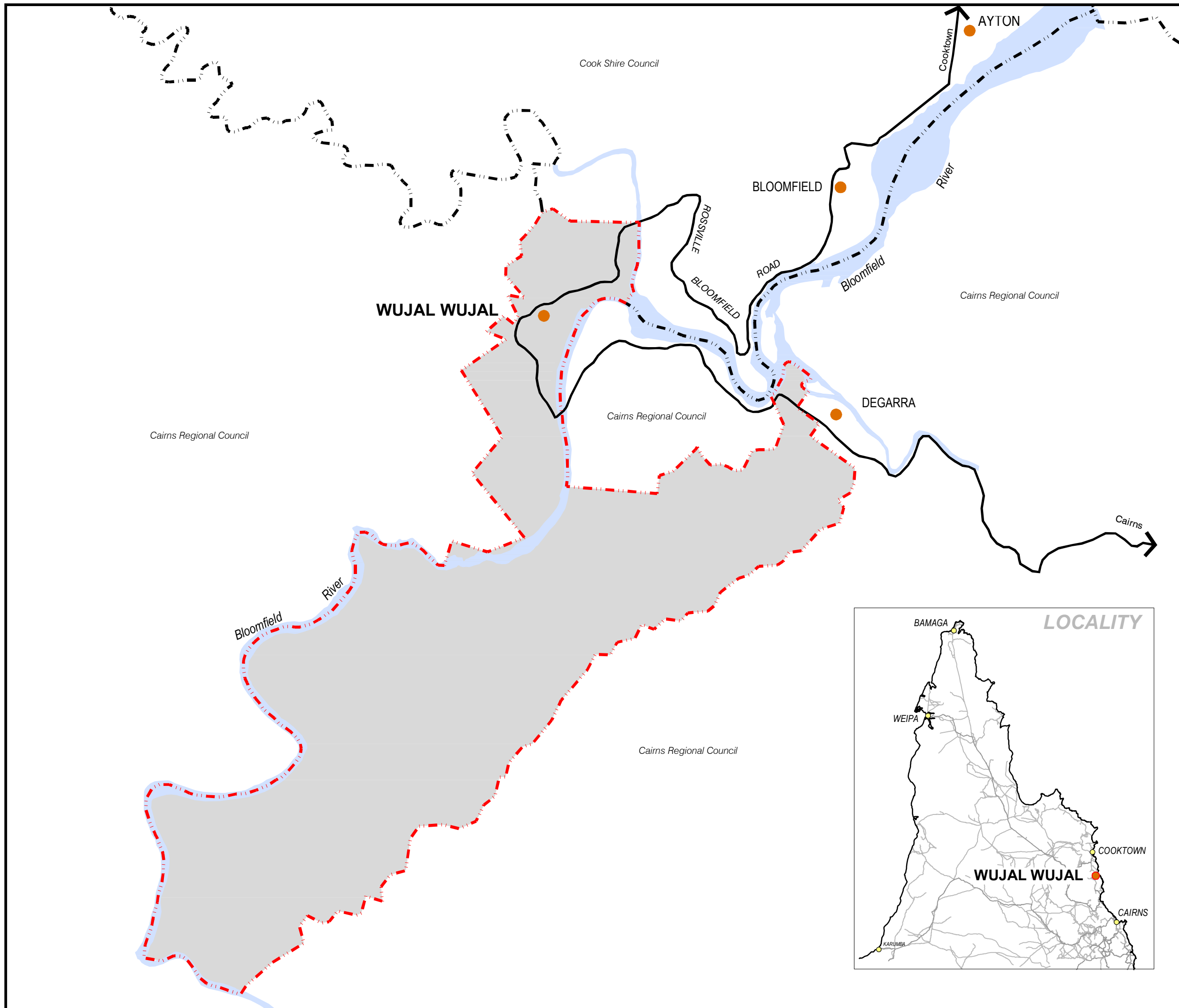


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SC 2.1.1





1.2 Interpretation

1.2.1 Definitions

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

1.2.2 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 of the scheme and are part of the planning scheme.
- (3) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954* and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.
- (4) Notes are identified within the scheme by the title 'Note' and are part of the planning scheme.
- (5) A word followed by ';' is considered to be 'and'
- (6) A word followed by '; or' means either or both options can apply.

1.2.3 Schedules and appendices

- (1) A schedule or appendix of the planning scheme is part of the planning scheme.

1.2.4 Zones for roads, watercourses, reclaimed land, foreshores and bathing reserves

- (1) Where a road, watercourse or reclaimed land in the planning scheme area is not covered by a zone the following applies:
 - (a) if adjoined on both sides by land in the same zone—the road, watercourse or reclaimed land is in the same zone as the adjoining land; or
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, watercourse or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries; or
 - (c) if the road, watercourse or reclaimed land is adjoined on one side only by land in a zone—the entire watercourse or reclaimed land is in the same zone as the adjoining land.
- (2) The planning scheme area includes all land within the basic territorial unit of the local government area. However, the area may also include additional territorial units such as foreshore areas and bathing reserves.



- (3) Where a foreshore area or bathing reserve (which is included in an additional territorial unit of the local government area under the *Local Government Act 2009*) is not shown as being included in a zone the following applies:
- (a) where included partly in the Open space zone, the foreshore or bathing reserve is included in the Open space zone; or
 - (b) where included partly in a zone other than the Open space zone, the foreshore or bathing reserve is included in the Environmental management and conservation zone; or
 - (c) where not included in a zone, the foreshore or bathing reserve is included in the Environmental management and conservation zone.



1.3 Planning scheme elements

- (1) The planning scheme comprises the following elements:
 - (a) the strategic framework;
 - (b) the priority infrastructure plan;
 - (c) the following zones:
 - (i) Township Zone:
 - (A) Residential;
 - (B) Business;
 - (C) Community Purposes;
 - (ii) Recreation and Open Space Zone;
 - (iii) Environmental Management and Conservation;
 - (d) there are no local plans;
 - (e) the following overlays:
 - (i) Natural Hazards – Bushfire;
 - (ii) Natural Hazards – Landslide;
 - (iii) Natural Hazard – Flooding;
 - (iv) Environmentally Sensitive Area – Vegetation;
 - (v) Environmentally Sensitive Area – Wetlands;
 - (vi) Environmentally Sensitive Area – Coastal;
 - (vii) Environmentally Sensitive Area – Areas of Ecological Significance;
 - (f) there are no structure plans for declared master planned areas;
 - (g) there are no other master planned areas;
 - (h) the following planning scheme policy:
 - (i) Planning Scheme Policy 1 – Public Notification Requirements.

1.4 Categories of development

- (1) The planning scheme states the category of development for all development in the planning scheme area.
- (2) In accordance with the Act, the categories of development are:
 - (a) exempt development
 Editor's note—A development permit is not required for exempt development.
 - (b) self-assessable development
 Editor's note—A development permit is not required for self-assessable development.
 - (c) development requiring compliance assessment
 Editor's note—A compliance permit is required for development requiring compliance assessment.
 - (d) assessable development requiring code or impact assessment
 Editor's note—A development permit is required for assessable development.
 - (e) prohibited development.
 Editor's note—A development application or a request for compliance assessment cannot be made for prohibited development.
- (3) For the purposes of the planning scheme the categories of development are called levels of assessment.



1.5 Determining the level of assessment

- (1) In addition to the Act, the planning scheme identifies development that is exempt development, self-assessable development, development requiring compliance assessment, assessable development or prohibited development.
- (2) The tables of assessment for the zone, local plan and overlay prescribe the categories of development (referred to as the level of assessment).
- (3) A material change of use is impact assessable—
 - (a) unless the table of assessment states otherwise; or
 - (b) if a use is not defined.
- (4) Reconfiguring a lot is code assessable unless the table of assessment states otherwise.
- (5) Building work and operational work is exempt development, unless the tables of assessment state otherwise.
- (6) Where development is proposed on a lot that is included in more than one zone, overlay or local plan, the level of assessment is that applicable to the zone, overlay or local plan in which the proposed development is located.
- (7) A lot or premises is affected by the overlay, including the level of assessment, whether it is covered completely or only in part by that overlay.
- (8) For the purposes of Schedule 4, table 2, item 2 of the Act an overlay is not considered relevant if it meets the self-assessable outcomes of the relevant overlay code.
- (9) If development is identified as having a different level of assessment under a zone than under an overlay or local plan, the highest level of assessment applies as follows—
 - (a) self-assessable prevails over exempt;
 - (b) code assessable prevails over self-assessable or exempt;
 - (c) impact assessable prevails over code, self-assessable or exempt.
- (10) Provisions of Part 10 Planning partnerships may override any of the above.
- (11) State prescribed levels of assessment identified in Part 5, section 4, table 5.4.1—Prescribed levels of assessment, override all other levels of assessment.



1.6 Assessment criteria for development

- (1) The following rules apply in determining assessment criteria for:
 - (a) self-assessable development—
 - (i) all the identified self-assessable outcomes of the applicable code/s;
 - (ii) where the development does not comply with the identified self-assessable outcomes of the applicable code/s the development becomes assessable development.
 - (b) development requiring compliance assessment—
 - (i) all the identified compliance outcomes of the applicable code/s;
 - (ii) where the development does not comply with the identified compliance outcomes of the applicable code/s the development becomes assessable development.
 - (c) code assessable development—
 - (i) all the identified codes listed in the table of assessment;
 - (ii) development that complies with—
 - (A) the purpose of the code complies with the code;
 - (B) the code overall outcomes complies with the purpose of the code;
 - (C) the performance outcomes complies with the code overall outcomes and the purpose of the code;
 - (D) the acceptable outcomes complies with the performance outcomes, code overall outcomes and the purpose of the code;
 - (iii) must have regard for the strategic framework including the strategic and specific outcomes.
 - (d) impact assessable development—
 - (i) development that complies with the purpose, overall outcomes and performance outcomes of the applicable codes complies with the planning scheme;
 - (ii) development that does not comply with the applicable code/s complies with the planning scheme if it is consistent with the strategic framework.
- (2) Subsequent to subsection 1.6 (1) (a), even if a higher level of assessment is triggered, if part of an application meets all of the self-assessable criteria for an applicable code, then the application is considered to meet the outcomes of the code for that component of the application.
- (3) Where there is conflict between provisions within the planning scheme, the following rules apply:
 - (a) the strategic framework prevails over all other elements to the extent of the inconsistency;
 - (b) overlays prevail over all other elements (other than the strategic framework) to the extent of the inconsistency;
 - (c) zones prevail over local plans and other codes in Part 9 to the extent of the inconsistency except where it is identified in the local plan code that local plan provisions prevail over specific zone provisions;
 - (d) local plans prevail over other codes in Part 9 to the extent of the inconsistency.



- (4) Despite subsection 1.6 (2) above, a planning scheme may state in the purpose of a code that certain provisions may vary the rules in subsection 1.6 (2).
 - (a) the following zones:
 - (i) Township Zone:
 - (A) Residential;
 - (B) Business;
 - (C) Community Purposes;
 - (ii) Recreation and Open Space Zone;
 - (iii) Environmental Management and Conservation;
 - (b) there are no local plans;
 - (c) the following overlays:
 - (i) Natural Hazards – Bushfire;
 - (ii) Natural Hazards – Landslide;
 - (iii) Natural Hazard – Flooding;
 - (iv) Environmentally Sensitive Area – Vegetation;
 - (v) Environmentally Sensitive Area – Wetlands;
 - (vi) Environmentally Sensitive Area – Coastal;
 - (vii) Environmentally Sensitive Area – Areas of Ecological Significance;
 - (d) there are no structure plans for declared master planned areas;
 - (e) there are no other master planned areas;
 - (f) there are no planning scheme policies.

1.7 Building work regulated under the planning scheme

- (1) Section 78A of the Act states that a planning scheme must not include provisions about building work to the extent the building work is regulated under the building assessment provisions unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—the building assessment provisions are stated in section 30 of the *Building Act 1975* and are a code for integrated development assessment system for the carrying out of building assessment work or self-assessable work (see also section 31 of the *Building Act 1975*).
- (3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

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

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). For example building height and space for on-site parking. It may also regulate other matters such as flooding, bushfire prone areas, noise corridors and end-of-trip facilities;
 - deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
 - specify alternative planning scheme provisions under section 33 of the *Building Act 1975*. This relates to alternative design solutions for boundary clearance and site cover provisions MP 1.1, 1.2 and 1.3 of the QDC;
 - Refer to Schedule 3 of the Act to determine assessable development and the type of assessment.
- (4) A decision in relation to building work that is assessable development under the planning scheme can only be issued as a preliminary approval.

Editor's note—see section 83(b) of the *Building Act 1975*.



- (5) If a preliminary approval for building work assessable against the planning scheme has been issued, then the decision for preliminary approval for building work is taken to be a referral agency's response under section 271 of the Act if the local government is a referral agency for building work assessable against the *Building Act 1975*.

Editor's note—refer to Section 249 of the Act in relation to the assessment manager having one or more jurisdictions as a concurrence agency.

1.8 Local government administrative matters

- (1) Wujal Wujal Aboriginal Shire Council has resolved to enable a material change of use application for a dwelling house or dual occupancy to be self-assessable under Schedule 4, Table 2 (2) of the *Sustainable Planning Regulation 2009*.
- (2) The establishment of a Planning Scheme is not a future act under the *Native Title Act 1993* and thereby, does not affect the rights afforded to Traditional Owners under the Native Title Act. All future development subject of an application will be required to resolve Native Title individually, through an Indigenous Land Use Agreement or similar.

Part 2 State planning provisions

2.1 Regional plan

The Minister has identified that the Far North Queensland Regional Plan 2009 - 2031 as it applies in the planning scheme area is appropriately reflected in the planning scheme.

2.2 State planning policies

The Minister has identified that the following state planning policies are appropriately reflected in the planning scheme:

Table 2.2.1—State planning policies appropriately reflected

Column 1	Column 2
SPP no.	SPP title
SPP2/02	Planning and managing development involving acid sulfate soils
SPP1/03	Mitigating the adverse impacts of flood, bushfire and landslide (bushfire and landslide only)
SPP3/10	Acceleration of compliance assessment
SPP4/10	Healthy waterways
SPP5/10	Air, noise and hazardous materials
TSPP2/12	Planning for prosperity

Editor's Note – the following state planning policies are appropriately reflected in the planning scheme but are no longer in effect

SPP1/92	Development and conservation of agricultural land (lapsed 18/12/12)
TSPP2/11	Planning for stronger, more resilient floodplains (lapsed 20/09/12)
SPP3/11	Coastal Protection (suspended by Draft coastal protection state planning regulatory provision on 8/10/12)

Table 2.2.2—State planning policies not reflected

SPP no.	SPP title
SPP1/03	Mitigating the adverse impacts of flood, bushfire and landslide (flood only)

Table 2.2.3—State planning policies not relevant

SPP no.	SPP title
SPP1/02	Development in the vicinity of certain airports and aviation facilities
SPP1/07	Housing and residential development
SPP2/07	Protection of extractive resources
SPP2/10	South East Queensland koala conservation
SPP4/11	Protecting wetlands of high ecological significance in Great Barrier Reef catchments
SPP1/12	Protection Queensland's strategic cropping land

Editor's note—it is envisaged that full reflection of some SPPs may not be achieved. In this instance, those aspects of the SPP that have not been appropriately reflected in the planning scheme are to be listed here.

Editor's note—add asterix (*) to end of details if also results in an IDAS referral agency trigger under schedule 7 of the Sustainable Planning Regulation 2009, being delegated to the local government.

*Note—assessment of the referral trigger under schedule 7 of the Sustainable Planning Regulation 2009 is delegated to the local government. See table 2.3.1 below.



2.3 Referral agency delegations

Schedule 7 of the *Sustainable Planning Regulation 2009* prescribes referral agencies for certain aspects of development. The Act enables the functions of the entity, in relation to the application, to be devolved or delegated to another entity. The following referral agency jurisdiction(s) have been delegated to the Wujal Wujal Aboriginal Shire Council through a delegation under the *Acts Interpretation Act 1954* from the relevant referral agency(ies):

Table 2.3.1—Delegated referral agency jurisdictions

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

2.4 Standard planning scheme provisions

The Minister has identified that the Queensland Planning Provisions version 2.0 dated 4 October 2010 and aspects of draft version 3.0 dated October 2011 are appropriately reflected in the planning scheme.

Editor's note—section 53 of the Act states that where a planning scheme is inconsistent with the QPP, as amended from time to time, the QPP prevails to the extent of the 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 within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) The strategic framework is structured in the following way:
 - (a) the strategic intent;
 - (b) there are seven (7) Themes, which have been derived from the Far North Queensland Regional Plan 2009-2031 and include:
 - (i) Natural Environment;
 - (ii) Regional Landscapes and Natural Resources;
 - (iii) Strong Communities;
 - (iv) Urban Development;
 - (v) Economic Development;
 - (vi) Infrastructure;
 - (viii) Transport;
 - (c) Each Theme is supported by a strategic outcome which is mostly derived from the Desired Regional Outcome of the Far North Queensland Regional Plan 2009-2031, but has been tailored to reflect the context of Wujal Wujal;
 - (d) A number of elements are provided which relate to specific areas included within the strategic outcome and expressed in a linking statement;

- (e) Each Element includes a number of specific outcomes (objectives) which describe the local outcomes proposed to achieve each element and thus Strategic Outcome, over time;
- (f) The Land Use Strategies for achieving these outcomes (if applicable).

- (4) Although each Strategic Outcome has its own section, the strategic framework is read in its entirety as the policy direction of the planning scheme.

3.2 Strategic intent

Wujal Wujal is a single discrete township, located on the banks of Bloomfield River and surrounded by forested hillslopes.

Accommodating the expected population growth over the next 20 years, within the local government area is difficult as not all land within the DOGIT area is suitable for residential development, due to the physical constraints of the area including flooding, established drainage lines, bushfire hazards and steep slopes.

In addition, the environmental values of the land, reflected in the riverside location and established vegetation is further constrained by designations under Far North Queensland Regional Plan 2009-2031 and Wet Tropics World Heritage Area. When combined, these reduce the ability of residents to be able to live within the designated Local Government Area. Due to these constraints, it is expected that the local people will reside outside of the centralised township area, moving back to their homelands which include Middle Camp, Ayton, Degarra and the 'southern blocks', which are located outside the formalised boundaries of the Local Government Area.

Wujal Wujal



In the longer term however, the community have expressed aspirations to reside within the southern portion of the DOGIT that is located in the Wet Tropics World Heritage Area. Before this can occur however, investigations into the most appropriate areas will need to be undertaken in collaboration with the Wet Tropics Management Authority to identify potential areas suitable for permanent residential uses and can be provided with an adequate level of infrastructure (such as access, power etc), without compromising the established environmental values of the area.

The relative isolation of Wujal Wujal, its location on the Bloomfield track (major tourist route) and its recognised environmental values of the surrounding landscape provide an opportunity for nature based tourism to be established by local people, so that tourists and visitors to the area can further understand and appreciate the traditional connections to, and natural beauty of, the area. This will also be complemented by establishment of accommodation in the form of camping/cabins or motel rooms to allow people to stay in the community for short periods of time. It is not expected that large scale industry will be established in, or surrounding the town.



Photo 2: The discrete village of Wujal Wujal, set amongst pristine natural environment of the Wet Tropics World Heritage area in the background and Bloomfield River in the foreground.



3.3 Theme 1: natural environment

3.3.1 Strategic outcome

Wujal Wujal's coastal, terrestrial and aquatic natural assets including the Bloomfield River and vegetated hillslopes area are protected and enhanced through sustainable management policies. These policies recognise the importance of traditional activities of Kuku Yalanji people, in maintaining the pristine environment through the historic use of fire as well as the historic dependence on this area by traditional owners, for medicines, hunting and making weapons.

Centred on eco-tourism and low-impact living, the Bloomfield River and vegetated hillslopes are also a focus for the future economic and social development of the community. Such development does not compromise the environmental values of the area, and is centred on the appreciation of such values.

3.3.2 Element - the natural environment

Natural features including the coastal waterways, wetlands and vegetation communities of the area are sustainably managed to ensure resilience to climate change. Development within these areas provides the ability for better management and appreciation of these assets.

3.3.2.1 Specific outcomes

- (1) Development for low-scale tourism and limited residential uses upon land outside of the township, on the southern side of the Bloomfield River within the Wet Tropics World Heritage Area, may be facilitated only where it is demonstrated that:
 - (a) there is a community need (economically, culturally, socially and environmentally) for the land to be developed for residential purposes;
 - (b) development can achieve appropriate levels of infrastructure without detrimentally impacting upon environmental values of the area;

- (c) development has been located in areas of least significance having regard to vegetation, wildlife corridors and topographical constraints;
- (d) development is consistent with the Wet Tropics Management Plan for the area;

- (2) The flood storage capacity and role of Bloomfield River, Granite Creek and Thompson Creek in flood situations, is not diminished through inappropriate development in and adjacent to, these areas;
- (3) The extent and condition of established vegetation outside of the township area is largely retained;
- (4) Low-lying coastal areas adjacent to the Bloomfield River and Granite Creek are utilised for low-scale recreational and tourism opportunities which maximise public access. Such development will ensure that coastal processes and the importance for biodiversity conservation of these areas are not diminished;



Photo 3: *natural unlined drainage channels*

- (5) Natural drainage channels (as shown above) are revegetated and stabilised where possible;
- (6) Areas identified on Environmentally Sensitive Area Overlay Maps, containing endangered, vulnerable and rare species, outside the village area, are:
 - (a) not diminished in an area of ecological complexity;
 - (b) where possible, enhanced through environmental repair of country;
 - (c) connected with existing environmental corridors;

- (7) Environmental values of areas of high ecological significance, as shown on Map 2.4.6 – Environmentally Sensitive Area (Areas of Ecological Significance), are conserved and where compromised, ecological loss is:
- (a) minimised and ecological values restored; or
 - (b) offset in accordance with Far North Queensland Regional Plan 2009-2031 strategies.



Photo 4: Bloomfield River, shown from the Bloomfield track reflects the abundance of natural setting of the area which should be preserved

3.3.2.2 Land use strategies

- (1) A comprehensive environmental assessment is carried for that part of the DOGIT located on the southern side of the Bloomfield River, within the Wet Tropics World Heritage Area. The assessment should identify and classify areas of ecological significance into a hierarchy (of least significant to highly significant) considering:
- (a) Vegetation attributes and classifications;
 - (b) Habitats and wildlife movements or corridors;
 - (c) Cultural heritage sites (both indigenous and non-indigenous);
 - (d) Topography and geology.

3.4 Theme 2: regional landscape and natural resources

3.4.1 Strategic Outcome

The unique scenic landscape of the area, which is characterised by the forested hills and a discrete village on the banks of the Bloomfield River are preserved for cultural pursuits, recreation and to retain the backdrop for tourism development.

Natural resources such as water and forest products are identified, maintained and managed sustainably through traditional practices and best practice techniques ensuring that these areas are largely conserved and are resilient to climate change.

3.4.2 Element - primary production and fisheries

Natural features including waterways, wetlands and vegetation communities within and surrounding the village area are protected and managed to ensure that these assets can be appreciated both now and into the future. Development within these areas provides the ability for improved management and appreciation of such assets.

3.4.2.1 Specific outcomes

- (1) Estuarine, marine and freshwater habitats are managed to ensure healthy and plentiful fish stocks and water quality.

3.4.2.1.1 Land use strategy

- (1) Areas for low scale, low intensity horticulture, agriculture and grazing are investigated.

3.4.3 Element - extractive industries and mineral resources

Extractive and Mineral Resources are identified, sustainably managed and protected to ensure availability of these resources for specified purposes.

3.4.3.1 Specific outcomes

- (1) Locally significant existing and future extraction resources are protected from encroachment from incompatible development;
- (2) Extraction of any resources needs to consider the environmental values of the site and ensure that these are appropriately rehabilitated.

3.4.4 Element - managing regional landscape values

Visual amenity of Wujal Wujal created by the natural landscapes and topography are protected and enhanced.

3.4.4.1 Specific outcomes

- (1) Development which includes land with a slope of 15% or greater is avoided unless there is an overriding public need for such development;
- (2) Culturally significant areas, including the Roaring Meg and Bloomfield Falls are appreciated and protected from urban development.

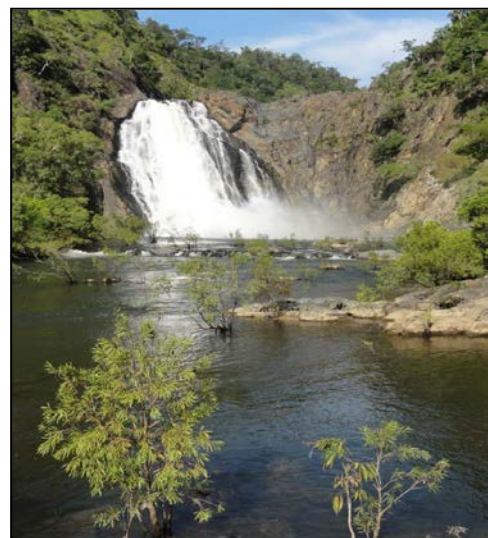


Photo 5: Bloomfield Falls represent a significant natural feature of the area which is to be preserved and protected from urban development



3.5 Theme 3: strong communities

3.5.1 Strategic outcome

The community of Wujal Wujal is culturally rich, resilient, safe and healthy.

Education and employment provide continual learning opportunities for locals.

3.5.2 Element - healthy and safe community

Active community participation facilitates a well designed community that:

- (1) promotes community identity;
- (2) encourages healthy lifestyles; and
- (3) ensures that development is appropriate to the cultural and economic needs, aspirations and long term sustainability of the community.

3.5.2.1 Specific outcomes

- (1) New dwellings and other buildings are designed to overlook the street and promote passive and active surveillance to promote community safety;
- (2) Equitable access to all essential community services is provided through provision of safe walking and cycle pathways; and
- (3) A network of active open space is provided through the township to connect recreation spaces and promote physical activity.

3.5.2.2 Land use strategies

- (1) The community garden is maintained and expanded to provide fresh produce to the community;
- (2) Active recreational opportunities for children and other recreational facilities (including a swimming pool, sports ovals and the like) are encouraged within Open Space designations; and

- (3) A sports oval on the Northern side of the Bloomfield River is established, subject to undertaking detailed investigation which takes into account limited area for residential development.



Photo 6: Community garden is a key ingredient to provide fresh produce and promote healthy eating

3.5.3 Element - community engagement and capacity building

The community is engaged in decision making processes to build capacity in administering land use decisions.

3.5.3.1 Specific outcomes

- (1) Traditional Owners are recognised as key stakeholders in all development proposals;
- (2) The Bama Wujal Wujal Warra Advisory Group is the key group providing advice to Council regarding economic, environmental, social and cultural development in the community;
- (3) Adequate Community Engagement processes with all community members are undertaken for all Impact Assessable developments in accordance with the Planning Scheme Policy; and
- (4) Existing skills, relationships and networks are recognised in establishing ownership of land use decisions and outcomes.

Editors Note – it is anticipated that Indigenous Land Use Agreements will be facilitated for development areas



3.5.4 Element - arts and culture

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

3.5.4.1 Specific outcomes

- (1) The Arts and Cultural Centre is the arts and cultural 'hub' of the community.



Photo 7: The Arts and Cultural Centre should remain the hub for further learning and promotion of artistic and cultural activities

3.5.5 Element - traditional knowledge and cultural heritage

Respecting and utilising traditional knowledge to identify, protect, manage and promote Kuku Yalanji culturally significant areas and practices where appropriate.

Non-indigenous cultural heritage such as that associated with previous tin mining by Chinese and European settlers is also identified and protected.

3.5.5.1 Specific outcomes

- (1) Traditional knowledge of the area is respected and reflected in land management decision making, location and form of infrastructure and design of community spaces;
- (2) Traditional skills and cultural practices are used to promote the local area within and surrounding the community;
- (3) Cultural Heritage sites are identified (where appropriate), respected and protected from development or other inappropriate activity, and where these are not mapped or identified on any statutory documentation, the duty of care to protect and conserve places or cultural heritage significance is not diminished;
- (4) Non-indigenous cultural heritage sites are identified, respected and protected from development or other activities.

3.5.5.2 Land use strategies

- (1) Identification of both indigenous and non-indigenous places of significance is undertaken and where relevant, recorded to ensure knowledge of these places is known.

Editors Note – refer to the provisions of the *Aboriginal Cultural Heritage Act 2003* duty of care guidelines for further information about known heritage and when discovery or disturbance of Aboriginal cultural heritage occurs



3.6 Theme 4: urban development

3.6.1 Strategic outcome

The discrete township of Wujal Wujal is set amongst natural landscapes and has adequate areas to live, work and play.

3.6.2 Sustainable urban form

Wujal Wujal is expected to accommodate an extra 88 persons before 2031. Housing the extra people and reducing overcrowding is likely to exhaust the existing available land supply within the next 5 years. Therefore, future growth will be dependent upon land outside physical boundaries of the Council area, as well as reliant upon investigations into areas outside the designated urban footprint.

Future growth and development of buildings, open spaces and infrastructure is located, designed and constructed in suitable locations which are cognisant of natural hazards (such as flooding, bushfire and landslide); and in a manner that ensures there is an appropriate mix of houses, employment and community facilities, as indicated in Map SC2.2.1 – Strategic Plan – Village Form to accommodate the expected population growth.

Characteristic landscape elements, including the 'mango tree' at the front of the Church, vegetated hillslopes and vegetation adjacent to the Bloomfield River are retained in perpetuity.

3.6.2.1 Specific outcomes

- (1) Areas known as Ludden's Land, Granite Creek (shown on Strategic Plan Map) are priority areas for potential residential expansion opportunities;
- (2) The Village Area will remain the focus for all urban development and include an eclectic mix of uses;
- (3) The Business Precinct identified on Village Form Map is protected from incompatible development to enable future expansion and reduce land use conflicts;
- (4) A mix of housing types and sizes is provided to allow ageing in place and to meet changing needs of the community;

- (5) Subdivision (including leases) on land within the Environmental Management and Conservation Zone and within Wet Tropics Management Area is not supported unless investigations demonstrate that land can be developed sustainably and that environmental and world heritage values will not be compromised;
- (6) Development is sequenced to ensure co-ordinated land use and infrastructure delivery;
- (7) The location and design of all development is responsive to the local climate (a place where it rains for extended periods of time and is quite hot) and constraints of the land (including flooding, bushfires, landslide, storm surge, cyclones etc) without limiting the capacity of the environment to contain such hazards (e.g. flood capacity);
- (8) Individual dwellings are designed to be responsive to changing household structures;



Photo 8: Example of appropriate housing type that considers climate



Photo 9: Example of poor housing type that does not consider climate



3.6.2.2 Land use strategy

- (1) Detailed assessments in relation to flooding, bushfire and landslide hazard and other matters, are undertaken for land identified as Future Residential on Strategic Plan map SC2.2.1, to identify suitable areas for residential uses. Such investigations will consider:
 - (a) minimum floor heights;
 - (b) ability for safe evacuation or refuge areas;
 - (c) impacts of development, upon the flood storage capacity at this location;
 - (d) downstream and upstream impacts of any proposed development;
 - (e) ability to construct required infrastructure and stability of land;
 - (f) ability to construct appropriately designed buildings having regard to natural slope;
 - (g) safety to human health and property for development, and in particular on the Old Dump Site, Lot 2 on SP171837; and
 - (h) that an appropriate zoning or Cooperative Management Agreement has been achieved under the Wet Tropics Management Plan for land contained within the Wet Tropics World Heritage Area.
- (2) An investigation is carried out in regards to the appropriateness of residential uses establishing outside of the township area, and outside the Shire, having regard to:
 - (a) Social and cultural needs for expansion into the area;
 - (b) Physical constraints of the land such as topography;
 - (c) Risk in relation to bushfire and landslide hazards;
 - (d) Environmental values of the area and likely impacts of permanent residential development upon identified values;
 - (e) Wet Tropics World Heritage Area values;
- (f) Ability to efficiently and economically service the development with appropriate levels of infrastructure, including all weather access;
- (g) Cairns Regional Council and Cook Shire planning schemes and potential amendments of those schemes to accommodate future growth for Wujal Wujal people, in the circumstance that additional urban expansion land cannot be found within the Shire once the 5 year land supply has been consumed.
- (3) New development within the Business Precinct incorporates elements of Streetscape Project Option A shown on the Studio Mango Plan included in Strategic Plan Map SC2.2.1 (Sheet 3)

Editors Note – *At the time the scheme was gazetted the Old Dump Site was contained within zone B under the Wet Tropics Management Plan. Development may not proceed under the Wet Tropics Management Plan unless the relevant authority has agreed to a rezoning of the land, or to a Cooperative Management Agreement under the Wet Tropics Management Plan.*

3.7 Theme 5: economic development

3.7.1 Strategic outcome

A range of local business, industry and tourism activities that are innovative, environmentally sustainable and generate employment opportunities for community members is provided to ensure economic resilience.

3.7.2 Element - economic opportunity

Eco-tourism opportunities, arts and cultural development are established and reinforce and reflect the strategic location of Wujal Wujal along the Bloomfield track, access to Bloomfield River and strong traditional culture.

3.7.2.1 Specific outcomes

- (1) Areas identified as suitable for future business uses in Village Form Map (Map SC2.2.1 Sheet 2) are protected from other development to ensure businesses have appropriate areas to be established during the life of the planning scheme;
- (2) Tourism is a significant growth opportunity and new business will take advantage of the naturally 'peaceful' assets in and surrounding Wujal Wujal and its location along a major tourist route;
- (3) Development and promotion of the Arts and Cultural Centre, as a focus point for tourism in the local government area, is encouraged;
- (4) Fisheries and horticultural activities to support the local economy and promote resilience are established and promoted;
- (5) Where additional government support services are established, they are, wherever possible, locally run by community members;
- (6) Tourist development, including short term accommodation is encouraged and facilitated within township area.

3.8 Theme 6: infrastructure

3.8.1 Strategic outcome

Infrastructure is provided within the designated township in a timely, efficient and cost effective manner that is cognisant of environmental and social values of the community.

It is not anticipated that Council will provide services to areas beyond the township, as shown in the Priority Infrastructure Plan.

3.8.2 Element - infrastructure planning, co-ordination and funding

Infrastructure is planned and co-ordinated to accommodated expected growth in accordance with the Priority Infrastructure Plan.

3.8.2.1 Specific outcomes

- (1) Existing infrastructure (including telecommunications, electricity, roads, water and sewerage) is efficiently utilised;
- (2) Alternative forms of infrastructure provision and energy production are provided for appropriate development outside of the designated township area. Such infrastructure must meet the needs of the respective use and does not compromise the cultural, social, economic and environmental sustainability of the area;
- (3) Key sites required for future infrastructure, such as the proposed water main are protected from inappropriate development;
- (4) Due to limited areas for urban development, and recognising the environmental values of Wujal Wujal, waste management facilities are not established in the local government area, with waste to continue to be being transported to adjacent shires.



- (5) Community infrastructure (e.g. water sewerage, telecommunications, electricity and emergency services) is located, designed and constructed to ensure the efficient functioning during and after a natural hazard event (such as flooding, bushfire and landslide).

Editors Note – Community infrastructure relates to all services including water supply, sewerage treatment, electricity, telecommunications as well as hospitals and the like, police stations, heli-pad, emergency shelters and the like, that are required to shelter or service people during or after natural hazard events

3.9 Theme 7: transport

All weather access to the township area is provided, passenger transport options are improved, with walking and cycling the dominant form of transport within the community.

3.9.1 Element: Connectedness

Variety of transport modes and strengthening of transport linkages within and between Wujal Wujal and other communities are provided to ensure all parts of the community can access all required services, all of the time.

3.8.3 Element: water management

Water resources, such as the Bloomfield River, Granite Creek and other drainage lines that have local, regional and national significance are protected and water quality is enhanced and managed sustainably.

3.8.3.1 Specific outcomes

- (1) Relocated water network upgrade is recognised as a short term priority for the community;
- (2) Natural drainage lines remain undeveloped and unaltered by development;
- (3) Development outside of the village area must demonstrate appropriate potable water supply can be achieved; and
- (4) Development establishes appropriate buffers to identified waterways and wetlands in accordance with Far North Queensland Regional Plan 2009 -2031.

3.9.1.1 Specific outcomes

- (1) A Bloomfield River Bridge is constructed to replace the existing causeway so as to provide an all weather connection which will safely integrate vehicles, cyclists and pedestrians, between southern and northern sides of the community;
- (2) Design of roads accommodates the ability for increased transit connections between Cairns and Cooktown;
- (3) Walking and cycling remain the dominant form of transport within the community and is serviced with appropriate pathways;
- (4) The existing heli-pad is to be preserved to ensure emergency access throughout the year is available.



Photo 10: Bloomfield crossing is an intrinsic element of Wujal Wujal, as it connects both sides of the community and is the main tourist connection to Wujal Wujal.



Part 4 Priority infrastructure plan

4.1 Preliminary

- (1) This priority infrastructure plan has been prepared in accordance with the requirements of the Sustainable Planning Act 2009.
- (2) The purpose of the priority infrastructure plan is to:
 - (a) integrate and coordinate land use planning and infrastructure planning
 - (b) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
- (3) The priority infrastructure plan:
 - (a) states in Section 4.2 (Planning assumptions) the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of the priority infrastructure plan
 - (b) identifies in Section 4.3 (Priority infrastructure area) the prioritised area to accommodate urban growth for 10 to 15 years.
 - (c) states in Section 4.4 (Desired standards of service) for each network of development infrastructure the desired standard of performance of infrastructure
 - (d) identifies in Section 4.5 (Plans for trunk infrastructure) the existing and planned trunk infrastructure for the following networks:
 - (i) water supply
 - (ii) sewerage
 - (iii) stormwater
 - (iv) transport
 - (v) public parks and land for community facilities

4.2 Planning assumptions

4.2.1 Purpose

The planning assumptions summarised in Table 4.2.3.1 and 4.2.4.1 outlines the projections of residential and non-residential development for the area to which the priority infrastructure plan applies.

The assumptions have been developed in accordance with the land use planning provisions of the planning scheme and the anticipated growth in population within the area to which the PIP applies. They form a logical basis for the planning of the infrastructure networks.

Further detailed background information concerning the planning assumptions is referenced in Section 7 (extrinsic material).

- (1) Projections about residential and non-residential development and planning assumptions about the type, scale, locality and timing of development provide a basis for the PIP. The planning assumptions are used to derive the demand for each trunk infrastructure network, giving a consistent basis for network planning and the determination of the PIA;

Dwellings, non-residential floor space and land area

- (1) The distribution and timing of future development (residential dwellings, non-residential floor space and land area) to accommodate projected population and employment growth have been estimated based on the following factors:



- (a) Physical constraints on the land;
- (b) Land use planning provisions of the planning scheme;
- (c) Cost efficient provision of infrastructure;
- (d) Average occupancy rates;
- (e) Existing levels of development;
- (f) Planned development under the Remote Indigenous Land and Infrastructure Program Office.

Geographical areas

- (1) The projections about residential and non-residential development are prepared at a level that allows re-aggregation of data into areas to support infrastructure planning for the service catchments of different trunk infrastructure networks.

Time periods

- (1) The planning assumptions have been prepared for the following time periods to align with the Australian Bureau of Statistics (ABS) census years:
 - (a) 2006-2011
 - (b) 2011-2016
 - (c) 2016-2021
 - (d) 2021-2026
 - (e) 2026-2031

Existing level of development

- (1) The existing level of development (base year for PIP) has been estimated at 2011

Development potential of land

- (1) The net developable area is land designated for urban purposes under the planning scheme minus land required for infrastructure, easements which constrain development and is not affected by the following site constraints:
 - (a) Q100 flood inundation;
 - (b) Environmental Constraints overlay;
 - (c) Steep land overlay;
- (2) While the entire DOGIT community encompasses approximately 1094 hectares, only a limited amount is 'developable' when considering known topographical, flooding, and other environmental constraints. As a result, the existing township zone includes approximately 19 hectares of land, which includes:
 - (a) 6.89 hectares of residential land (existing);
 - (b) 5.8 hectares of community purpose land (existing);
 - (c) 1.3 hectares of business uses (existing).

It is estimated that there is an additional 5.5 hectares of land that is zoned for urban purposes (Township), however further detailed investigations are required to confirm the extent of constraints of the land, in relation to flooding, topography and drainage. This also excludes areas potentially subject to contamination (i.e. old dump site).

As such, an area of approximately 1 hectare (or 12 housing sites) has been estimated as available for residential purposes, to accommodate future growth within the existing township area of the local government boundaries. This however excludes areas technically outside the local government area (the Southern Lots) which is expected to yield additional 5 – 10 housing sites.



Assumed type and scale of development

- (1) The assumed scale of development for purposes of the PIP has been determined to reflect the realistic level (scale and intensity) of development having regard to the land use planning provisions of the planning scheme, site constraints and development trends;
- (2) The existing density is approximately 10 dwellings per hectare (average of 1000m² lots) and the assumed density (scale) of development for Residential Precinct of the Township Zone is 12.5 dwellings per developable hectare, which equates to an average lot size of 800m²;
- (3) The assumed density (scale) of development for Business Precinct of the Township Zone is 1000m² per developable hectare;
- (4) Development types will remain predominantly residential with 85% detached dwellings and 15% multiple dwellings and other residential types (such as independent living units);
- (5) Balance uses, being non-residential uses will remain limited due to the size and location of the community, dominated by community and essential services such as health, police, arts and cultural centre, kindergarten, Council building and depot.

PIP projection categories

Tables 4.2.1.1 and 4.2.1.2 identify the relationship between the residential and non-residential planning scheme land uses and the PIP projection categories.

Table 4.2.1.1 PIP projection categories and residential planning scheme uses

PIP projection category	Residential planning scheme use type
Single Dwelling	Caretakers accommodation Dwelling House Dwelling Unit
Multiple Dwelling	Dual Occupancy Multiple Dwelling
Other Dwelling	Community Residence Residential Care Facility Retirement Facility

Table 4.2.1.2 PIP projection categories and non-residential planning scheme uses

PIP projection category	Non-residential planning scheme use type
Business Activities	Bulk landscape supplies Car park Food and drink outlet Garden centre Hardware and trade supplies Office Outdoor sales Sales office Service industry Shop Shopping centre Showroom



Rural Activities	Agricultural supplies store Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industries Intensive horticulture Permanent plantations Roadside stalls Rural industry Wholesale nursery Wind farm Winery
Recreation Activities	Indoor sport and recreation Major sport, recreation and entertainment facility Motor sport Outdoor sport and recreation
Industrial Activities	High impact industry Low impact industry Medium impact industry Noxious and hazardous industries Research and technology industry Service industry Warehouse Waterfront and marine industry
Tourism	Short term accommodation Nature based tourism Tourist park Hostel

Occupancy rates

- (1) Table 4.2.1.3 outlines the average residential occupancy rates for different types of dwellings.

Table 4.2.1.3 Average Residential Occupancy Rates

PIP projection category	Occupancy Rate (persons/dwelling)
Single Dwelling	4
Multiple Dwelling	3
Other	1 per room

Population projections

Accuracy of data is difficult for population centres such as Wujal Wujal, largely due to physical boundaries within which the population data is collected and the reality of infrastructure provision in the community. That is, Wujal Wujal provides infrastructure to areas owned by the Council, but located outside the formal Council boundaries. As such, data limited to the local government boundaries is considered inappropriate for the purposes of determining growth and infrastructure requirements.



Data provided by the Office of Economic and Statistical Research estimates the population of Wujal Wujal to be 368 persons with an average growth rate of 0.9% resulting in a total population of 436 in 2031. Similarly, the Far North Queensland Regional Plan 2009- 2031, which was based on ABS data provided an estimated population of 361 in 2006 and 417 in 2031 (based on growth rate of 0.5%).

An approximate population estimated by the Council of 480 has been used, which accords with previous works, such as the Connell Wagner Strategic Asset Management Plan prepared in 2007, which estimated a population of 429. Based on an average growth rate of 0.9% confirms that population of 448 persons in 2011 is expected, although a growth rate suggested by Connell Wagner was 1.88%, thereby giving a total resident population of approximately 474.

As such, using a population of 480 persons in 2011, and on an average of 0.9% growth, Wujal Wujal will increase by 88 people up until 2031, giving an overall population of 568.

Impact on housing availability

It is anticipated that due to planned upgrades and development of new dwellings to reduce overcrowding, under the social housing initiatives of the State Government, that the existing, available land for new dwellings (12 dwellings) will be exhausted within the next 5 years. As a result, there is increased pressure to investigate the appropriateness of areas of 'future residential areas' marked on Strategic Plan Map as soon as possible. This, combined with areas outside the local government boundary (i.e. southern lots) is likely to produce an additional 12-20 residential lots, which will accommodate the expected population growth anticipated within the planning horizon.

These projections are detailed in Table 4.2.2.1 & 4.2.2.2



4.2.2 Residential and non-residential projections

Table 4.2.2.1 Population and housing projections

Area	Dwelling type	Existing and projected population (persons)				Average occupancy rate (persons/dwelling)				Existing and projected dwellings			
		2011	2016	2021	2026	2011	2016	2021	2026	2011	2016	2021	2026
Total planning scheme area	Single dwelling	456	476	445	483	5	5	4	4	88	95	111	120
	Other*	24	25	79	85	2.5	2.5	2.5	2.5	10	10	32	34
	Total	480	502	524	568	N/A	N/A	N/A	N/A	98	105	143	154

* Refers to dwellings such as aged care units, retirement units and multiple dwellings

Table 4.2.2.2 Existing and projected dwellings and land area

PIA locality	PIP projection category	Existing and projected dwellings and land area (net developable ha)				
		2011	2016	2021	2026	Future development capacity
Wujal Wujal	Single dwelling	88 (6.5 ha)	95 (7 ha)	111 (8 ha)	120 (9 ha)	3 ha
	Other*	10 (0.4 ha)	10 (0.4 ha)	12 (0.5ha)	12 (0.5 ha)	0.5ha
	Total	98 (6.9ha)	105 (7.4 ha)	143 (8.5 ha)	154 (9.5 ha)	3.5ha
TOTAL PIA						(12.44 ha^ total)

* Refers to dwellings such as aged care units, retirement units and multiple dwellings

^ includes all township zone land, but includes areas outside Local Government boundary and potentially subject to constraint (i.e. contamination or drainage issues which have not been resolved at this time)

This has been estimated based on broad calculations of lot boundaries and having regard to previously mapped constraints and may not actually reflect true extent of developable area.



4.2.3 Assumed infrastructure demand rates

(1) The assumed scale of development identified in Table 4.2.1.3 has been converted to express the demand rates for each trunk infrastructure network in Table

Table 4.2.3.1 Assumed scale of development – infrastructure demand rates for trunk infrastructure networks

Planning Scheme Identification		Assumed Infrastructure Demand Rate					
Zone	Precinct	Water supply (EP/net dev ha) ¹	Sewerage (EP/net dev ha)	Stormwater Quantity (Imp area/net dev ha) ²	Stormwater Quality (Imp area/net dev ha)	Transport (trips/net dev ha) ³	Public parks and land for community facilities (EP/net dev ha)
Township	Residential	19	19	30%	30%	80	1
	Business	10	10	50%	50%	80	1
	Community Purpose ⁴	<i>Depending on activity and as agreed with Council</i>					
Environmental Management and Conservation		N/A					
Recreation and Open Space		N/A					

¹ Calculation assumes average density of 12.5 dwellings/hectare and EP of 1.5/dwelling (average daily consumption is 245L/p/d) and averaged for business use

² Based on assumed calculation of approximately % of each 1000sq.m being considered an impervious area

³ Based on 4 persons per 1000sq.m, two trips per day given lack of car ownership and size of Wujal Wujal

⁴ Given the variety of community purposes, each will be determined specific to the relevant development



4.2.4 Development and assumed demand generation

(2) Table 4.2.3.1 identifies the assumed demand generation rates for reconfiguring a lot, a material change of use of premises, or carrying out building work

Table 4.2.4.1 Assumed demand generation rates

Planning scheme area identification and land use				Assumed demand generation rates				
				Water supply units of demand	Sewerage units of demand	Transport units of demand	Stormwater units of demand	Public parks and community land units of demand
Precinct	Zone	Planning scheme use type	Use intensity	EP	EP	Trips	Impervious area/ha	EP
Residential	Township	Single Dwelling	1 dwelling house and lot	1 ⁵	1 ⁶	1 ⁷	1	1
		Multiple Dwelling	1 bedroom	0.25	0.25	0.5	0.25	0.5
			2 bedroom	0.5	0.5	0.5	0.5	0.5
			3+ bedroom	0.75	0.75	0.8	0.75	0.5
		Retirement Facility	Per bedroom	0.2/bed	0.2/bed	0.25	0.2	0.25
		Aged Care						
		Community Residence						
Reconfiguration of a Lot	Township	500m ² -800m ²		1	1	1	1	1

⁵ 1 demand unit (expressed as EP) for Water is equivalent to the demand of a single average lot (900m²) with a standard dwelling (3 bedrooms) where this equates to 5 EP's, as identified in Water Supply Upgrade Design Report (AECOM 2010)

⁶ 1 demand unit (expressed as EP) of wastewater is equivalent to the demand of a single average lot (900m²) with a standard dwelling (3 bedrooms) and is estimated to be 2.6 EP's

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

4.3 Priority infrastructure area

4.3.1 Purpose

- (1) The priority infrastructure area is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.
- (2) The priority infrastructure area identifies the area where Wujal Wujal Aboriginal Shire Council gives priority to provide trunk infrastructure for urban development up to 2026.
- (3) The priority infrastructure area is identified in Map SC3.1—Priority Infrastructure Area.

4.3.2 The priority infrastructure area

The PIA defines those urban areas of the Local Government that are either currently serviced with infrastructure or are planned to be serviced with Trunk Infrastructure over the next 10 to 15 years to accommodate the projected urban growth. In determining the PIA, the following principles have been considered:

The PIA is shown on Map SC3.1 of the planning scheme.

Within Wujal Wujal, the PIA encompasses the Township Zone. This zone is intended to provide the focus for urban development within the Wujal Wujal Shire area. The PIA also includes areas outside of the Local Government Area (namely, the southern lots, within Cairns Regional Council area), yet are owned (in freehold) by the Council and currently contain social houses. As a result, Council provides infrastructure to these areas and will continue to do so for the life of the planning scheme.

Areas outside the township zone, and outside the PIA are not intended to be serviced by trunk infrastructure.

4.4 Desired standards of service

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

Table 4.4.1 Water Supply

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	Compliance with the relevant design guidelines and Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual and compliance with the <i>'Water Supply (Safety and Reliability) Act 2008</i> and/or <i>'Water Act 2000'</i> .
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	Compliance with the relevant design guidelines and Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual.
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from	The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council.



Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
	objectionable taste and odour.	
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	Approved System Leakage Management Plan <i>Water Act 2000</i>)
Infrastructure design /planning standards	Design of the water supply network will comply with established codes and standards	<ul style="list-style-type: none"> Water Supply Code of Australia – Water Services Association of Australia – WSA 03-2002 The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council <i>Planning Guidelines for Water Supply and Sewerage</i> – Department of Natural Resources and Water (NRW)

Table 4.4.2 Sewerage

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	Compliance with the relevant design guidelines and Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual.
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> <i>National Water Quality Guidelines – national Water Quality Management Strategy</i> <i>Queensland Water Quality Guidelines 2006</i>—Department of Environment and Resource Management Agency. Compliance with the <i>Environmental Protection Policy (Water) 2009</i>.
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection policies
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> <i>Planning Guidelines for Water Supply and Sewerage</i> – NRW Sewerage Code of Australia – Water Services Association of Australia – WSA 02 – 2002 <i>Sewerage Pumping Station Code of Australia</i> – Water Services



Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
		<p>Association of Australia – WSA 04 – 2005</p> <ul style="list-style-type: none"> Compliance with the relevant design guidelines and Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual.

Table 4.4.3 Stormwater

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> <i>Queensland Urban Drainage Manual</i>—Department of Environment and Resource Management Compliance with FNQROC Development Manual
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> National Water Quality Guidelines – National Water Quality Management Strategy Compliance with FNQROC Development Manual. <i>Queensland Water Quality Guidelines 2006</i>—Department of Environment and Resource Management Agency
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> <i>Environmental Protection [Water] Policy 2009</i> Compliance with the FNQROC Development Manual
Infrastructure design/planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> <i>Queensland Urban Drainage Manual</i>—Department of Environment and Resource Management. Compliance with the relevant design guidelines and specifications within the FNQROC Development Manual.


Table 4.4.4 Transport

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

4.4.5 Public parks and land for community facilities

Parks and open spaces in Wujal Wujal Shire

The Wujal Wujal community has unique requirements in terms of public parks and land for community facilities. As such, the use of quantitative standards or benchmarks for parkland provisions have been avoided where possible as it is considered unlikely to satisfy community requirements. The culture and lifestyle of Wujal Wujal is defined by strong connections to land and sea, and as such, the importance of maintaining this access to Country goes beyond the 'traditional' provision of a set rate of parkland per head of population.

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

Table 4.4.5.1 Public parks and land for community facilities

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

4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the existing and proposed trunk infrastructure networks intended to service the assumed development at the desired standard of service stated in the PIP.
- (2) Plans identifying the existing and future trunk infrastructure for each infrastructure network are shown on the following maps located at Schedule 3 of the Planning Scheme:
 - (a) Map SC3.1—Priority Infrastructure Area
 - (b) Map SC3.2—Plans for water supply trunk infrastructure
 - (c) Map SC3.3—Plans for sewerage trunk infrastructure
 - (d) Map SC3.4—Plans for stormwater trunk infrastructure
 - (e) Map SC3.5—Plans for transport trunk infrastructure
 - (f) Map SC3.6—Plans for public parks and land for community facilities trunk infrastructure

Table 4.5.1 defines the trunk infrastructure networks, systems and items identified in the priority infrastructure plan.

Table 4.5.1 Trunk infrastructure networks, systems and items

Network	System	Items
Water	Bulk supply	<ul style="list-style-type: none"> Water sources (Bloomfield River Intake) Raw water mains Water treatment plants (including recycled water treatment plants) Associated monitoring systems
	Distribution	<ul style="list-style-type: none"> Reservoirs Pump stations Distribution mains generally ≥ 150 mm diameter Associated monitoring systems
Sewerage	Reticulation	<ul style="list-style-type: none"> Gravity sewers Odour and corrosion control systems Associated monitoring systems
	Sewerage treatment	<ul style="list-style-type: none"> Sewerage treatment plants Storage facilities Release systems Associated monitoring systems
Transport	Local government and state controlled roads	<ul style="list-style-type: none"> Arterial, sub-arterial and major collector roads including associated intersections, local road drainage, kerb and channel, swales, culverts, bridges, and pathways within the road reserve
	Off-road pathways	<ul style="list-style-type: none"> Cycleways and pedestrian pathways not within the road reserve, including associated culverts and bridges
Stormwater management	Quantity	<ul style="list-style-type: none"> Natural waterways Overland flow paths/channels (natural and constructed) Piped drainage (including pipes, culverts, manholes, inlets and outlets)



Network	System	Items
	Quality	<ul style="list-style-type: none"> Stormwater Quality Infrastructure Devices (SQIDs) Gross Pollutant Traps (GPTs) Wetlands Riparian corridors Bio-retention facilities Bank stabilisation, erosion protection and revegetation
Public parks and land for community facilities	Public parks	<ul style="list-style-type: none"> Land, works and embellishments for local, district and local government-wide parks.
	Land for community facilities	<ul style="list-style-type: none"> Land and basic works associated with the clearing of land and connection to services only

4.6 Schedule of works

Tables 4.6.1 to 4.6.2 provide details of future trunk infrastructure for each network.

Table 4.6.1 Schedule of works—water supply network

Map no.	Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
SC3.2	1	Pressure Main from Intake to CMF Plant Replacement	2012	550, 000
SC3.2	2	Southside connection upgrade	2012/2013	315, 000
SC3.2	3	Water Treatment Plant components replacement (filtration modules, pump sets, compressor units, switchboard and standby generator)	2017	N/A
Total estimated cost				\$865,000 ⁸

Table 4.6.2 Schedule of works—sewerage network

Map no.	Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
SC3.3	1	Sewerage Treatment Plant components (pump sets, compressor units, switchboard and generator) replacement	2021	N/A
				Unknown ⁹

⁸ Replacement only and does not include replacement of Water Treatment Plant components

⁹ Replacement only

4.7 Extrinsic material

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

- Australian Bureau of Statistics – 2006 Census Quickstats: Wujal Wujal (S) (Local Government Area). 2006 Census Quickstats available at www.censusdata.abs.gov.au
- Far North Queensland Regional Development Manual – Far North Regional Organisation of Councils. Available at http://www.fnqroc.qld.gov.au/drawings/manual_index.html
- Sport and Recreation Queensland – Planning Principals and Implementation Notes for Local Government Final Report (2003). Available at http://www.sportrec.qld.gov.au/Portals/0/Publications/_planning-principles-implementation-notes-local-govt.pdf
- Strategic Asset Management Plan – June 2009 – AF Project Management P/L
- Strategic Asset Management Plan – 2004 – Connell Wagner



Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development within the planning scheme area.

5.2 Reading the tables

The tables identify the following:

- (1) development that is prohibited, exempt or requires self, compliance, code or impact assessment;
- (2) the level of assessment for development in:
 - (a) a zone and where used a precinct of a zone;
 - (b) a local plan and where used a precinct of a local plan;
 - (c) an overlay where used;
- (3) the assessment criteria for development:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment criteria' column);
 - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment criteria' column);
 - (c) if there is an overlay:
 - (i) whether an overlay code applies (shown in the table in section 5.7); or
 - (ii) the assessment criteria as shown on the overlay map (noted in the 'assessment criteria' column) applies;
 - (d) any other applicable code(s) (shown in the 'assessment criteria' column); and
- (4) any variation to the level of assessment (shown as an 'if' in the 'level 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 in Schedule 1 of the Act or within the standard planning scheme provisions.

Editor's note—Examples of a variation are gross floor area, height, numbers of people or precinct provisions.

5.3 Levels of Assessment

5.3.1 Process for determining the level of assessment

The process for determining a level of assessment is:

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1; and
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
 - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2;
 - (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.
- (3) determine if the development has a prescribed level of assessment, by reference to the tables in section 5.4 Prescribed levels of assessment;



- (4) if the development is not listed in tables in section 5.4, Prescribed levels of assessment, determine the initial level of assessment by reference to the tables in section 5.5. Levels of assessment – Material change of use, section 5.8 Levels of assessment – Reconfiguration of a lot, section 5.9 Levels of assessment – Building work and Operational work, section 5.10 Levels of assessment – Operational work;
- (5) a precinct of a zone may change the level of assessment and this will be shown in the 'level of assessment' column of the tables in sections 5.5, 5.8, 5.9 and 5.10;
- (6) if a local plan applies refer to the table(s) in sections 5.6 Levels of assessment – Local plans, to determine if the local plan changes the level of assessment for the zone;
- (7) if a precinct of a local plan changes the level of assessment this will be shown in the 'level of assessment' column of the tables in section 5.6;
- (8) if an overlay applies refer to section 5.7 Levels of assessment – Overlays, Table 5.7.1 Assessment criteria for overlays to determine if the overlay further changes the level of assessment.

5.4 Prescribed levels of assessment

For the development specified in the 'Development' column, the levels of assessment are prescribed.

Table 5.4.1 Prescribed levels of assessment: material change of use

Use	Level of assessment	Assessment criteria
Community Residence	Self-assessment	
	If in a township zone (residential precinct)	6.2.1 Township Zone Code (acceptable outcomes only) 9.2.2 Community Residence Code

Table 5.4.2—Prescribed levels of assessment: overlays

Table not used.

Table 5.4.3—Prescribed levels of assessment: reconfiguring a lot

Zone	Level of assessment	Assessment criteria
Residential zone category or industry zone category	Compliance assessment	
	Subdivision of one lot into two lots (and associated operational work) if compliance assessment is required under schedule 18 of the Regulation	6.2.1 Township Zone Code 9.2.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

Table 5.4.4—Prescribed levels of assessment: building work

Table not used

Table 5.4.5—Prescribed levels of assessment: operational work

Zone	Level of assessment	Assessment criteria
Residential zone category or industry zone category	Compliance assessment	
	Operational work associated with reconfiguring a lot requiring compliance assessment under schedule 18 of the Regulation	9.2.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code



5.5 Levels of assessment—Material change of use

The following tables identify the levels of assessment for development in a zone associated with a material change of use.

Table 5.5.1 Township Zone

Use	Level of assessment	Assessment criteria
Agricultural Supplies Store	Self-assessment	
	If: (a) within an existing building and no additional gross floor area is proposed;	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
	All other circumstances	6.2.1 Township Zone Code
Advertising Device	Self-assessment	
	If: (a) located in precinct 2 (b) located within the existing road reserve; and (c) no greater than 5m ² ; and (d) is not artificially illuminated.	6.2.1 Township Zone Code (acceptable outcomes only)
Bulk Landscape Supplies	Self-assessment	
	If (a) within an existing building and no additional gross floor area is proposed; and (b) located in Precinct 2 (Business); and (c) does not exceed total of 1000m ² site area	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
	If: (a) located in Precinct 2 (Business); and (b) does not exceed total of 1000m ² site area.	6.2.1 Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme including: (a) The Strategic Framework (b) Overall outcomes of the Township Zone Code
Caretaker's Accommodation	Self-assessment	
	If located in: (a) Precinct 2 (Business); or (b) Precinct 3 (Community Purposes)	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
	All other circumstances	



Use	Level of assessment	Assessment criteria
Child Care Centre	Code assessment	
	If: (a) located in Precinct 3 (Community Purposes).	6.2.1 Township Zone Code
Community Care Centre	Code assessment	
	All circumstances	6.2.1 Township Zone Code
Community Residence	Self assessment	
	If: (a) Located in Precinct 1 (Residential); and (b) Meets criteria for self – assessable development.	6.2.1 Township Zone Code (acceptable outcomes only) 9.2.2 Community Residence Code
	Code assessment	
	All other circumstances	
Community Use	Self-assessment	
	If (a) within an existing building and no additional gross floor area is proposed; and (b) located in Precinct 3 (Community Purposes)	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
Dual Occupancy	Self-assessment	
	If (a) located in Precinct 1 (Residential); and (b) meets criteria for self – assessable development.	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
Dwelling House	Self-assessment	
	If (a) located in Precinct 1 (Residential); and (b) meets criteria for self – assessable development.	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
Dwelling Unit	Self-assessment	
	If located in (a) Precinct 2 (Business); or (b) Precinct 3 (Community Purposes).	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
	All other circumstances	



Use	Level of assessment	Assessment criteria
Emergency Services	Self-assessment	
	If located in: (a) Precinct 2 (Business); or (b) Precinct 3 (Community Purposes).	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
	All other circumstances	
Food and Drink outlet	Self-assessment	
	If (a) within an existing building and no additional gross floor area is proposed; and (b) located in Precinct 2 (Business)	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
	If: (a) located in Precinct 2 (Business).	6.2.1 Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme including: (a) The Strategic Framework (b) Overall outcomes of the Township Zone Code
Hardware and trade supplies	Self-assessment	
	If (a) within an existing building and no additional gross floor area is proposed; and (b) located in Precinct 2 (Business)	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
	If: (a) located in Precinct 2 (Business).	6.2.1 Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme including: (a) The Strategic Framework (b) Overall outcomes of the Township Zone Code
Home Based Business	Self-assessment	
	If meets the criteria for self assessment	6.2.1 Township Zone Code (acceptable outcomes only)



Use	Level of assessment	Assessment criteria
Low-impact industry	Code assessment	
	All other circumstances	6.2.1 Township Zone Code
	Self-assessment	
	If (a) within an existing building and no additional gross floor area is proposed; and (b) located in Precinct 2 (Business)	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
Market	If: (a) located in Precinct 2 (Business).	6.2.1 Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme including: (a) The Strategic Framework (b) Overall outcomes of the Township Zone Code
Multiple Dwelling	Exempt	
	If located in (a) precinct 2 (Business); or (b) precinct 3 (Community Purposes) (c) located in public area or reserve; (d) operated for no more than 1 day per week; and (e) does not include any permanent structures.	Nil
	Code assessment	
Office	All other circumstances	
	Code assessment	
Park	If: (a) located in Precinct 1 (Residential); and (b) no more than two storeys and 8.5m above ground level.	6.2.1 Township Zone Code
	Self-assessment	
Park	If: (a) located in Precinct 2 (Business).	6.2.1 Township Zone Code (acceptable outcomes only)
	Exempt	
		Nil



Use	Level of assessment	Assessment criteria
Place of Worship	Self-assessment	
	If (a) within an existing building and no additional gross floor area is proposed; and (b) located in Precinct 2 (Business); or (c) precinct 3 (Community Purposes).	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
	All other circumstances	6.2.1 Township Zone Code
Residential Care Facility	Self-assessment	
	If: (a) located in Precinct 1 (Residential).	6.2.1 Township Zone Code (acceptable outcomes only)
Retirement Facility	Self-assessment	
	If: (a) located in Precinct 1 (Residential).	6.2.1 Township Zone Code (acceptable outcomes only)
Roadside Stalls	Code assessment	
	All circumstances	6.2.1 Township Zone Code
Service Industry	Code assessment	
	If: (a) located in Precinct 2 (Business).	6.2.1 Township Zone Code
Service Station	Code assessment	
	If: (a) located in Precinct 2 (Business).	6.2.1 Township Zone Code
Shop	Self-assessment	
	If (a) within an existing building and no additional gross floor area is proposed; and (b) located in Precinct 2 (Business).	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
	All other circumstances	6.2.1 Township Zone Code
Short Term Accommodation	Self-assessment	
	If (a) within an existing building and no additional gross floor area is proposed; and (b) Precinct 1 (Residential).	6.2.1 Township Zone Code (acceptable outcomes only)



Use	Level of assessment	Assessment criteria
	Code assessment	
	If: (a) Located in Precinct 1 (Residential).	6.2.1 Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme including: (a) The Strategic Framework (b) Overall outcomes of the Township Zone Code
Temporary Use	Exempt	
		Nil
Utility Installation	Exempt	
		Nil
Veterinary Services	Self-assessment	
	If (a) within an existing building and no additional gross floor area is proposed; and (b) located in Precinct 2 (Business).	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
	If: (a) located in Precinct 2 (Business).	6.2.1 Township Zone Code
	Impact assessment	
	All other circumstances	The planning scheme including: (a) The Strategic Framework (b) Overall outcomes of the Township Zone Code
Warehouse	Self-assessment	
	If (a) within an existing building and no additional gross floor area is proposed; and (b) located in Precinct 2 (Business)	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
	If: (a) located in Precinct 2 (Business).	6.2.1 Township Zone Code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme



Table 5.5.2 Recreation and Open Space Zone

Use	Level of assessment	Assessment criteria
Advertising Device	Compliance assessment	
	If: <ul style="list-style-type: none"> (a) located within the existing Road Reserve; and (b) no greater than 10m²; and (c) is not artificially illuminated. 	6.2.2 Recreation and Open Space Zone
Cropping	Self-assessment	
	If <ul style="list-style-type: none"> (a) associated with existing Community Garden; 	6.2.2 Recreation and Open Space Zone (acceptable outcomes only)
Environment Facility	Self-assessment	
	If <ul style="list-style-type: none"> (a) no new building works are proposed; and (b) site has connection to reticulated potable water; (c) Total area used for the development does not exceed 2000m²; (d) Any food or drink outlet is not more than 250m² gross floor area; and 	6.2.2 Recreation and Open Space Zone (acceptable outcomes only)
	Impact assessment	
	All other circumstances	The planning scheme including: <ul style="list-style-type: none"> (a) The Strategic Framework (b) Overall outcomes of the Recreation and Open Space Zone Code
Landing	Code assessment	
	All circumstances	6.2.2 Recreation and Open Space Zone
Market	Exempt	
	If: <ul style="list-style-type: none"> (a) located in public area such as road reserve; (b) operated for no more than 1 day per week; and (c) does not include any permanent structures. 	Nil
Nature-based Tourism	Self-assessment	
	If <ul style="list-style-type: none"> (a) no new building works are proposed; and (b) site has connection to reticulated potable water; (c) Total area used for the development does not 	6.2.2 Recreation and Open Space Zone (acceptable outcomes only)



Use	Level of assessment	Assessment criteria
	(d) exceed 2000m ² ; Any food or drink outlet is not more than 250m ² gross floor area; and (e) Any accommodation has capacity for no more than 50 people	
	Impact assessment	
	All other circumstances	The planning scheme including: (a) The Strategic Framework (b) Overall outcomes of the Recreation and Open Space Zone Code
Outdoor Sport and Recreation	Code assessment	
	All circumstances	6.2.2 Recreation and Open Space Zone
Park	Exempt	
		Nil
	Code assessment	
	If (a) involving the clearing of vegetation.	6.2.2 Recreation and Open Space Zone
Permanent Plantations	Code assessment	
	All circumstances	6.2.2 Recreation and Open Space Zone
Roadside stalls	Code assessment	
	All circumstances	6.2.2 Recreation and Open Space Zone
Telecommunications facility	Code assessment	
	All circumstances	6.2.2 Recreation and Open Space Zone
Temporary Use	Exempt	
		Nil
Tourist Park	Self-assessment	
	If (a) no new building works are proposed; and (b) site has connection to reticulated potable water; (c) Total area used for the development does not exceed 2000m ² ; (d) Any food or drink outlet is not more than 250m ² gross floor area; and (e) Any accommodation has capacity for no more than 50 people	6.2.2 Recreation and Open Space Zone (acceptable outcomes only)



Use	Level of assessment	Assessment criteria
	Impact assessment	
	All other circumstances	The planning scheme including: (a) The Strategic Framework (b) Overall outcomes of the Recreation and Open Space Zone Code
Utility Installation	Code assessment	
	All circumstances	6.2.2 Recreation and Open Space Zone
Waterfront and marine industry	Code assessment	
	All circumstances	6.2.2 Recreation and Open Space Zone
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme



Table 5.5.3 Environmental Management and Conservation Zone

Use	Level of assessment	Assessment criteria
Caretaker's Accommodation	Self-assessment	
	All circumstances	6.2.3 Environmental Management and Conservation Zone Code (acceptable outcomes only)
Community Use	Code assessment	
	All circumstances	6.2.3 Environmental Management and Conservation Zone Code
Nature Based Tourism	Code assessment	
	If: <ul style="list-style-type: none"> (a) Total area used for the development does not exceed 2000m²; does not exceed 2000m²; (b) Any food or drink outlet is not more than 250m² gross floor area; and (c) Any accommodation has capacity for no more than 50 people 	6.2.3 Environmental Management and Conservation Zone Code
Park	Exempt	
	If <ul style="list-style-type: none"> (a) no clearing of vegetation is required. 	Nil
	Code assessment	
	All other circumstances	6.2.3 Environmental Management and Conservation Zone Code
Roadside Stalls	Code assessment	
	All circumstances	6.2.3 Environmental Management and Conservation Zone Code
Telecommunications facility	Code assessment	
	All circumstances	6.2.3 Environmental Management and Conservation Zone Code
Tourist Attraction	Code assessment	
	If: <ul style="list-style-type: none"> (a) Gross floor area does not exceed 2000m² gross floor area; (b) Any food or drink outlet is not more than 250m² gross floor area. 	6.2.3 Environmental Management and Conservation Zone Code
Utility Installation	Code assessment	
	All circumstances	6.2.3 Environmental Management and Conservation Zone Code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme



5.6 Levels of assessment—Local plans

There are no local plans in the planning scheme.

5.7 Levels of assessment—Overlays

Overlays are used to identify areas that constrain land and development due to natural hazards such as bushfire, landslide and flood or areas that are environmentally sensitive, such as those areas containing vegetation, wetlands or coastal areas.

The following table identifies overlays which apply to the planning scheme area and are identified in planning scheme maps SC2.4.1 – SC2.4.7 located in Schedule 2.

Table 5.7.1 Assessment criteria for overlays

Development	Level of assessment	Assessment criteria
All overlays		
All Development	As per relevant Zone	Applicable Zone Code

Note—some overlays may only be included for information purposes. This may result in no change to the level of assessment and/or assessment criteria under the planning scheme.

5.8 Levels of assessment—Reconfiguring a lot

The following table identifies the levels of assessment for reconfiguring a lot.

Table 5.8.1—Reconfiguring a lot

Zone	Level of assessment	Assessment criteria
Township Zone	Compliance assessment	
	If: (a) located within Residential Precinct; (b) Reconfiguration involves 1 lot into 2 lots; (c) The resulting lots are no less than 500m ² ; (d) Complies with relevant compliance assessment criteria.	6.2.1 Township Zone Code 9.2.1 Reconfiguration of a Lot Code
	Code assessment	
	All other circumstances	Reconfiguration of a Lot Code
Recreation and Open Space Zone	Impact assessment	
	All circumstances	The planning scheme including: (a) Strategic framework; (b) Recreation and open space zone code
Environmental Management and Conservation Zone	Impact assessment	
	All circumstances	The planning scheme including: (a) Strategic framework; (b) Environmental management and conservation zone code
Code assessment		
Any other reconfiguring a lot not listed in this table.		

Editor's note—the default level of assessment is code assessment unless otherwise prescribed within the *Sustainable Planning Act 2009* and *Sustainable Planning Regulation 2009*.



5.9 Levels of assessment—Building work

There is no building work regulated by the planning scheme.

Editor's note—the default level of assessment is exempt unless otherwise prescribed within the *Sustainable Planning Act 2009* and Sustainable Planning Regulation 2009.

5.10 Levels of assessment—Operational work

The following table identifies the levels of assessment for operational work regulated by the planning scheme.

Table 5.10.1—Operational work

Zone	Level of assessment	Assessment criteria
Township Zone	Self-assessment	
	If (a) not associated with a Material Change of Use or Reconfiguration of a Lot; and (b) excavation or fill is not undertaken on land with a slope of 15% or greater as shown on Natural Hazard (Landslide) Overlay Map SC2.4.1; and (c) where total fill or excavation does not exceed 100m ³ ; and (d) no vegetation clearing is required	6.2.1 Township Zone Code (acceptable outcomes only)
	Code assessment	
	All other circumstances	
Recreation and Open Space Zone	Impact assessment	
	If (a) not associated with a Material Change of Use or Reconfiguration of a Lot; and (b) excavation or fill is not undertaken on land with a slope of 15% or greater as shown on Natural Hazard Landslide Overlay Map SC2.4.1; and (c) where total fill or excavation does not exceed 100m ³ ; and (d) no vegetation clearing is required	6.2.2 Recreation and Open Space Zone
	Code assessment	
	All other circumstances	
Environmental Management and Conservation Zone	Self-assessment	
	If (a) not associated with a Material Change of Use or Reconfiguration of a Lot; and (b) excavation or fill is not undertaken on land with a of 15% or greater as shown on Natural Hazard Landslide Overlay Map SC2.4.1; and (c) where total fill or excavation	6.2.3 Environmental Management and Conservation Zone Code (acceptable outcomes only)



	does not exceed 100m ³ ; and (d) no vegetation clearing is required	
	Code assessment	
	All other circumstances	
Exempt		
Any other operational work not listed in this table.		

Editor's note—the default level of assessment is exempt unless otherwise prescribed within the *Sustainable Planning Act 2009* and Sustainable Planning Regulation 2009.



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 criteria 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) Township Zone
 - (i) Township Zone – Precinct 1 (Residential)
 - (ii) Township Zone – Precinct 2 (Business)
 - (iii) Township Zone – Precinct 3 (Community Purposes)
 - (b) Recreation and Open Space Zone
 - (c) Environmental Management and Conservation

6.2 Zone codes

6.2.1 Township zone code

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

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

Tourist facilities such as tourist attractions and short-term accommodation may be appropriate.
- (2) The local government purpose is that the Township Zone remains the focus for majority of residential, commercial and community facilities development. A variety of uses, located in defined precincts, are developed to ensure land can be efficiently serviced and provide adequate services for the local community.
- (3) The planning scheme divides the Township Zone into 3 precincts:
 - (a) Precinct 1 (Residential)
 - (b) Precinct 2 (Business)
 - (c) Precinct 3 (Community Purposes)



- (4) The purpose of the code will be achieved through the following overall outcomes;
- (a) Development protects Native Title interests and is consistent with Native Title agreements.
 - (b) A range of residential, retail, commercial, low scale industrial, administrative and cultural uses are provided.
 - (c) A range of residential dwelling types and densities which reflect local housing needs are provided.
 - (d) Non-residential uses are only provided in the Business Precinct and Community Purposes Precinct, and they cater directly to local community needs and the needs of the travelling public and tourists;
 - (e) Any low-impact industry uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.
 - (f) Residential components of non-residential uses are permitted only where attached to the non-residential use;
 - (g) Development in the Centre Precinct reinforces Wujal Wujal's role as a Rural Activity Centre, providing a range of community and social needs to reduce the reliance on other centres;
 - (h) Development considers all cultural heritage values including both built heritage, and archaeological artefacts and avoids any culturally sensitive sites.
 - (i) Development protects and enhances the unique character of Wujal Wujal, which includes low-scale built form made up of a number of detached buildings, surrounded by large open spaces which also function as drainage features.
 - (j) Significant landscaping features of the town, such as the Mango Tree in front of the church and established vegetation on banks of Bloomfield River are retained as the feature of any improvements in these areas.
 - (k) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use.
 - (l) Development is reflective of and responsive to the constraints of the land such as flooding, bushfire hazard, storm tide inundation, slope and vegetation.
 - (m) Development provides a high level of amenity, an appropriate level of privacy and is reflective of the surrounding character of the area, which is low-scale, low-density development.
 - (n) Development which has a direct relationship with the traditional cultural values of the area is facilitated.
 - (o) Community facilities and infrastructure which directly supports the local community is facilitated within community Purposes Precinct.
 - (p) Development has access to development infrastructure and essential services.
 - (q) Supports visitors to the community, through appropriate short term accommodation in the Residential Precinct.
 - (r) Natural features and environmental corridors such as creeks, gullies, waterways, wetlands, habitats and vegetation are retained and enhanced through buffers that minimise the impact of existing and future land uses.



Township Zone Table A – for self assessable and assessable development

Performance outcomes	Acceptable outcomes
Cultural Heritage	
<p>PO1 Development is located, designed and operated to ensure that any impacts on land with known cultural values can be appropriately managed.</p>	<p>AO1 Development is not undertaken on land with known cultural values (including physical artefacts, historical significance and built heritage).</p> <div> <p>Editors Note - refer to the provisions of the <i>Aboriginal Cultural Heritage Act 2003</i> duty of care guidelines and <i>Queensland Cultural Heritage Act 1992</i> for responsibilities for accidental discoveries and requirements for Cultural Heritage Management Plan (if required)</p> </div>
Built Form, Character and amenity	
<p>PO2 Development is appropriately sited to ensure safety, privacy and amenity of adjoining properties and public spaces.</p>	<p>AO2.1 Residential buildings and car parking structures are setback:</p> <ul style="list-style-type: none"> (a) At least 6 metres from the road boundary or the same distance as dwellings next door; and (b) To promote casual surveillance of the street, verandahs, decks and patios may encroach to within 2 metres of the 6 metre front setback where attached to the residential building; and (c) At least 1.5m from side boundaries (where defined) where the building is up to 4.5m in height; (d) At least 2m from side boundaries (where defined) where the building is between 4.5m and 7.5m in height; and (e) At least 3m from side boundaries (where defined) where buildings are greater than 7.5m in height; or (f) 10m from any adjoining dwelling; <p>Non-Residential buildings and structures are setback:</p> <ul style="list-style-type: none"> (a) 3m from the road boundary, or the same distance as the adjoining building; or (b) Built to the road boundary where an awning is provided over the footpath; and (c) Built to the side boundary where adjacent non-residential buildings exist; or (d) 1.5m from side boundaries where adjoining a dwelling house;
	<p>AO2.2 Building height is not to exceed 8.5m above natural ground;</p>



Performance outcomes	Acceptable outcomes
	<p>AO2.3 A single dwelling house does not exceed total gross floor area of 300m²;</p>
	<p>AO2.4 Any buildings within 7m of a residential dwelling include privacy measures on all windows and balconies. This can be achieved by measures such as screening, landscaping, fencing, raised window sill heights, changes to ground levels, eaves, and design that staggers line of sight between buildings.</p> <p><i>Alternative Solution to QDC MP1.2</i></p>
	<p>AO2.5 For non-residential uses, driveway crossovers and accesses utilise shared driveways where possible;</p>
	<p>AO2.6 For Non-Residential uses, where buildings are set back from the front or side boundaries, landscaping is established and maintained within the front and side setbacks up to 1.5m in depth.</p>
Natural Hazards	
<p>PO3 Development is located and designed to firstly avoid, or if avoidance is not possible, mitigate risk within areas subject to flood or storm tide inundation, bushfire, landslide.</p>	<p>AO3.1 Adequate area is provided so that buildings are not constructed below the identified flood line shown in Natural Hazard (Flood) Overlay Map or coastal management area shown in Natural Hazard (Coastal) Overlay Map;</p>
	<p>AO3.2 Buildings, structures and lots are not constructed on land with a slope of 15% or greater as shown on Natural Hazard (Landslide) Overlay Map;</p>
	<p>AO3.3 (for all development)</p> <ul style="list-style-type: none"> (a) Development (particularly development involving storage of hazardous materials) is not located in areas of bushfire hazard, as shown on Natural Hazard (Bushfire) Overlay Map; OR (b) Where development cannot locate outside of the Natural Hazard (Bushfire) Overlay Map a minimum of 10m setback from established vegetation on site, or 1.5 times height of established vegetation (whichever is greater) is provided;
	<p>AO3.4 (for development involving creation of lots and or multiple buildings) Firebreaks are provided by including:</p>



Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> a) fire maintenance trails located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire maintenance trails: <ul style="list-style-type: none"> i) have a minimum cleared width of 6 metres; and ii) have vehicular access at each end; and iii) provide passing bays and turning areas for fire fighting appliances. b) Roads, access easements and the like do not incorporate cul-de-sacs unless they are provided with an alternative access linking the cul-de-sac to other through roads.
PO4 Building design incorporates architectural elements and styles which create interest and reduce scale and bulk of buildings including roof pitches, angles, and materials, use of lightweight structures such as decks, window hoods and eaves.	AO4.1 Building design incorporates lightweight materials such as fibre cement, timber or metal for external cladding and roof materials such as corrugated iron sheeting;
	AO4.2 Verandas, decks and patios are located within the front setback to promote casual surveillance of the street;
	AO4.3 Any masonry walls do not extend beyond 4.5m above ground level.
PO5 Home based businesses are ancillary to the primary purpose of a residential dwelling. The business is operated so that it does not cause nuisance, disturbance or hazard to neighbours or other persons not associated with the activity	AO5.1 Home based businesses: <ul style="list-style-type: none"> (a) Are located within an existing dwelling or outbuilding; (b) the gross floor area used for home business does not exceed 10% or 50m² of gross floor area of the existing dwelling; (c) do not include any retail, display or hiring of goods, food preparation or industrial activities; (d) does not generate more than 5 visits to the site by vehicles, clients or deliveries per day; (e) includes a sign of no greater than 1m² displayed upon the dwelling façade or fence; and (f) does not require external building works.
Built Form, Character and amenity	
PO6 Non-Residential uses are located to promote walking and cycling and discourage car trips.	No acceptable outcome is prescribed
PO7 Development is located, designed and operated to avoid impacts upon	AO7.1 Development avoids areas containing significant environmental values as shown



Performance outcomes	Acceptable outcomes
environmentally sensitive areas including vegetation, wetlands and coastal areas.	in Environmentally Sensitive Areas Overlay Maps in Schedule 2.
Old Dump Site	
<p>PO8 On land Lot 2 on SP171837, shown as the 'Old Dump Site' on Strategic Plan SC2.2.1 Sheet 2 of 2 all uses:</p> <ul style="list-style-type: none"> a) are consistent with the Wet Tropics Management Plan for the subject land; and b) can be conducted safely on the disused dump site without risk to health and property. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Editors Note – A rezoning and permit for infrastructure development or a Cooperative Management Agreement will likely be required under the Wet Tropics Management</p> </div>	<p>AO8.1 Development does not occur on Lot 2 on SP171837, shown as the 'Old Dump Site' on Strategic Plan SC2.2.1 Sheet 2 of 2</p>
Infrastructure and servicing	
<p>PO9 All uses are serviced with appropriate levels and standards of infrastructure that is cost effective and minimises the impacts on the environment</p>	<p>AO9.1 Development is provided with the following infrastructure:</p> <ul style="list-style-type: none"> (a) reticulated water and sewerage supply in accordance with FNQROC Development Manual; (b) energy and telecommunications; (c) constructed road; (d) stormwater and drainage systems that maximise the use of permeable surfaces to allow stormwater infiltration or run off and minimises erosion; (e) refuse and recycling facilities; (f) constructed vehicular access in accordance with FNQROC Development Manual; (g) connections to existing walking and cycling pathways; (h) where parking is required on site, it is located at the rear of non-residential buildings; (i) Parking rates should be provided at 1 space per 100m² of gross floor area for non-residential uses.
Reconfiguration of a Lot	
<p>PO10 Lots are designed of a sufficient size to cater for the intended end use and provides;</p> <ul style="list-style-type: none"> (a) adequate road frontage; (b) considers constraints of the land; (c) provides for housing choice. 	<p>AO10.1 Lots or lease areas are a minimum of:</p> <ul style="list-style-type: none"> (a) 200m² in the Business Precinct; (b) 500m² in Residential Precinct; (c) 800m² in Community Purpose Precinct;
	<p>AO10.2 Where more than 5 lots (or leases) are proposed within the Residential precinct, a mix of lot sizes is provided.</p>



6.2.2 Recreation and open space zone code

- (1) The purpose of the recreation and open space zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities.

The zone provides for local, district and regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation.

Areas within the zone such as parks, playing fields and playgrounds, are generally accessible to the public; however, access may be limited in certain areas and at certain times.

Where required to meet community needs development may include built structures, such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, public swimming pools and tennis courts, and other infrastructure to support the activities, provide safe access and support the management of these essential built structures.

- (2) The local government purpose for the Recreation and Open Space Zone is to provide opportunities for active and passive play and recreation throughout Wujal Wujal.
- (3) The overall outcomes sought for the zone are:
 - (a) Areas are provided for active sport and recreation to meet community needs, including playing fields, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts.
 - (b) Opportunities for sporting clubs using playing fields to establish club facilities are facilitated.
 - (c) Open space is accessible to the general public for a range of outdoor sport and recreation activities.
 - (d) A range of functional and accessible open spaces, including local parks and linkages, are available for the use and enjoyment of residents and visitors.
 - (e) Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and walking and cycling facilities.
 - (f) Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary.
 - (g) Where sport and recreation areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas adverse impacts on ecological values are avoided or minimised.
 - (h) Sport and recreation areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat from developed areas.
 - (i) The use of sport and recreation areas does not affect the amenity of adjacent areas particularly residential areas.
 - (j) Small scale, low impact tourism accommodation is encouraged to avoid the need to establish on high quality residential land.

Recreation and open space zone Table A – for self assessable and assessable development

Performance outcomes	Acceptable outcomes
Cultural Heritage	
PO1 Development is located, designed and operated to ensure that any impacts on land with known cultural values can be appropriately managed in collaboration with Traditional Owners.	AO1.1 Development is not undertaken on land with known cultural values (including both physical artefacts and historical significance);
	AO1.2 Where a place of significance is identified and cannot be avoided, development should recognise and promote the place, where appropriate and with approval from relevant traditional owners.



Performance outcomes	Acceptable outcomes
	<p>Editors Note – refer to the provisions of the <i>Aboriginal Cultural Heritage Act 2003</i> duty of care guidelines and <i>Queensland Cultural Heritage Act 1992</i> for responsibilities for accidental discoveries and requirements for Cultural Heritage Management Plan (if required)</p>
Active and Healthy Spaces	
<p>PO2 Active public parks and recreational spaces are provided that enhance opportunities for community interaction, meets recreational needs and have appropriate equipment, furniture, sun and safety protection that enhances amenity and useability.</p>	<p>AO2.1 Parks and recreational spaces which provide active areas for children's recreation are co-located with other community facilities to promote casual surveillance of the area;</p> <p>AO2.2 The following equipment is included in all active spaces: (a) art features and play equipment; (b) seating; (c) shelters and sun protection; and (d) water taps/bubbles;</p> <p>AO2.3 Parks and recreational spaces are designed in accordance with the principles of CPTED;</p>
<p>PO3 Spaces are connected together by a network of continuous safe, shared pedestrian and cycling facilities.</p>	<p>No Acceptable outcome is prescribed.</p>
Built Form	
<p>PO4 Development is appropriately sited to ensure privacy and amenity of adjoining properties and public spaces.</p>	<p>AO4.1 All development is setback at least: (a) 25m from nearest residential dwelling; (b) 6m from road boundary; (c) 4m from side or rear boundaries.</p>
<p>PO5 Building height respects the low-scale character of the area.</p>	<p>AO5.1 Building height is not to exceed 8.5m above natural ground.</p>
<p>PO6 Any lighting associated with sports and recreational facilities is limited in duration and setback from adjoining residences to reduce nuisance.</p>	<p>AO6.1 No Acceptable outcome is prescribed.</p>
<p>PO7 Development is located, designed and operated to avoid impacts upon environmentally sensitive areas including vegetation, wetlands and coastal areas including:</p> <ul style="list-style-type: none"> managing nutrient and sediment runoff (permeable and non permeable); maintaining terrestrial and aquatic habitat areas; and reducing point source and secondary source pollution from development. 	<p>AO7.1 Except for waterfront and marine industry uses, buildings and structures are designed and located in areas not subject to flooding where possible, or designed with floor levels above nominated height of RL6.5 AHD;</p> <p>AO7.2 No development is located within areas shown as:</p> <ul style="list-style-type: none"> Coastal Management District or coastal Hazard areas shown on Environmentally Sensitive Areas (Coastal) Overlay Map; Wetland Management Area Trigger area shown on Environmentally Sensitive Area (Wetlands) Overlay Map.



Performance outcomes	Acceptable outcomes
Natural Hazards	
<p>PO3 Development is located and designed to firstly avoid, or if avoidance is not possible, mitigate risk within areas subject to flood or storm tide inundation, bushfire, landslide.</p>	<p>AO3.1 Buildings, structures and lots are not constructed on land with a slope of 15% or greater as shown on Natural Hazard (Landslide) Overlay Map;</p> <p>AO3.2 (for all development) (a) Development is not located in areas of bushfire hazard, as shown on Natural Hazard (Bushfire) Overlay Map; OR (b) Where development cannot locate outside of the Natural Hazard (Bushfire) Overlay Map a minimum of 10m setback from established vegetation on site or 1.5 times height of established vegetation (whichever is greater) is provided;</p> <p>AO3.3 (for development involving creation of lots and or multiple buildings) Firebreaks are provided by including a) fire maintenance trails located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire maintenance trails: i) have a minimum cleared width of 6 metres; and ii) have vehicular access at each end; and iii) provide passing bays and turning areas for fire fighting appliances.</p>
Infrastructure and servicing	
<p>PO8 All development is provided with infrastructure relevant for its purpose and includes –</p> <p>(a) Water supply; (b) Sewerage treatment; (c) Stormwater drainage; (d) Energy and telecommunications; (e) Access and parking.</p>	<p>No Acceptable outcome is prescribed.</p>
Infrastructure and servicing	
<p>PO9 Any use of the area for waterfront and marine industry is limited and only where necessarily required to facilitate business opportunities.</p>	<p>No Acceptable outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO10 Reconfiguration of a Lot is only undertaken where: (a) associated with a sport and recreation facility, to facilitate investment; or (b) to conserve an environmentally significant area.</p>	<p>No Acceptable outcome is prescribed.</p>



6.2.3 Environmental management and conservation zone code

- (1) The purpose of the zone is to provide for areas identified as supporting significant biological diversity and ecological integrity.
- (2) The local government purpose is to conserve these areas in recognition of:
 - (a) their World Heritage values; and
 - (b) local significance as a landmark backdrop, as well as a resource for traditional activities.
- (3) The overall outcomes sought for the zone are:
 - (a) The outstanding world heritage values of the Wet Tropics Management Area is recognised and respected where located within Wet Tropics World Heritage Area;
 - (b) All development is to be consistent with Wet Tropics World Heritage Area Management Plan where located within Wet Tropics World Heritage Area;
 - (c) Areas identified as having significant values for biological diversity, water catchment, ecological functioning, beach protection or coastal management, and historical or cultural values are protected from development.
 - (d) Development outside of the township, in accordance with Traditional Owner aspirations, is undertaken only where:
 - i. a demonstrated community need exists (in terms of lack of land availability and social need);
 - ii. it is consistent with a Wet Tropics Management Plan for the area;
 - iii. mitigates against natural hazards; and
 - iv. protects the environmental values of the area.
 - (e) Adverse impacts from on-site and adjoining sites are minimised through the location, design and management of development and activities.
 - (f) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use.
 - (g) Development is reflective of and responsive to the outstanding world heritage environmental values of the area.
 - (h) Adverse impacts on ecological features and processes are avoided.
 - (i) Natural features such as creeks, gullies, waterways, wetlands and native vegetation are protected and appropriate buffers are established.
 - (j) Adverse impacts on natural systems, both on-site and adjoining land are minimised, through the location, design and management of development.
 - (k) Ecotourism or recreation which has a direct connection with the environmental values of the area is facilitated where these uses promote appreciation of such values, there is a demonstrated need and does not detrimentally affect the environmental values of the area.
 - (l) Fragmentation of the landscape does not occur through subdivision for residential purposes.
 - (m) Sustainable on-site infrastructure is provided which minimises impacts upon the surrounding environment.



Environmental management and conservation zone Table A – for self assessable and assessable development

Performance outcomes	Acceptable outcomes
Wet Tropics	
PO1 All development within the Wet Tropics World Heritage Area, as shown on the Strategic Plan – village form Map, is undertaken in accordance with the Wet Tropics Management Plan.	No Acceptable outcome is prescribed.
Cultural Heritage	
PO2 Development is located, designed and operated to ensure that any impacts on land with known cultural values can be appropriately managed in collaboration with Traditional Owners.	AO2.1 Development is not undertaken on land with known cultural values (including both physical artefacts and historical significance).
<div> Editors Note – refer to the provisions of the <i>Aboriginal Cultural Heritage Act 2003</i> duty of care guidelines and <i>Queensland Cultural Heritage Act 1992</i> for responsibilities for accidental discoveries and requirements for Cultural Heritage Management Plan (if required) </div>	AO2.2 Where a place of significance is identified and cannot be avoided, development should recognise and promote the place, where appropriate and with approval from relevant traditional owners.
Built Form, Character and amenity	
PO3 Buildings and structures are modest, containing a number of small individual buildings which are low scale in nature such that the overall development cannot be seen from public viewing areas within the township or scenic drives;	AO3.1 Buildings and Structures are not to exceed 6m in height and are single storey;
	AO3.2 Building materials are lightweight including use of timber and tin materials which blend into the surrounds and minimise reflection and glare;
	AO3.3 Individual built structures do not exceed 100m ² gross floor area;
	AO3.4 Development envelopes for each development are established that do not exceed 2000m ² in site area.
Environmental Values	
PO4 Development is located, designed and operated to retain vegetation communities, habitats and fauna corridors.	AO4.1 Buildings and structures do not use slab on ground techniques, to ensure habitat movement beneath structures can be facilitated;
	AO4.2 No fences or structures which compromise fauna movements are established.
PO5 Vegetation clearing is limited to the necessary extent required to site buildings and achieve appropriate bushfire hazard reduction and site relevant infrastructure such as access driveways.	AO5.1 Clearing is limited to maximum of 500m ² per each building and retain existing vegetation to the maximum extent practicable.



Performance outcomes	Acceptable outcomes
PO6 Flora and fauna which represent unique or distinctive communities are protected.	No Acceptable outcome is prescribed.
PO7 Development is designed, located and operated to <ul style="list-style-type: none"> (a) Minimise the need for excavation and fill; (b) Controls stormwater runoff and enhances water quality; (c) Minimises light disturbance and noise nuisance to ensure it is compatible with the natural setting. 	No Acceptable outcome is prescribed.
PO8 Landscaping of the site is with native species only in accordance with an approved landscape plan.	No Acceptable outcome is prescribed.
Natural Hazards	
PO9 Development is located, designed and operated to avoid impacts upon environmentally sensitive areas including vegetation, wetlands and coastal areas including: <ul style="list-style-type: none"> • managing nutrient and sediment runoff (permeable and non permeable); • maintaining terrestrial and aquatic habitat areas; and • reducing point source and secondary source pollution from development. 	AO8.1 No development is located within areas shown as: <ul style="list-style-type: none"> • Coastal Management District or Hazard areas shown on Environmentally Sensitive Areas (Coastal) Overlay Map; • Wetland Management Area Trigger are shown on Environmentally Sensitive Area (Wetlands) Overlay Map.
PO10 Development is located and designed to firstly avoid, or if avoidance is not possible, mitigate risk within areas subject to flood or storm tide inundation, bushfire, landslide	AO10.1 Buildings are not constructed below identified flood line shown in Natural Hazard (Flood) Overlay Map;
	AO10.2 Buildings are not constructed on land with a slope of 15% or greater as shown on Natural Hazards (Landslide) Overlay Map;
	AO10.3 Development complies with a Bushfire Management Plan for the premises.
Infrastructure and servicing	
PO11 The location, design and alignment of sustainable forms of onsite infrastructure is provided, using best practice which: <ul style="list-style-type: none"> (a) Maximises the retention of vegetation (b) Replicates natural drainage or features; (c) Minimises the need for excavation and fill; (d) Co-locates underground or above ground infrastructure with access tracks; (e) On-site effluent disposal does not 	AO11.1 Infrastructure is provided to adequately service the development, including: <ul style="list-style-type: none"> (a) Water tanks are provided with capacity to service the development and are fitted with fire fighting devices such as a 50mm ball valve with a camlock fitting; (b) Inflow to water tanks are screened to reduce vegetation and insect intrusion; (c) Secondary on-site effluent disposal systems are provided; (d) Stormwater systems replicate natural



Performance outcomes	Acceptable outcomes
<p>compromise water or soil quality;</p> <p>(f) Are sited to avoid visual intrusion.</p>	<p>drainage systems;</p> <p>(e) Access tracks to and internal to the development are limited and co-located with underground or above ground infrastructure with a maximum width of 5m and follows natural contours of the land and restricts access;</p> <p>(f) Access tracks are designed to minimises the number of individual private car trips visiting the area through appropriate signage and car parking provision.</p>
Reconfiguration of a Lot	
<p>PO12</p> <p>Reconfiguration of a Lot only occurs where there is a demonstrated overriding need in the public interest for the development.</p>	<p>No Acceptable outcome is prescribed.</p>



Part 7 Local plans

There are no local plans in the planning scheme.

Part 8 Overlays

8.1 Preliminary

- (1) Overlays identify areas within the planning scheme that reflect distinct themes that may include all or one of the following:
 - (a) sensitive to the effects of development;
 - (b) constrain land or development;
 - (c) subject to valuable resources;
 - (d) present opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The levels of assessment for development affected by an overlay are in Part 5.
- (4) Some overlay maps may be included for information purposes only. This may result in no change to the level of assessment and/or no additional assessment criteria.
- (5) Assessment criteria for an overlay may be contained in one of the following:
 - (a) a map for an overlay;
 - (b) a code for an overlay.
- (6) The overlays for the planning scheme are:
 - (a) Natural Hazards – Bushfire;
 - (b) Natural Hazards – Landslide;
 - (c) Natural Hazards – Flood;
 - (d) Environmentally Sensitive Area – Vegetation;
 - (e) Environmentally Sensitive Area – Wetlands;
 - (f) Environmentally Sensitive Area – Coastal; and
 - (g) Environmentally Sensitive Area – Areas of High Ecological Significance;
- (7) The following are the overlay codes for the planning scheme:
 - (a) There are no overlay codes for the planning scheme.

8.2 Overlay codes

There are no overlay codes for the planning scheme.



Part 9 Development codes

9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Statewide codes are included in all Queensland planning schemes.
- (3) Use codes and other development codes are specific to each local government area.
- (4) The following are the statewide codes for the planning scheme:
 - (a) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code;
 - (b) Community residence code;
 - (c) Forestry for wood production code.
- (5) There are no use codes for the planning scheme.

9.2 Statewide codes

9.2.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

- (1) The purpose of the Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed in Part 5 under Table 5.4.3—Prescribed level of assessment.

Note—development subject to compliance assessment must be able to achieve compliance with the compliance outcomes for a compliance permit to be issued.

Note—if compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the Local Government.

Table 9.2.1.1—Reconfiguring a lot (subdividing one lot into two lots) and associated operational work requiring compliance assessment

Compliance outcomes	
Lot Design	
CO1	Where a relevant local planning instrument contains frontage requirements, each lot must comply with the frontage requirements.
CO2	Where a relevant local planning instrument contains building envelope requirements, each lot must comply with the building envelope requirements.
CO3	<p>The reconfiguration includes a rear lot only if a relevant local planning instrument provides for a rear lot</p> <p>and</p> <p>The number of adjoining rear lots does not exceed the maximum number of adjoining rear lots under the local planning instrument</p> <p>and</p> <p>Only one rear lot is provided behind each standard lot</p> <p>and</p> <p>No more than two rear lot access strips directly adjoin each other</p> <p>and</p> <p>No more than two rear lots gain access from the head of a cul-de-sac.</p>
CO4	The reconfiguration ensures that any existing buildings and structures are setback to any new property boundary in accordance with boundary setback requirements under a



Compliance outcomes	
	<p>relevant local planning instrument</p> <p>or</p> <p>In relation to a reconfiguration within a residential zone, where no boundary setbacks are prescribed under a relevant local planning instrument, any existing buildings and structures are setback to any new property boundary in accordance with boundary setback requirements under the <i>Queensland Development Code</i></p>
CO5	<p>The reconfiguration enables that any proposed buildings and structures can comply with boundary setback requirements under a relevant local planning instrument</p> <p>or</p> <p>In relation to a reconfiguration within a residential zone, where no boundary setbacks are prescribed under a relevant local planning instrument, any proposed buildings and structures can comply with boundary setback requirements under the <i>Queensland Development Code</i>.</p>
CO6	<p>The reconfiguration enables proposed buildings and structures to avoid easements, such as easements for trunk sewer lines. No new lots are created where proposed buildings and structures cannot be constructed due to existing or planned underground or above ground infrastructure.</p>
CO7	<p>No new lots are created on land subject to flooding up to and including the Defined Flood Event (DFE) as identified under a relevant local planning instrument, or an Annual Exceedance Probability (AEP) of 1 per cent, whichever results in the highest level above Australian Height Datum (AHD)</p> <p>or</p> <p>Where a Defined Flood Event (DFE) is not identified under a relevant local planning instrument, no new lots are created on land subject to flooding up to and including an Annual Exceedance Probability (AEP) of 1 per cent</p>
CO8	<p>If the land is located within a Designated Bushfire Prone Area, the reconfiguration does not involve premises identified as being greater than low risk</p>
CO9	<p>No new lots are created where the existing slope of the land is 15 per cent or greater</p>
Infrastructure	
CO10	<p>For premises within a reticulated water area, each lot is connected to the reticulated water supply system</p> <p>or</p> <p>For premises outside a reticulated water area, each lot is provided with an alternate potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with a relevant local planning instrument.</p>
CO11	<p>For premises within a sewerage area¹, each lot is connected to the sewerage service</p> <p>or</p> <p>For premises outside a sewerage area, each lot provides for an effluent treatment and disposal system in accordance with a relevant local planning instrument.</p>
CO12	<p>Each lot is connected to an electricity supply network where required under a relevant local planning instrument</p>
CO13	<p>Each lot is connected to a telecommunications network where required under a relevant local planning instrument.</p>
CO14	<p>Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed in accordance with any requirements under a relevant local planning instrument to service the lots.</p>

¹ Sewered area is defined in the *Plumbing and Drainage Act 2002* and means a service area for a sewerage service under the *Water Supply (Safety and Reliability) Act 2008*.



Compliance outcomes	
Access	
CO15	Each lot has lawful, safe and practical access to the existing road network via: <ul style="list-style-type: none"> • direct road frontage; or • an access strip (for a rear lot); or • an access easement, where provided for in a relevant local planning instrument.
CO16	Where access to a lot is proposed via an access strip or easement, the access strip or easement has: <p>(a) a minimum width in accordance with a relevant local planning instrument; or</p> <p>(b) if no minimum width is prescribed under a relevant local planning instrument, a minimum width of five metres in a residential zone or eight metres in an industrial zone.</p> <p>and</p> <p>Is designed and constructed in accordance with any requirements under a relevant local planning instrument.</p>
CO17	The maximum length of an access strip or easement does not exceed any maximum length prescribed under a relevant local planning instrument. <p>or</p> <p>Where there is no maximum length prescribed under a relevant local planning instrument, the maximum length of an access strip or easement is 50 metres</p>
CO18	The gradient of an access strip or easement does not exceed any maximum grade prescribed under a relevant local planning instrument.
CO19	A driveway crossover to each lot is designed and constructed in accordance with any requirements under a relevant local planning instrument
Stormwater	
CO20	Onsite erosion and the release of sediment or sediment-laden stormwater from the premises is minimised at all times including during construction and complies with the requirements of a relevant local planning instrument. <p>or</p> <p>A Sediment and Erosion Control Plan complies with the draft <i>Urban Stormwater – Queensland Best Practice Environmental Management Guidelines</i> (BPEM Guidelines).</p>
CO21	Filling or excavation on the premises does not exceed a maximum of one metre vertical change in natural ground level at any point.
CO22	Filling or excavation does not cause ponding on the premises or adjoining land in accordance with a relevant local planning instrument.

² SEQ infrastructure charges schedule is defined in the *Sustainable Planning Act 2009*, s755A.



9.2.2 Community residence code

- (1) The purpose of the Community residence code is for assessing a material change of use for a community residence.

Table 9.2.2.1—Community residence for self-assessable development only

Acceptable outcomes	
A01	The maximum number of residents is seven.
A02	One support worker is permitted to reside on the premises at any time.
A03	The maximum number of support workers attending any daytime activity shall not exceed 7 people over a 24 hour period.
A04	Resident and visitor parking is provided on site for a minimum of two vehicles. One vehicle space must be dedicated for parking for support services.

9.2.3 Forestry for wood production code

The planning scheme does not establish a variation in the level of assessment for Cropping where forestry for wood production in a rural zone.

9.3 Use codes

There are no local use codes for the planning scheme.

9.4 Other development codes

There are no other development codes for the planning scheme.



Part 10 Planning partnerships

There are no planning partnerships in the planning scheme.



Schedule 1 Definitions

SC1.1 Use definitions

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

Table SC1.1.2—Use definitions

Use	Definition	Examples include	Does not include the following examples
adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit material and materials and devices associated with or used in a sexual practice or activity.	sex shop	shop, newsagent, registered pharmacist, video hire or a shop where the primary use is concerned with the display, sale or hire of printed or recorded matter (not of a sexually explicit nature), the sale or display of underwear or lingerie or the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		bulk landscape supplies, garden centre, outdoor sales wholesale nursery



Use	Definition	Examples include	Does not include the following examples
air services	<p>Premises used for the following:</p> <ul style="list-style-type: none"> the arrival and departure of aircraft; the housing, servicing, maintenance and repair of aircraft; the assembly and dispersal of passengers and/or goods on or from an aircraft; any ancillary activities directly serving the needs of passengers and visitors to the use; associated training and education facilities. 	airport, airstrip, helipad, public or private airfield	
animal husbandry	<p>Premises used for production of animals or animal products on either native or improved pastures or vegetation.</p> <p>The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.</p>	cattle studs, grazing of livestock, non-feedlot dairying	animal keeping, intensive animal husbandry, aquaculture, feedlots, piggeries, poultry meat and egg production
animal keeping	<p>Premises used for boarding, breeding or training of animals.</p> <p>The use may include ancillary temporary and permanent holding facilities on the subject site and the repair and servicing of machinery.</p>	aviaries, catteries, kennels, stables, wildlife refuge	domestic pets, aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production
aquaculture	Premises used for the cultivation of aquatic animals and plants in a confined area that may require the provision of food either mechanically or by hand.	pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	intensive animal husbandry
bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies including soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		garden centre, outdoor sales, wholesale nursery
car park	Premises used for parking vehicles where the parking is not ancillary to another use.	parking station	
caretaker's accommodation	A single dwelling provided for a caretaker of a non residential use on the same premises.		dwelling house



Use	Definition	Examples include	Does not include the following examples
cemetery	Premises used for interment of bodies or ashes after death.	burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	crematorium, funeral parlour
child care centre	Premises used for minding or care but not residence of children.	crèche, early childhood centre, kindergarten, after school care	educational establishment, family day care centre, home based child care
club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes to gather for social interaction or entertainment.	club house, guide and scout clubs, surf lifesaving club	hotel, nightclub, place of worship, theatre
community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	disability support services, drop in centre, respite centre	childcare centre, family day care, health care services, residential care facility
community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	hospice	dwelling house, dwelling unit, hostel, residential care facility, short-term accommodation
community use	Premises used for providing artistic, social or cultural facilities and services to the public and may include the preparation and provision of food and drink.	art gallery, community hall, library, museum	cinema, club, hotel, nightclub, place of worship
correctional facility	Premises used for the confinement of persons committed by a process of law.	prison, detention centre	
crematorium	Premises used for cremating bodies.		Cemetery
cropping	Premises used for growing plants or plant material for commercial purposes and where dependant on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site.	fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	permanent plantations, intensive horticulture, rural industry



Use	Definition	Examples include	Does not include the following examples
dual occupancy	Premises containing two dwellings on one lot (whether or not attached) where the use is primarily residential.		dwelling house, multiple dwelling
dwelling house	A residential use of premises for one household which contains a single dwelling.		caretakers accommodation, dual occupancy, hostel, short-term accommodation, student accommodation, multiple dwelling
dwelling unit	A single dwelling within a premises containing non residential use/s.		caretaker's accommodation, dwelling house
educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills. The use may include after school care for students.	primary school, secondary school, college, university, technical institute	childcare centre, family day care
emergency services	Premises used by government bodies or community organisations to provide essential emergency services, disaster management services and including management support facilities for the protection of persons, property and the environment.	state emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility	community use, hospital, residential care facility
environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
extractive industry	Premises used for extraction and processing of resources such as sand, gravel, soil, rock and stone to produce extractive materials.	quarry	



Use	Definition	Examples include	Does not include the following examples
food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site.	bistro, café, coffee shop, drive-through facility, kiosk, meals on wheels, milk bar, restaurant, snack bar, take-away, tea room	bar, club, hotel, shop, theatre, nightclub
function facility	Premises used for conducting receptions or functions and may include the preparation and provision of food and liquor for consumption on site.	conference centre, reception centre	community use, hotel
funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but does not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		cemetery, crematorium, place of worship
garden centre	Premises used primarily for the sale of plants and includes gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	retail plant nursery	bulk landscape supplies, wholesale nursery, outdoor sales
hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		
health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	community care centre, hospital



Use	Definition	Examples include	Does not include the following examples
High impact industry	<p>Premises used for industrial activities that have offsite emissions and would, despite mitigation measures, have very significant impacts on sensitive uses due to offsite aerosol, fume, particle, smoke, odour and noise emissions, or in the event of fire, explosion or toxic release, if not appropriately separated from sensitive uses. The use has one or more of the following attributes:</p> <ul style="list-style-type: none"> the generation of high traffic volumes and the use of heavy vehicles; or generates a significant demand on the local infrastructure network; or the use may involve night time activities; or onsite controls are required for emissions and dangerous goods risks; or the use may involve outdoor activities 	concrete batching plant, boiler making and engineering and metal foundry. ¹	abattoirs, food processing (where using ammonia refrigeration systems), tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing pharmaceutical products and fertilisers, service industry, low impact industry, medium impact industry, noxious and hazardous industries



Use	Definition	Examples include	Does not include the following examples
home based business	A dwelling house used for a business activity where subordinate to the residential use.	bed and breakfast, family day care, farm stay, home office	hobby
hospital	<p>Premises used for medical or surgical care or treatment of patients whether or not residing on the premises.</p> <p>The use may include accommodation for employees and ancillary activities directly serving the needs of patients and visitors.</p>		health care services, residential care facility
hostel	<p>Premises used to accommodate more than one household where residents share communal spaces and where staffed supervised care may be provided.</p> <p>The use may include accommodation for staff or carers.</p>	boarding house, monastery	hospice
hotel	<p>Premises used to sell liquor for consumption.</p> <p>The use may include short-term accommodation, dining and entertainment activities and gaming and amusement machines.</p>	hotel, pub, tavern	nightclub
indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	amusement parlour, bowling alley, gymnasium, squash courts	cinema, hotel, nightclub, theatre
intensive animal industries	<p>Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.</p> <p>The use includes the ancillary storage and packing of feed and produce.</p>	feedlots, piggeries, poultry and egg production	animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens

¹ Examples provided may vary in accordance with Part 1.9 (Threshold Table Industry Uses).



Use	Definition	Examples include	Does not include the following examples
intensive horticulture	<p>Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.</p> <p>The use includes the storage and packing of produce and plants grown on the subject site.</p>	greenhouse and shade house plant production, hydroponic farms, mushroom farms	wholesale nursery
landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	boat ramp, jetty, pontoon	marina
low impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • minimal traffic generation and heavy-vehicle usage; or • demands imposed upon the local infrastructure network consistent with surrounding uses; or • the use is primarily undertaken indoors; or • offsite emissions of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, electrical or electromagnetic interference or other waste products are negligible; or • dangerous goods risks are negligible; or • the use generally operates during the day (e.g. 7am to 6pm). 	repairing motor vehicles, printing and cabinet making	panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, noxious and hazardous industries
major electricity infrastructure	<p>All aspects of development for either the transmission grid or an electricity supply networks as defined under the <i>Electricity Act 1994</i>.</p> <p>The use may include ancillary telecommunication facilities.</p>	powerlines greater than 66kV	minor electricity infrastructure, substation



Use	Definition	Examples include	Does not include the following examples
major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	convention and exhibition centres, entertainment centres, sports stadiums, horse racing	indoor sport and recreation, local sporting field, motor sport activity, park, outdoor sport and recreation
market	<p>Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	flea market, farmers market, car boot sales	shop
medium impact industry	<p>Premises used for industrial activities that have offsite emissions and would, despite mitigation measures, have noticeable impacts on sensitive uses due to offsite aerosol, fume, particle, smoke, odour and noise emissions, or in the event of fire, explosion or toxic release, if not appropriately separated from sensitive uses. The use has one or more of the following attributes:</p> <ul style="list-style-type: none"> • generates high traffic flows in the context of the locality or the road network; or • generates an elevated demand on the local infrastructure network; or • the use generally operates during the day (e.g. 7am to 6pm); or • onsite controls are required for emissions and dangerous goods risks; or <p>the use is primarily undertaken indoors.</p>	spray painting and surface coating, wooden and laminated product manufacturing (including cabinet maker, joiner, timber truss maker or wood worker	concrete batching, tyre manufacturing and retreading, metal recovery involving a fragmentiser, textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, noxious and hazardous industries



Use	Definition	Examples include	Does not include the following examples
minor electricity infrastructure	<p>All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.</p> <p>This includes:</p> <ul style="list-style-type: none"> • augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase; • augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot. 	pole mounted transformers, pole mounted voltage regulators, pad mounted transformers, and powerlines	major electricity infrastructure, substation
motor sport	Premises used primarily for formally organised motor sports whether on or off-road, with permanent, temporary or informal provision for spectators and other supporting uses.	go-karting, lawn mower race tracks trail bike parks, 4wd and all terrain parks, motocross tracks, motorcycle or car race tracks	major sport, recreation and entertainment facility, outdoor sport and recreation
multiple dwelling	Premises which contains three or more dwellings.	apartments, flats, units, townhouses	rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility



Use	Definition	Examples include	Does not include the following examples
Nature-based Tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem, and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> ▪ maintain a nature based focus or product; ▪ promote environmental awareness, education and conservation; ▪ carry out sustainable practices. 	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
nightclub	<p>Premises used to provide entertainment, operating predominately during the night hours, and includes cabaret, dancing and music.</p> <p>The use includes the sale of liquor and food for consumption on site.</p>		club, hotel, tavern, pub, indoor sport and recreation
non-resident workforce accommodation	<p>Premises used to provide accommodation for non-resident workers.</p> <p>The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.</p>	contractor's camp, construction camp, single person's quarters, temporary workers accommodation	relocatable home park, short-term accommodation, tourist park.



Use	Definition	Examples include	Does not include the following examples
noxious and hazardous industries	<p>Premises used for industrial activities that have offsite emissions and would, despite mitigation measures, have extreme adverse impacts on sensitive uses due to offsite aerosol, fume, particle, smoke, odour and noise emissions, or in the event of fire, explosion or toxic release, if not appropriately separated from sensitive uses. The use has one or more of the following attributes:</p> <ul style="list-style-type: none"> the use generally involves night time activities; or onsite controls are required for emissions and dangerous goods risks; or the use generally involves outdoor activities; or the use may involve the storage and handling of large volumes of dangerous goods; or required significant separation from non-industrial uses 	<p>abattoirs, food processing (where using ammonia refrigeration systems), tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing pharmaceutical products and fertilisers</p>	<p>low impact industry, medium impact industry, high impact industry, service industry</p>
office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following:</p> <ul style="list-style-type: none"> business or professional advice; service of goods that are not physically on the premises; office based administrative functions of an organisation. 	<p>bank, real estate agent</p>	<p>home-based business, shop, outdoor sales</p>
outdoor sales	<p>Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans.</p>	<p>agricultural machinery sales yard, motor vehicles sales yard</p>	<p>bulk landscape supplies, market</p>



Use	Definition	Examples include	Does not include the following examples
outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on outside a building, requires areas of open space and may include works necessary for safety and sustainability.</p> <p>The use may include food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.</p>	driving range, golf course, swimming pool, tennis courts, football ground, cricket oval, pony club	major sport, recreation and entertainment facility, motor sport, park
park	<p>Premises used by the public generally for free recreation and enjoyment, and may be used for community events.</p> <p>Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>	urban common	tourist attraction, outdoor sport and recreation
permanent plantations	Premises used for growing plants not intended to be harvested.	permanent plantations for carbon sequestration, biodiversity or natural resource management	forestry for wood production, biofuel production
place of worship	<p>Premises used by an organised group for worship and religious activities.</p> <p>The use may include ancillary facilities for social and educational activities.</p>	church, chapel, mosque, synagogue, temple	community use, child care centre, funeral parlour, crematorium
port services	<p>Premises used for the following:</p> <ul style="list-style-type: none"> the arrival and departure of vessels; the housing, servicing, maintenance and repair of vessels; the movement of passengers or goods on or off vessels; any ancillary activities directly serving the needs of passengers and visitors to the use. 	marina	ferry terminal, landing
relocatable home park	<p>Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.</p> <p>The use may include a manager's residence and office, food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.</p>	trailer park	tourist park



Use	Definition	Examples include	Does not include the following examples
renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	solar farm, wind farm, tidal power	wind turbine or solar panels associated with domestic or rural purposes
research and technology industry	<p>Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.</p> <p>The use may include emerging industries such as energy, aerospace, and biotechnology.</p>	aeronautical engineering, computer component manufacturing, medical laboratories	
residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	children's home, convalescent home, nursing home	community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
retirement facility	<p>A residential use of premises for an integrated community and specifically built and designed for older people.</p> <p>The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.</p> <p>The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.</p>	retirement village	residential care facility
roadside stalls	Premises used for the roadside display and sale of goods in rural areas.		
rooming accommodation	<p>Premises used by, or made available for use by, residents in return for the payment of rent, where each resident does not occupy a dwelling (as defined) and:</p> <ul style="list-style-type: none"> • has a right to occupy 1 or more rooms; • shares other rooms, or facilities outside of the resident's room, with 1 or more of the other residents. 	boarding house, hostel, off-campus student accommodation	dwelling house, multiple dwelling



Use	Definition	Examples include	Does not include the following examples
rural industry	<p>Premises used for storage, processing and packaging of products generally from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where the processing and packaging is ancillary to a rural use on or adjacent to the site.</p>	packing shed, winery	intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
sales office	<p>The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.</p> <p>The use may include a caravan or relocatable dwelling or structure.</p>	display dwelling	bank, office
service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses	audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact high impact industry, noxious and hazardous industries
service station	<p>Premises used for the sale of fuel including petrol, liquid petroleum, automotive distillate and alternative fuels.</p> <p>The use may include a shop; food and drink outlet; maintenance, repair servicing and washing of vehicles; the hire of trailers; and supply of compressed air.</p>		



Use	Definition	Examples include	Does not include the following examples
shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket	adult shop, food and drink outlet, showroom, market
shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.		
short-term accommodation	Premises used to provide short-term accommodation for the general public which may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of residents.	motel, backpackers, cabins, serviced apartments	hostel, rooming accommodation
showroom	Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires: <ul style="list-style-type: none"> a large area for handling, display or storage; and direct vehicle access to the building by members of the public for loading and unloading items purchased or hired 	bulky goods sales	food and drink outlet shop, outdoor sales
substation	Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i> , and used for: <ul style="list-style-type: none"> converting or transforming electrical energy from one voltage to another; or regulating voltage in an electrical circuit; or controlling electrical circuits; or switching electrical current between circuits; or a switchyard; or Communication facilities for "operating works" as defined under the <i>Electricity Act 1994</i>; and for workforce operational and safety communications. 	substations, switching yards	major electricity infrastructure, minor electricity infrastructure



Use	Definition	Examples include	Does not include the following examples
Telecommunications facility	Premises used for systems that carry communications by means of radio, including guided or unguided electromagnetic energy whether such facility is manned or remotely controlled.	telecommunication tower	'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
theatre	Premises used for providing film, live entertainment or music to the public and may include provision of food and liquor for consumption on the site.	cinema, movie house, concert hall, dance hall	community hall, hotel, indoor sport and recreation facility
tourist attraction	Premises used for providing on site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	theme park	hotel, major sport, recreation and entertainment facility, nightclub
tourist park	Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes. The use may include a manager's residence and office, kiosk, amenity buildings, food and drink outlet, and the provision of recreation facilities for the use of occupants of the caravan park tourist park and their visitors; and accommodation for staff.	camping ground, caravan park	relocatable home park, tourist attraction, short-term accommodation
utility installation	Premises used to provide the public with the following services: <ul style="list-style-type: none"> • supply of water, hydraulic power, electricity or gas; • sewerage or drainage services; • transport services including road rail or water; • waste management facilities; • network infrastructure. The use includes maintenance and storage depots and other facilities for the operation of the use.	sewerage treatment plant, mail depot, pumping station	telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility
veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		animal keeping



Use	Definition	Examples include	Does not include the following examples
warehouse	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to the use.</p> <p>The use does not include retail sales from the premises.</p>	self storage sheds	hardware and trade supplies, outdoor sales, showroom, shop
waterfront and marine industry	<p>Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair and servicing of vessels and maritime infrastructure requiring a direct waterfront location.</p> <p>The use includes the provision of fuel and disposal of waste.</p>	boat building, boat storage, dry dock	marina
wholesale nursery	<p>Premises used for the sale of plants where the plants are grown on or adjacent to the site.</p> <p>The use may include sale of gardening materials where these are ancillary to the primary use.</p>		bulk landscape supplies, garden centre

SC1.1.1 Defined activity groups

There are no defined activity groups for this planning scheme.

SC1.1.2 Industry thresholds

There are no industry thresholds for the planning scheme.



SC1.2 Administrative definitions

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

Table SC1.2.1—Index of administrative definitions

Index for administrative definitions		
<ul style="list-style-type: none"> • acceptable solution • adjoining premises • access • access permeability • access strip • accessway • acid sulfate soils (ASS) • adverse flooding • advertising device • affordable housing • alternative provision • annual exceedance probability (AEP) • area • articulation • attached • australian height datum (AHD) • average width • background noise level • basement • biodiversity • boundary clearance • buffer • building frontage • building height • Burra Charter • bushfire • bushfire risk • commercial place • compatible use connectivity • conservation • corner lot or corner site • crime prevention through environmental design (CPTED) 	<ul style="list-style-type: none"> • dedicated road • development footprint • design speed • design vehicle • development envelope area • domestic additions • domestic outbuilding • domestic pets • dwelling • electricity easement • environmental values • environmental weed • fabric • façade • filling or excavation • form • gross floor area • gross leasable area • ground level • habitat • habitat link • habitat values • hazardous material • heritage place • highest astronomical tide • household group • infill development • irregular lot • legibility • level of assessment • local plan • mass • mean high water spring tide • mezzanine • minor building work • movement network 	<ul style="list-style-type: none"> • nature-based recreation • non-resident workers • outermost projection • out-of-centre • outdoor lighting • overland flow path • permeable surface • pick up/set down area • place • plot ratio • preservation • primary street frontage • private open space • probable solutions • public open space • rear lot • removable structure • repair • restoration • removal • rhythm • riparian vegetation • risk • risk assessment • road hierarchy • road reserve • scale • scenic values • schedules • secondary dwelling • sensitive receiving environment • setback • side and rear boundary clearance • site • site cover • state-controlled road • stormwater • streetscape • substantially completed • tables of assessment • verge • walkable catchment • water catchment


Table SC1.2.2—Administrative definitions

Term	Definition
acceptable solution	Means precise criteria that do not require the exercise of discretion to assess whether a proposed development complies.
adjoining premises	Means premises that share all or part of a measurable common boundary.
access	Means the entry of persons and vehicles onto a lot, either existing or proposed, from a road which abuts the frontage of that lot.
access permeability	Means development that is accessible by a number of alternative paths but does not surround itself with or include barriers to movement.
access strip	Means that part of a site which is used for providing access to a road.
accessway	Means a vehicle driveway used to access premises.
acid sulfate soils (ASS)	Means soil or sediment containing highly acidic horizons or layers affected by the oxidation of iron sulfides, known as actual ASS, and/or soil or sediment containing iron sulfides or other sulfidic material that has not been exposed to air and oxidised, known as potential ASS.
adverse flooding	Flooding that adversely affects the value, safety or use of a premises. Adverse flooding may arise from a change in: <ul style="list-style-type: none"> (a) peak discharge; or (b) runoff volume; or (c) impervious area; or (d) rate of runoff.
advertising device	Means any structure, device or sign or the like intended for advertising purposes. It includes any framework or supporting structure or building feature which is provided exclusively or mainly as part of the advertisement.
affordable housing	Means a household spending no more than 30 percent of gross household income on rent and no more than 35 percent of gross household income on home loan repayments for home purchase.
alternative provision	Means provisions that are: <ul style="list-style-type: none"> (a) identified or stated in a planning scheme; (b) alternative to the provisions of the Queensland Development Code, MP 1.1 and 1.2; (c) qualitative statements or quantifiable standards.
annual exceedance probability (AEP)	Means the likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage. For example, if a peak flood discharge of 500 cubic metres per second has an AEP of 5 percent, it means that there is a 5 percent risk, that is the probability of 0.05 or a likelihood of 1 in 20, of a peak flood discharge of 500 cubic metres /second or larger occurring in any one year. <p>The AEP of a flood event gives no indication of when a flood of that size will occur next.</p>
area	Means the area of a lot, but does not include the area of an access strip in the case of a rear lot.
articulation	Means designing a building, or the façade of a building, with clearly distinguishable parts.
assessment criteria	Means those parts of the assessment provisions, comprising codes or otherwise, that establish the outcomes sought for self-assessable and assessable development, including overall and specific outcomes, acceptable solutions and probable solutions.
attached	In relation to a building, means attached, whether by way of a structure or otherwise, to the building or to the land on which the building is situated.



Term	Definition
australian height datum (AHD)	Means the survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. 0.0 metres AHD approximates mean sea level.
average recurrence interval (ARI)	Means the average period between the recurrence of a storm event of a given rainfall intensity. The ARI represents a statistical probability. For example, a 100 year ARI indicates an average of 100 years between exceedance of a given storm magnitude.
average width	Means, in regard to a lot, the distance between the midpoints of the side boundaries of the lot.
background noise level	Means for a specified time interval, in relation to an investigation of a noise, the A-weighted sound pressure level that is equalled or exceeded for 90 percent of that part of the interval in which the investigated noise is absent.
basement	Means a storey substantially below ground level where the floor level of the level above projects no more than one metre above ground level.
biodiversity	Means the natural diversity of wildlife, together with the environmental conditions necessary for their survival. The four levels of biodiversity are genetic, species, ecosystem and regional diversity.
boundary clearance	Means the outermost projection of a structural part of the building or structure to the property boundary, including: <ul style="list-style-type: none"> (a) if the projection is a roof and there is a fascia – the outside face of the fascia; or (b) if the projection is a roof and there is no fascia – the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments.
buffer	Means an area of the land including watercourses required for maintaining separation distances: <ul style="list-style-type: none"> (a) between different land uses; or (b) from a major noise source; or (c) from a conservation area or a public recreation area; or (d) from a wetland or watercourse. A buffer is not exclusive of other uses and may incorporate lower intensity activities which assist in mitigating the overall impact on external uses. As a general principle a buffer is not extended over a third party's property without their consent.
building frontage	Means the façade of a building that fronts the street or other public spaces.
building height	Means the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point but not including non-load bearing antenna, aerial, chimney, flagpole or the like.
Burra Charter	Means the charter that provides guidance for the conservation and management of places of cultural significance and is based on the knowledge and experience of Australia ICOMOS members (ICOMOS - International Council on Monuments and Sites).
bushfire	Means an uncontrolled fire burning in forest, scrub or grassland vegetation, also referred to as a wildfire.
bushfire risk	Means the chance of a bushfire igniting, spreading and causing damage to assets of value to the community. Assets include life, property such as buildings, stock, crops and forests, and the local government's natural and cultural heritage.
commercial place	Means for the purpose of noise assessments any commercial, industrial or business premises, not being a sensitive receiving environment.



Term	Definition
compatible use	Means, in relation to a place of cultural significance, a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.
connectivity	Means the number and quality of connections in the movement network that make it easy or difficult to move around a place.
conservation	Means all the processes of looking after a place so as to retain its cultural significance. The term includes maintenance and may, according to circumstance, include restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.
corner lot or corner site	Means a lot bounded by two (2) or more roads where the roads intersect or join.
crime prevention through environmental design (CPTED)	CPTED is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the fear and incidence of crime, as well as an improvement in quality of life. The use of CPTED is intended to reduce crime and fear by reducing criminal opportunity and fostering positive social interaction among legitimate users of space. The emphasis is on prevention rather than apprehension and punishment.
dedicated road	Means any road dedicated to the public for public use.
development footprint	Means the location and extent of all development proposed on a site. This includes all buildings and structures, setbacks, open space, all associated facilities, landscaping, preliminary stormwater drainage, all areas of disturbance, on-site parking, access and manoeuvring areas.
design speed	Means the speed selected as being appropriate for a street, for design purposes.
design vehicle	Means the vehicle for which a given development is designed to accommodate in relation to on-site access and manoeuvrability.
development envelope area	Means a line drawn on a plan of a lot to define the limits for the siting of any buildings/structures on that lot. This term includes all other areas of disturbance such as manoeuvrability and car parking, storage, on-site wastewater treatment and associated clearing of vegetation.
domestic additions	Means the addition to or extension of the dwelling for: (a) rooms - (i) on premises with an existing dwelling house; (ii) that do not create a secondary dwelling; or (b) buildings or structures used for passive recreational purposes that are - (i) roofed and unenclosed such as verandahs, decks, patios or the like; or provide roof-top recreational areas.
domestic outbuilding	Means a Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
domestic pets	Means an animal which is kept on a premises for the private enjoyment of a person residing therein. The numbers of or conditions under which the animal is kept or the type of animal shall be in accordance with any relevant local law. The term includes the keeping of bees pursuant to the <i>Apiaries Act 1982</i> .



Term	Definition
dwelling	<p>Means a building or part of a building used or capable of being used as a self-contained residence which must include the following:</p> <ul style="list-style-type: none"> (a) food preparation facilities; (b) a bath or shower; (c) a toilet and wash basin; (d) clothes washing facilities. <p>This term includes outbuildings, structures and works normally associated with a dwelling.</p>
electricity easement	Means a right held by an electricity distribution provider over a lot or portion of a lot owned by another party. The right may include the ability to access, maintain, repair, rebuild and restrict development in the electricity easement.
environmental values	<p>Means all of the components of a natural environment that maintain biodiversity and ecosystem processes and create opportunities for individual survival, population survival and the capacity for species to continue their evolutionary adaption, including:</p> <ul style="list-style-type: none"> (a) native vegetation and native animals, their habitat, habitat values and habitat links; <p>the behaviour of native vegetation and native animals, that is the responses of an animal to its environment, responses that are not random, but are highly organised and intricate patterns of activity, including a native animal's movement patterns through the landscape.</p>
environmental weed	Means a plant which is not declared under the <i>Rural Lands Protection Act 1985</i> , however due to its impact on the environment, particularly bushland/native fauna, is considered by the local government to be a weed.
fabric	Means all the physical material of the premises.
façade	Means the front of a building and more particularly its principal front.
filling or excavation	Means removal or importation of material to or from a lot that will change the ground level of the land.
form	Means, in a streetscape context, the two dimensional shape, outline or silhouette of a building.
gross floor area	<p>Means the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:</p> <ul style="list-style-type: none"> (a) building services, plant and equipment (b) access between levels; (c) ground floor public lobby; (d) a mall; (e) the parking, loading and manoeuvring of motor vehicles; <p>unenclosed private balconies whether roofed or not.</p>
gross leasable area	Means the total floor area, inclusive of all walls and columns, capable of being occupied by separate tenants for their exclusive use, including basements, mezzanine and toilets.
ground level	Means the level of the natural ground or where the level of the natural ground has been changed, the level as lawfully changed.
habitat	Means the place where an organism lives, a physical area, some specific part of the earth's surface, air, soil, water, or another organism. More than one animal may live in a particular habitat.
habitat link	Means the area that connects two or more areas of habitat and provides a relatively safe area for movement and refuge for indigenous animals. At first sight a habitat link may appear to have no visible habitat values but it may serve as, for example, a place through which indigenous animals move from one place to another.



Term	Definition
habitat values	Means those characteristics of an area that make it suitable as a habitat or refuge for indigenous plants and animals. These characteristics include the physical structure, nutrient and energy flows, condition and extent of habitat and the location of the area in relation to other habitats.
heritage place	Means a site, structure, building or thing of European, Indigenous or cultural heritage significance.
highest astronomical tide	Means the highest tide level that can be predicted to occur under average meteorological conditions and any combination of astronomical conditions. This level will not be reached every year, and is less than extreme levels that can be caused by storm tides.
household group	Means an individual or a group of two or more related or unrelated people who reside in the same dwelling unit, with the common intention to live together on a long term basis and who make common provision for food or other essentials for living. The term does not include individuals living in rooming accommodation as defined elsewhere.
infill development	Means development in existing areas usually involving the use of vacant land or the replacement or removal of existing uses to allow for new uses.
irregular lot	Means a lot that is not rectangular in shape. This term does not include an internal lot.
legibility	Refers to the ability of people who are unfamiliar with an area to be able to find their way. Legibility instils a sense of confidence in users of public space and can be achieved through the identification of designated pedestrian routes through the use of signage, lighting and suitable landscaping.
level of assessment	Means the type of assessment identified for development in accordance with the <i>Sustainable Planning Act 2009</i> , including one or other of the following: (a) exempt; (b) self-assessable; (c) assessable requiring code assessment, referred to as code assessable; (d) assessable requiring impact assessment, referred to as impact assessable.
local plan	Means the planning strategy that provides - for example, the form, type and density of future development specific to a local area or district within the planning scheme area. It includes a local area plan, a neighbourhood plan or a development control plan.
mass	Means, in a streetscape context, the three dimensional shape or outline or bulk of a building.
mean high water spring tide	Means the long term average of the heights of two successive high tides when the range of tide is greatest, at full moon and new moon.
mezzanine	Means an intermediate floor within a room.
minor building work	Means an alteration, addition or extension to an existing building where the floor area including balconies is less than 5 per cent of the building or 25 square metres, whichever is the lesser.
movement network	Means all road, pedestrian and cycleway corridors.
nature-based recreation	Means: (a) activities that include appreciation of nature as the key motivational factor; (b) substantial modification of the natural environment is not required; (c) the natural environment is critical to the participation and satisfaction of the participants; (d) activities that occur in, and are dependent upon settings which are perceived by those pursuing recreation as not being significantly altered by recent human activity; (e) activities that occur in, and are dependent upon, settings which are not under the direct control of participants.



Term	Definition
non-resident workers	Means workers who reside in areas for extended periods when employed on projects directly associated with mining, major industry or major infrastructure, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
outermost projection	Means the outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
out-of-centre	Means a location that is clearly separate from a centre.
outdoor lighting	Any form of permanently installed lighting system whether internal or external which emits light that may have impacts beyond the site.
overland flow path	Where a piped drainage system exists, the path where flood waters exceeding the capacity of the underground drainage system would flow. Where no piped drainage system or other form of defined watercourse exists, the path taken by surface run-off from higher parts of the catchment. This does not include a watercourse or wetland.
permeable surface	Means the treatment of a surface to allow rainwater to infiltrate to the soil, such as grass, gravel, landscaping or open paving.
pick up/set down area	Means a parking space or spaces set aside for the picking up and setting down of vehicle passengers, preferably physically separate from any adjacent vehicle carriageway.
place	Means a site, area, building or other work, group of buildings or other works together with associated contents and surrounds.
plot ratio	Means the ratio of gross floor area to the area of the site.
preservation	Means maintaining the fabric of a place in its existing state and retarding deterioration.
primary street frontage	Means: (a) where a lot is vacant, the frontage most commonly addressed by other buildings in the block as the front of the lot; or (b) where a lot is not vacant, the frontage to which the front of the existing building addresses the street.
private open space	Means an outdoor space for the exclusive use of occupants of a building.
probable solutions	Means the criteria or standards that provide a guide for achieving a specific outcome in whole or part, but do not necessarily establish compliance with a code.
public open space	Means outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.
rear lot	Means a lot which has access to a road via an access strip which forms part of the lot or via an easement over adjoining land.
removable structure	Means a dwelling unit, building or structure including foundations, capable of being completely removed from site.
repair	Means, in relation to a place of cultural significance, reconstruction or restoration
restoration	Means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
removal	Means, in relation to a place of cultural significance or streetscape value, relocation beyond or within a lot.
rhythm	Means, in a streetscape context, the overall pattern of buildings and building elements and the extent to which they are harmonious or discordant.
riparian vegetation	Means vegetation that grows on, below or adjacent to watercourses.



Term	Definition
risk	Means a concept used to describe the likelihood of harmful consequences arising from the interaction of hazards, community and the environment.
risk assessment	Means the process of identifying and documenting actual and perceived risks to human health and/or the environment, to allow further evaluation and appropriate responses. A risk matrix may be used in this process to allow the severity of the potential risk of an event occurring to be determined.
road hierarchy	Means the capacity and type of roads throughout the Local Government area.
road reserve	Means the land dedicated to the Crown for the purpose of a road or street, and incorporating the full width from property boundary to property boundary.
scale	Means, in a streetscape context, the relative size of a building compared to adjacent buildings or the relative size of components of a building when compared with similar components on adjacent buildings.
scenic values	Means elements valued by the community as being an important to the landscape and visual quality of the Local Government area. These elements include bushland, ridgelines, open and semi-open rural landscapes, coastal landscapes, water views and skylines.
schedules	Means details that support the assessment categories or assessment criteria, or provide other information for their interpretation, such as the meaning of defined uses or other term used in the scheme.
secondary dwelling	Means a dwelling used in conjunction and subordinate to a dwelling house on the same lot. A secondary dwelling may be constructed under a house, be attached to a house or be free standing.
sensitive receiving environment	Means a dwelling house, dual occupancy, hotel, tourist park, relocatable home park, residential care facility, child care centre, education establishment, community care centre, hospital or health care services.
setback	Means for a building or structure, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot.
side and rear boundary clearance	For a building or structure on a lot, means the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot but does not include a road boundary clearance.
site	Means any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one (1) lot or more than one (1) lot if each of such lots is contiguous.
site cover	Means the proportion of the site covered by a building(s) including to the outer most projections of the building(s) and is expressed as a percentage. The term does not include: any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure; basement car parking areas.
state-controlled road	Means, in accordance with the <i>Transport Infrastructure Act 1994</i> , a road or land, or part of a road or land, declared to be a State-controlled road.
stormwater	Means run-off from rainfall events.
streetscape	Means the collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
substantially completed	Means in relation to a building or structure the completion of the floor and the erection of the frame and roof and in relation to landscaping its completion to a useable standard.



Term	Definition
tables of assessment	Means a table that identifies the assessment categories applying to development in a particular zone or overlay.
temporary use	The impermanent use of premises that may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services
Total Area	In relation to determining levels of assessment, means the total area that will be utilised for the use.
verge	Means that part of the street or road reserve between the carriageway and the boundary of the adjacent lot or other limit to the road reserve. The term may accommodate service provider utility infrastructure, footpaths, stormwater flows, street lighting poles and planting
walkable catchment	Means the actual area within 5-minute, 400 metres to 10-minute, 800 metres, walking distance along a movement system.
water catchment	Means an area that drains water to a common point.

SC1.3 PIP definitions

Not Applicable

SC1.4 Definitions defined in other legislation

- (1) Definitions defined in other legislation are terms that are not altered by, but may be incorporated within a planning scheme.
- (2) The term listed in the first column has the meaning given by the instrument in the second column under the heading.
- (3) The definitions defined in other legislation are the definitions for the purpose of the planning scheme.

Index of definitions defined in other statutory instruments		
<ul style="list-style-type: none"> • assessable development • brothel • building • building format plan • building work • code assessable • commercial waste • community management statement • community titles scheme • demolition • development • domestic waste 	<ul style="list-style-type: none"> • ecological sustainability • environmental management plan • environmental nuisance • environmentally relevant activity • erosion prone area • exempt development • habitable room • hazardous material • IDAS • impact assessable • lot • low impact facility • material change of use 	<ul style="list-style-type: none"> • operational work • premises • reconfiguring a lot • recyclable waste • self-assessable • standard format plan • storey • structure • use • volumetric format plan • watercourse • wetland

Term	Definition
assessable development	As defined in the <i>Sustainable Planning Act 2009</i> .
brothel	As defined in the <i>Prostitution Act 1999</i> .
building	As defined in the <i>Building Act 1975</i> .
building format plan	As defined in the <i>Land Titles Act 1994</i> .
building work	As defined in the <i>Sustainable Planning Act 2009</i> .



Term	Definition
code assessable	As defined in the <i>Sustainable Planning Act 2009</i> .
commercial waste	As defined in the <i>Environmental Protection (Interim Waste) Regulation 1996</i> .
community management statement	As defined in the <i>Body Corporate and Community Management Act 1997</i> .
community titles scheme	As defined in the <i>Body Corporate and Community Management Act 1997</i> .
demolition	As defined in the <i>Occupational Health And Safety (Safety Standards) Regulations 1994</i> .
development	As defined in the <i>Sustainable Planning Act 2009</i> .
domestic waste	As defined in the <i>Environmental Protection (Interim Waste) Regulation 1996</i> .
ecological sustainability	As defined in the <i>Sustainable Planning Act 2009</i> .
environmental nuisance	As defined in the <i>Environmental Protection Act 1994</i> .
environmental management plan	As defined in the <i>Sustainable Planning Act 2009</i> .
environmentally relevant activity	As defined in Schedule 1 of the <i>Environmental Protection Regulation 1998</i> .
erosion prone area	As defined in the <i>Coastal Protection and Management Act 1995</i> .
exempt development	As defined in the <i>Sustainable Planning Act 2009</i> .
habitable room	As defined in the Building Code of Australia.
hazardous material	As defined in the <i>Dangerous Goods Safety Management Act 2001</i> .
integrated development assessment system (IDAS)	As defined in the <i>Sustainable Planning Act 2009</i> .
impact assessable	As defined in the <i>Sustainable Planning Act 2009</i> .
lot	As defined in the <i>Sustainable Planning Act 2009</i> .
low impact facility	As defined in the <i>Telecommunications Act 1997</i> .
material change of use	As defined in the <i>Sustainable Planning Act 2009</i> .
operational work	As defined in the <i>Sustainable Planning Act 2009</i> .
premises	As defined in the <i>Sustainable Planning Act 2009</i> .
reconfiguring a lot	As defined in the <i>Sustainable Planning Act 2009</i> .
recyclable waste	As defined in the <i>Environmental Protection (Interim Waste) Regulation 1996</i> .
self-assessable	As defined in the <i>Sustainable Planning Act 2009</i> .
standard format plan	As defined in the <i>Land Titles Act 1994</i> .
storey	As defined in the Building Code of Australia.



Term	Definition
structure	As defined in the Building Code of Australia.
use	As defined in the <i>Sustainable Planning Act 2009</i> .
volumetric format plan	As defined in the <i>Land Titles Act 1994</i> .
watercourse	As defined in the <i>Sustainable Planning Regulation 2009</i> .
wetland	As defined in the <i>Sustainable Planning Regulation 2009</i> .

Schedule 2 Mapping

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

SC2.1 Map index

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

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Map SC2.1.1	Planning Scheme Area map with Local Government Context inset	14 June 2013
Strategic plan maps		
Map SC2.2.1	Village Form (Sheet 1-3)	14 June 2013
Zone maps		
Map SC2.3.1	Zone Map	14 June 2013
Overlay maps		
Map SC2.4.1	Natural Hazard (Landslide) map	14 June 2013
Map SC2.4.2	Natural Hazard (Bushfire) map	14 June 2013
Map SC2.4.3	Natural Hazard (Flood) map	14 June 2013
Map SC2.4.4	Environmentally Sensitive Area (Vegetation) map	14 June 2013
Map SC2.4.5	Environmentally Sensitive Area (Wetlands) map	14 June 2013
Map SC2.4.6	Environmentally Sensitive Area (Areas of High Ecological Significance) map	14 June 2013
Map SC2.4.7	Environmentally Sensitive Area (Coastal) map	14 June 2013



**Map SC2.1.1 – Planning Scheme Area map with Local Government
Context inset**



Wujal Wujal Planning Scheme Area Map



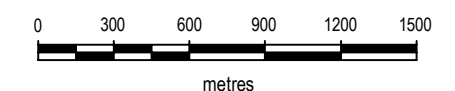
Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses
- Major Road
- Population Centre

IMPORTANT NOTE
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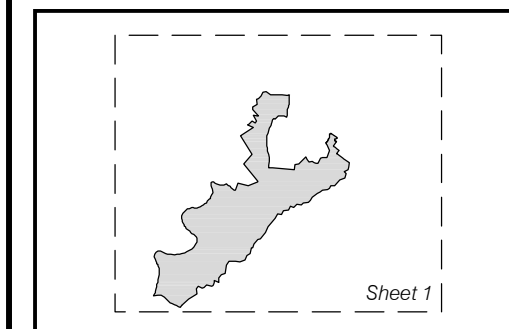
DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION
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Geocentric Datum of Australia (GDA94)

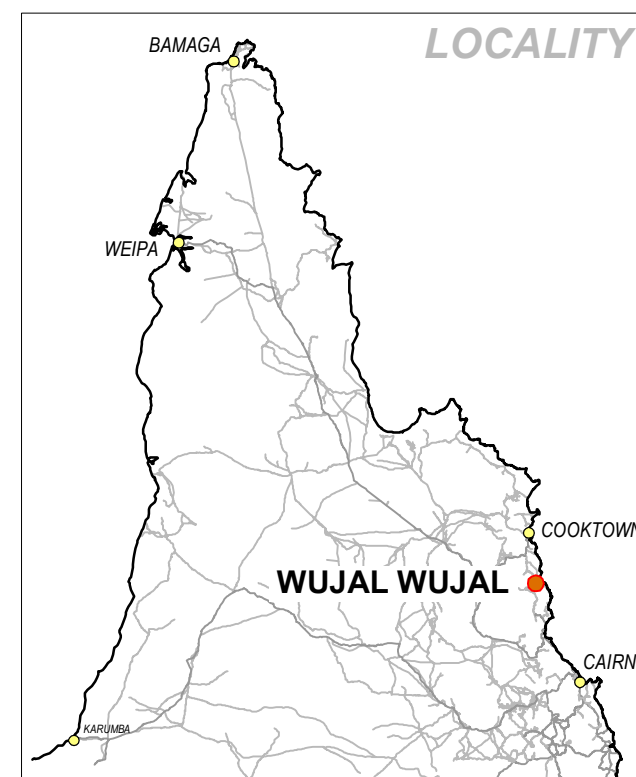
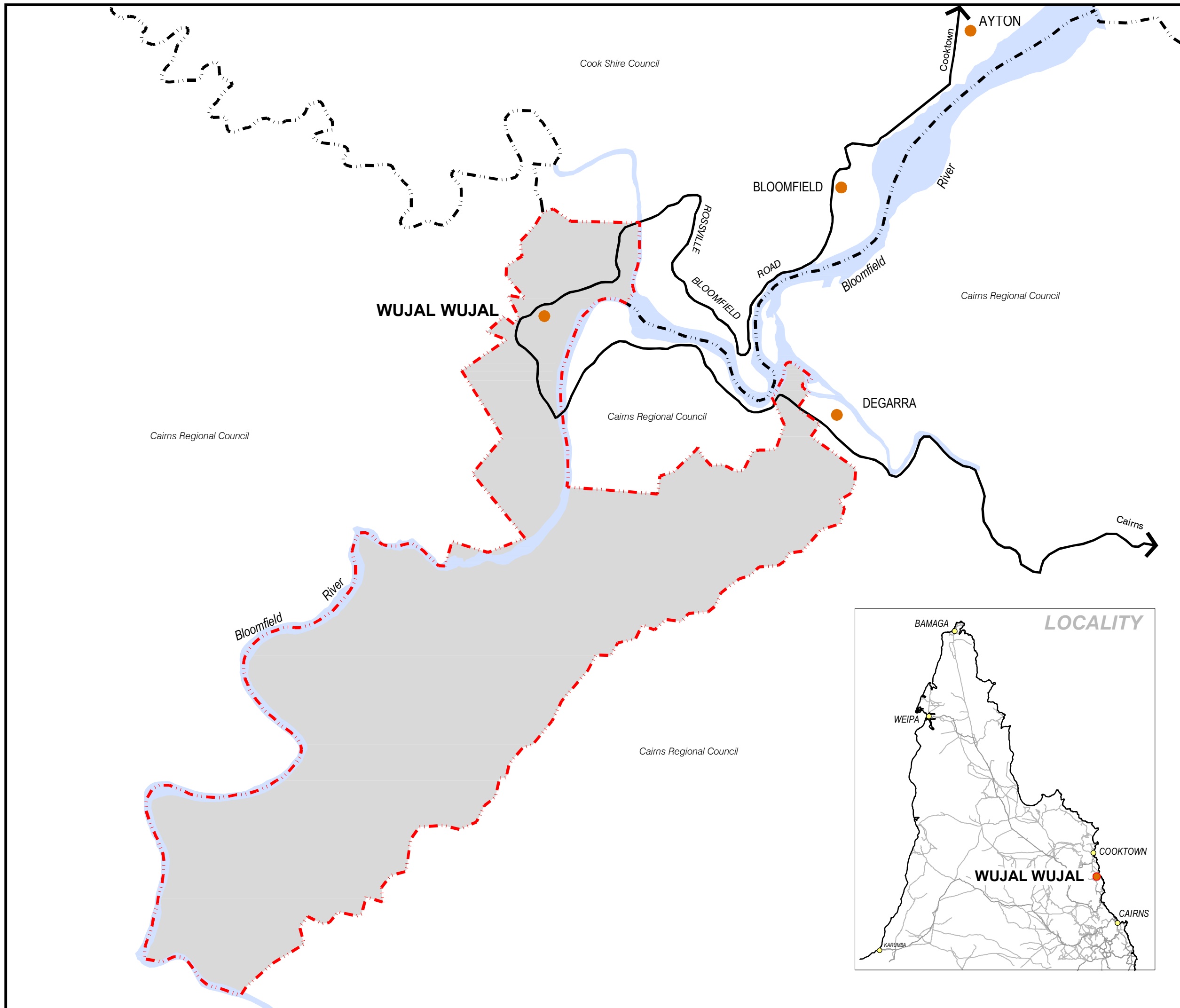


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Sheet Index

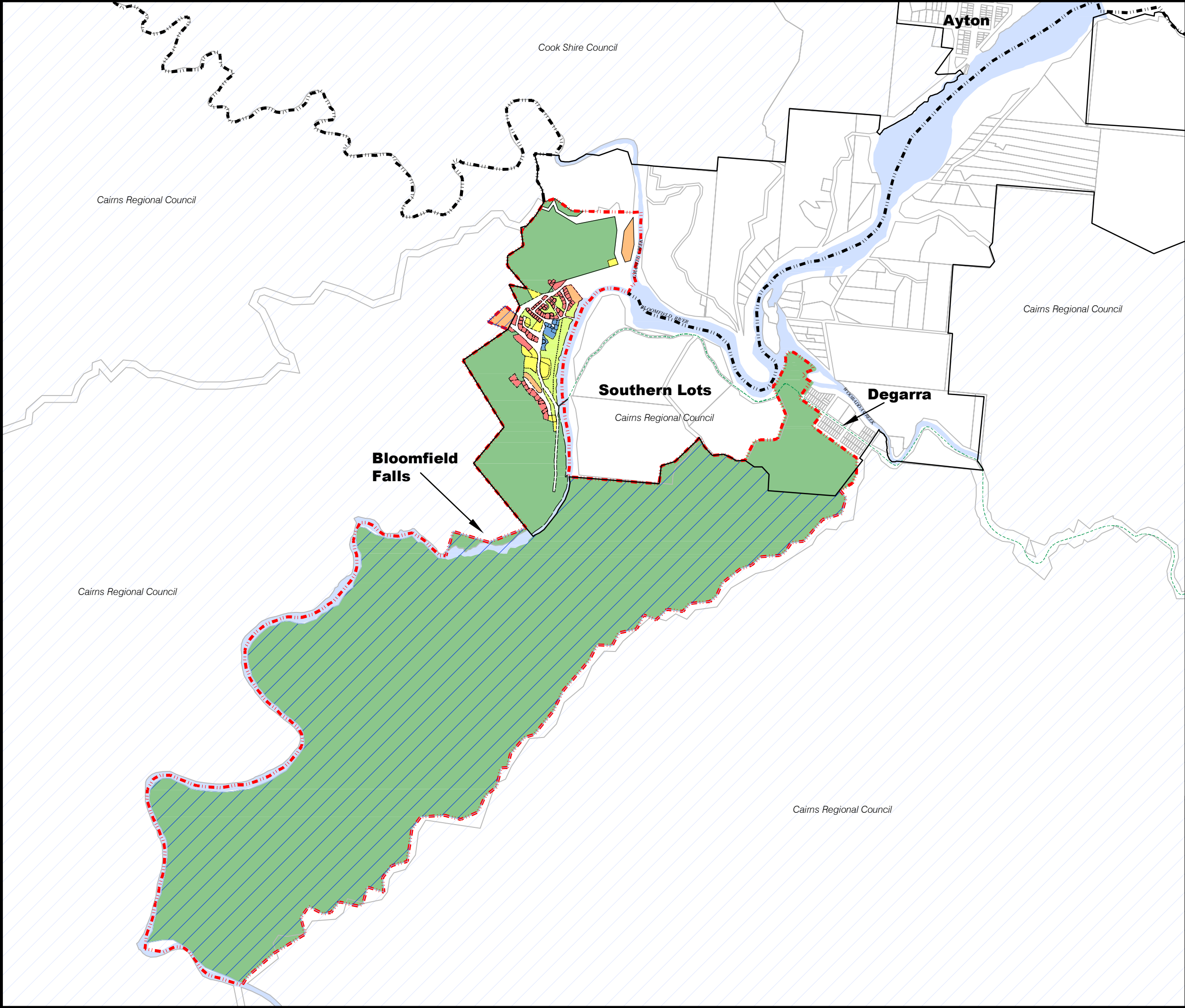


SC 2.1.1





SC2.2 Strategic plan maps



Wujal Wujal Planning Scheme - Strategic Plan Village Form



Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Wet Tropics World Heritage Area
- Watercourses
- Future Pedestrian/Cycle Connection
- Bloomfield Track

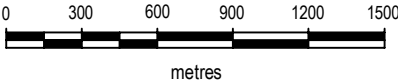
Preferred Uses

- General Residential
- Future Residential
- Business
- Recreation/Open Space
- Community Purposes
- Conservation

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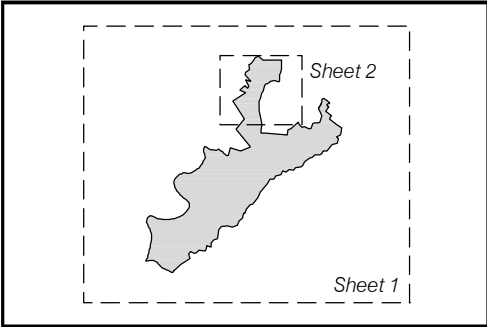
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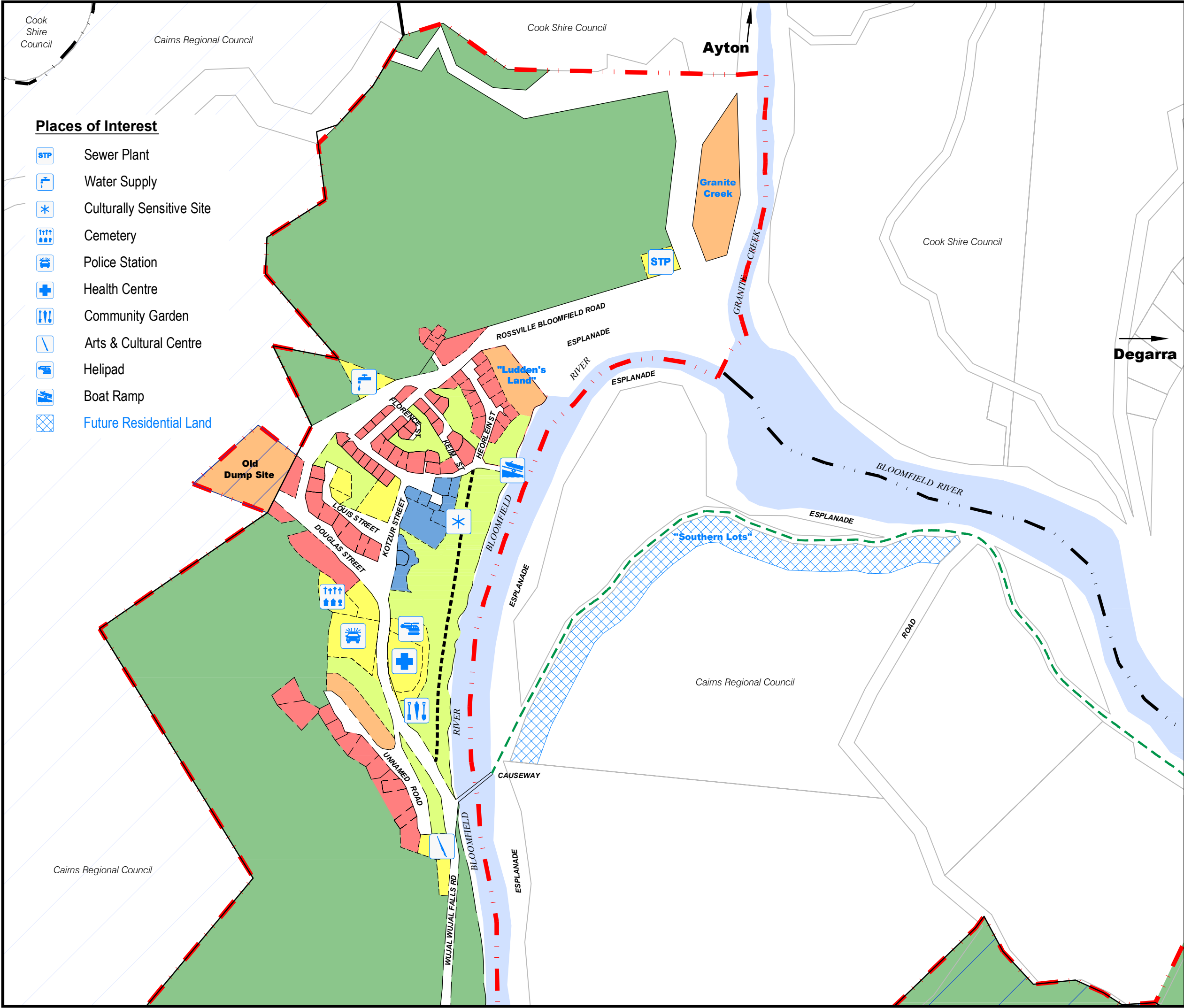
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Places of Interest

- Sewer Plant
- Water Supply
- Culturally Sensitive Site
- Cemetery
- Police Station
- Health Centre
- Community Garden
- Arts & Cultural Centre
- Helipad
- Boat Ramp
- Future Residential Land



Wujal Wujal Planning Scheme - Strategic Plan Village Form



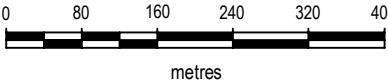
Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Wet Tropics World Heritage Area
- Watercourses
- Future Pedestrian/Cycle Connection
- Bloomfield Track
- Preferred Uses**
 - General Residential
 - Future Residential
 - Business
 - Recreation/Open Space
 - Community Purposes
 - Conservation

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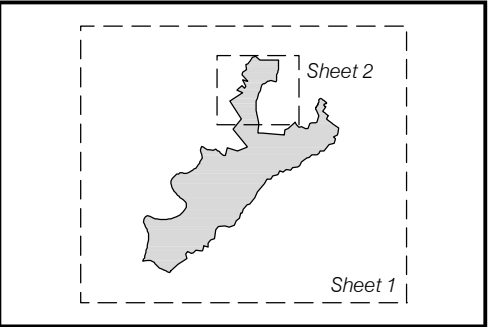
DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION.
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Geocentric Datum of Australia (GDA94)



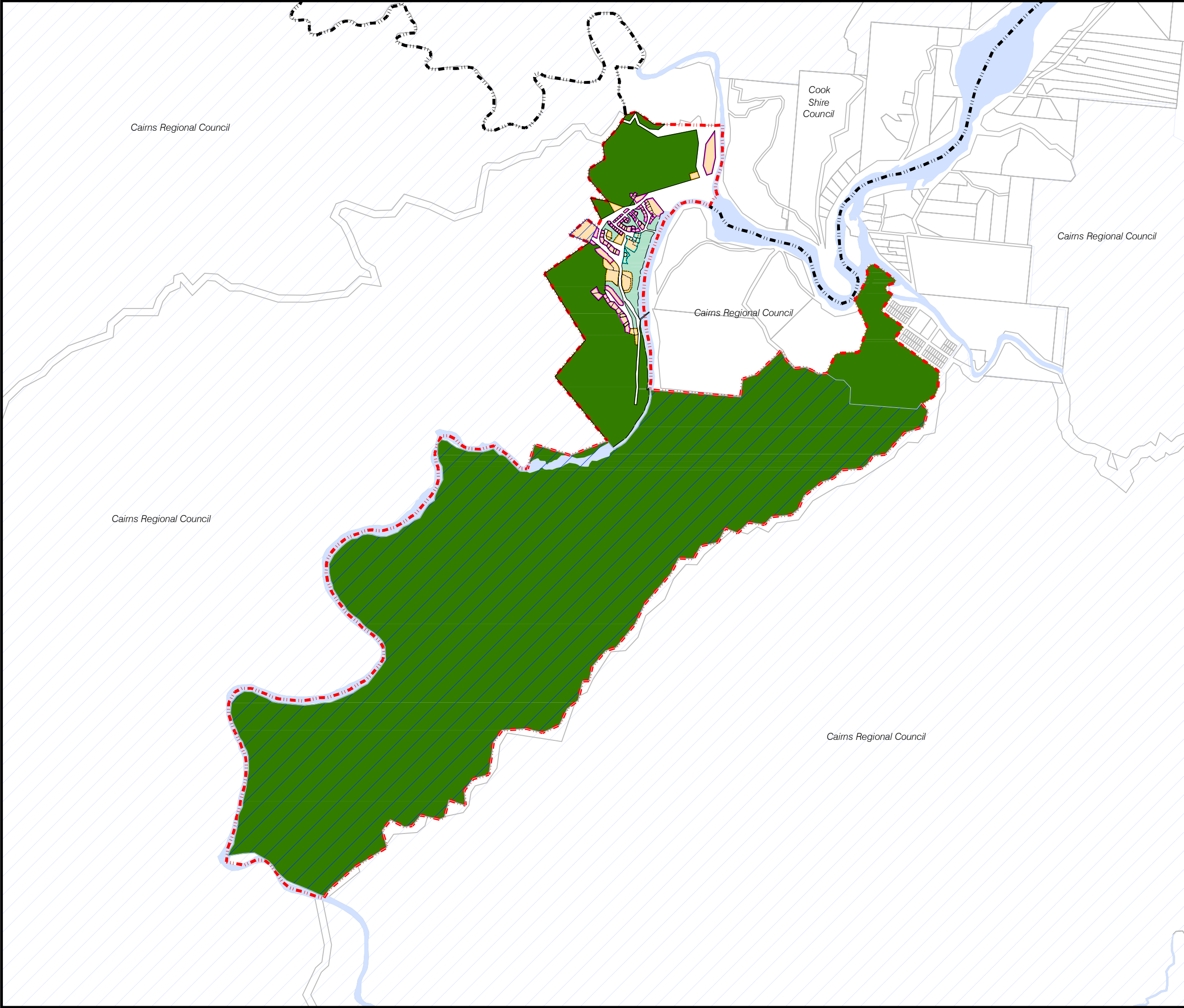
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SC2.3 Zone maps



Wujal Wujal Planning Scheme - Zoning Plan



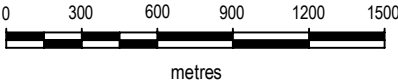
Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Wet Tropics World Heritage Area
- Watercourses
- Zones**
- Township Zone
- Precinct 1: Residential
- Precinct 2: Business
- Precinct 3: Community Purposes
- Recreation/Open Space Zone
- Environmental Management & Conservation Zone

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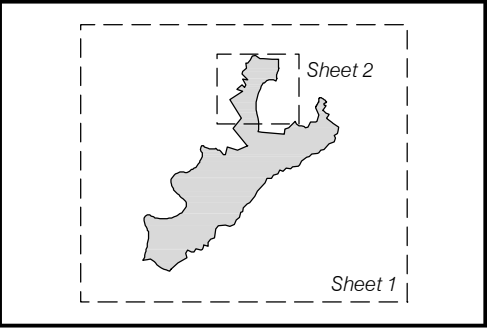
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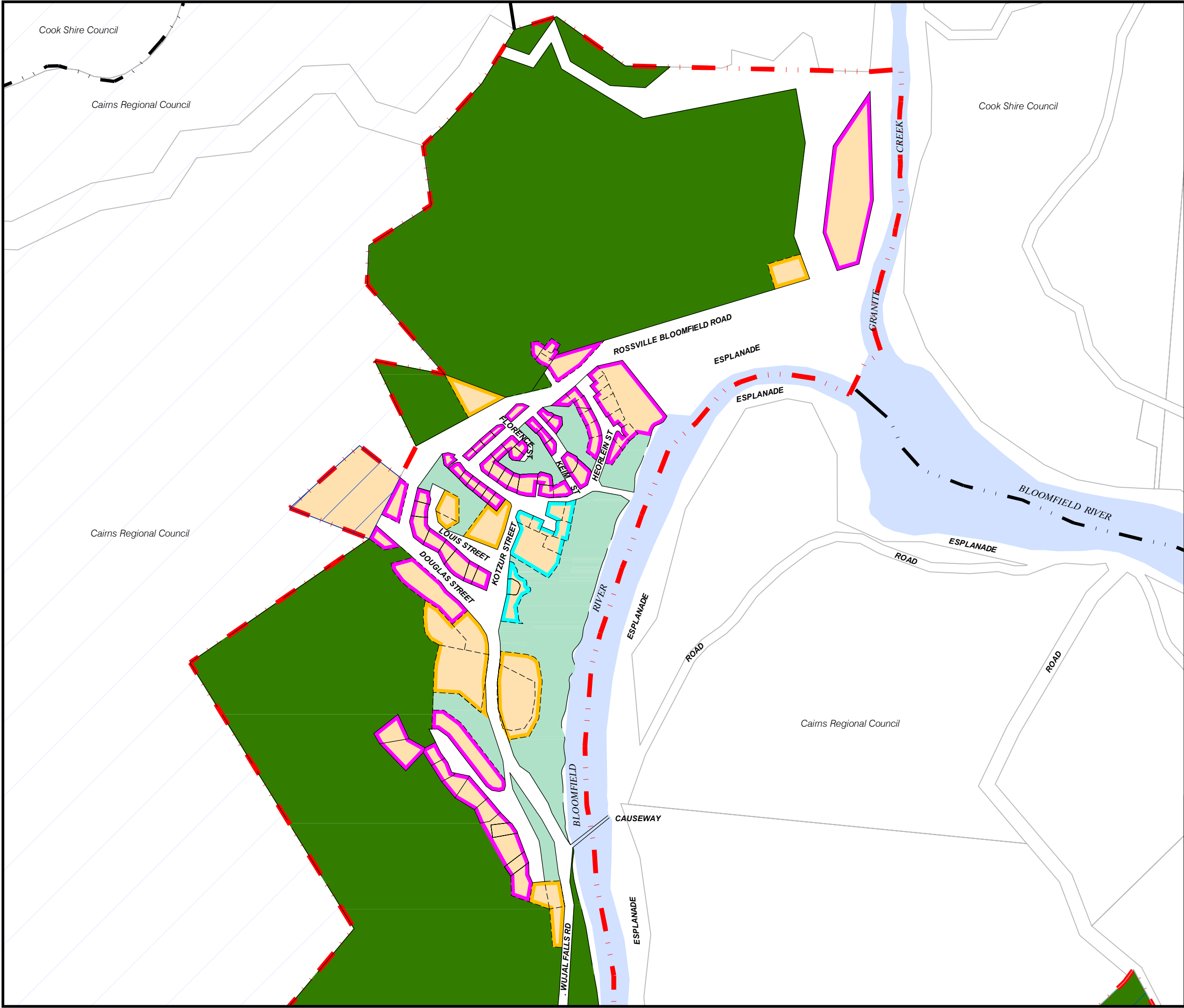
WET TROPICS WORLD HERITAGE AREA
Based on or contains data provided by the Wet Tropics Management Authority.
Geocentric Datum of Australia (GDA94)



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Wujal Wujal Planning Scheme - Zoning Plan



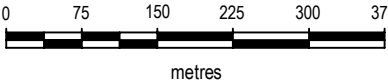
Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Wet Tropics World Heritage Area
- Watercourses
- Zones**
- Township Zone
- Precinct 1: Residential
- Precinct 2: Business
- Precinct 3: Community Purposes
- Recreation/Open Space Zone
- Environmental Management & Conservation Zone

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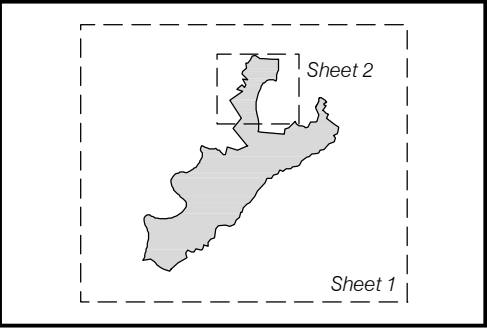
DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION.
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WET TROPICS WORLD HERITAGE AREA
Based on or contains data provided by the Wet Tropics Management Authority.
Geocentric Datum of Australia (GDA94)



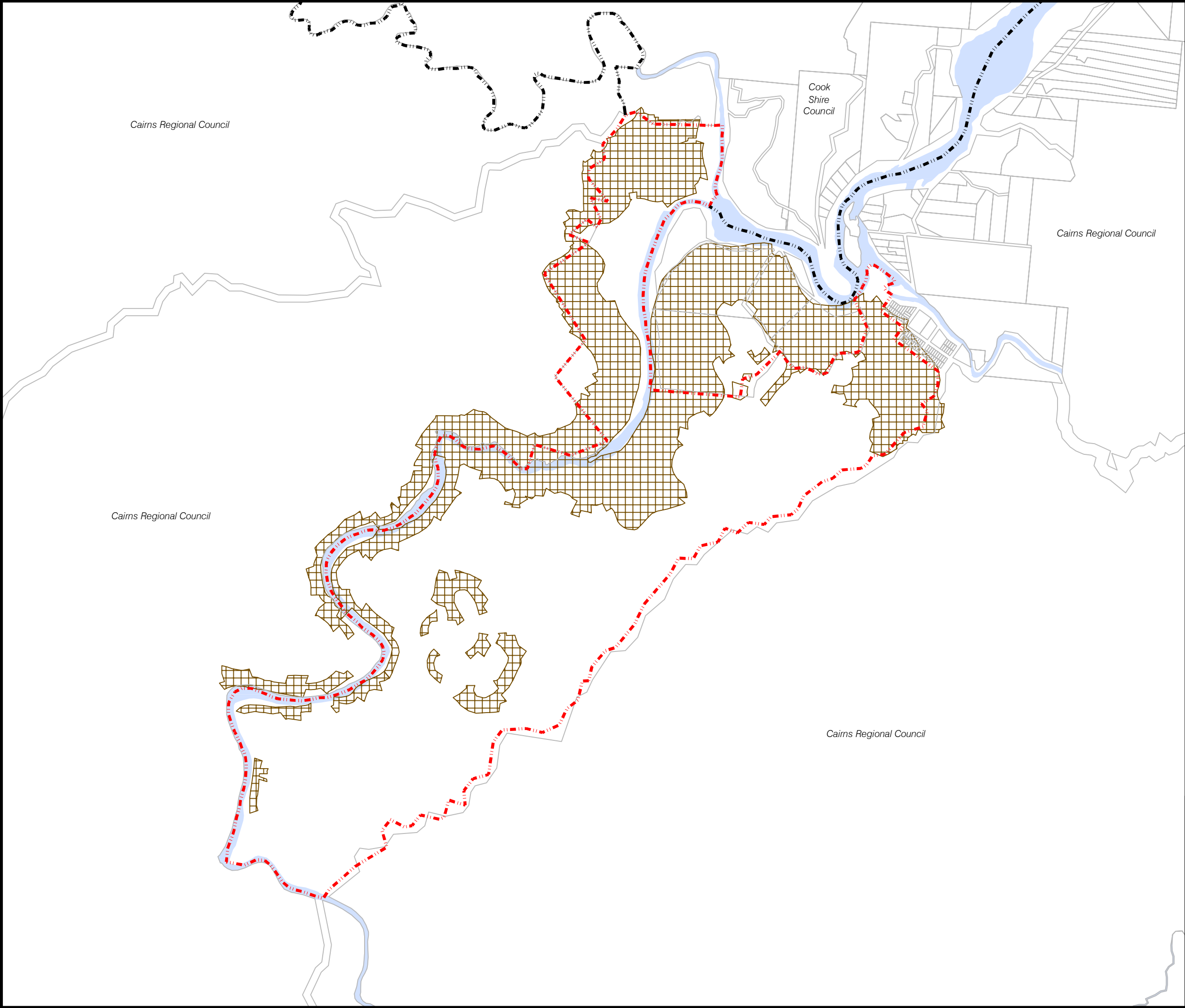
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SC2.4 Overlay maps



**Wujal Wujal Planning Scheme
Natural Hazard (Landslide)
Overlay Map**



Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses

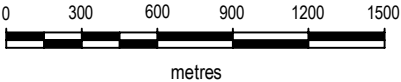
Landslide Risk

- Landslide Risk Area
(Land with slope of 15% or greater)

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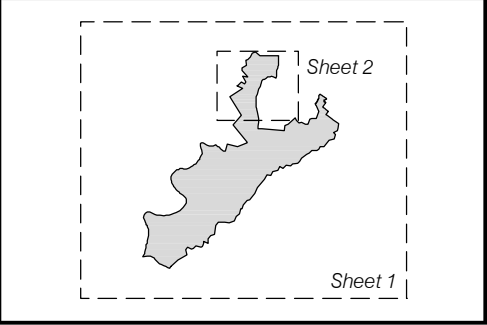
DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION & TERRAIN DATA
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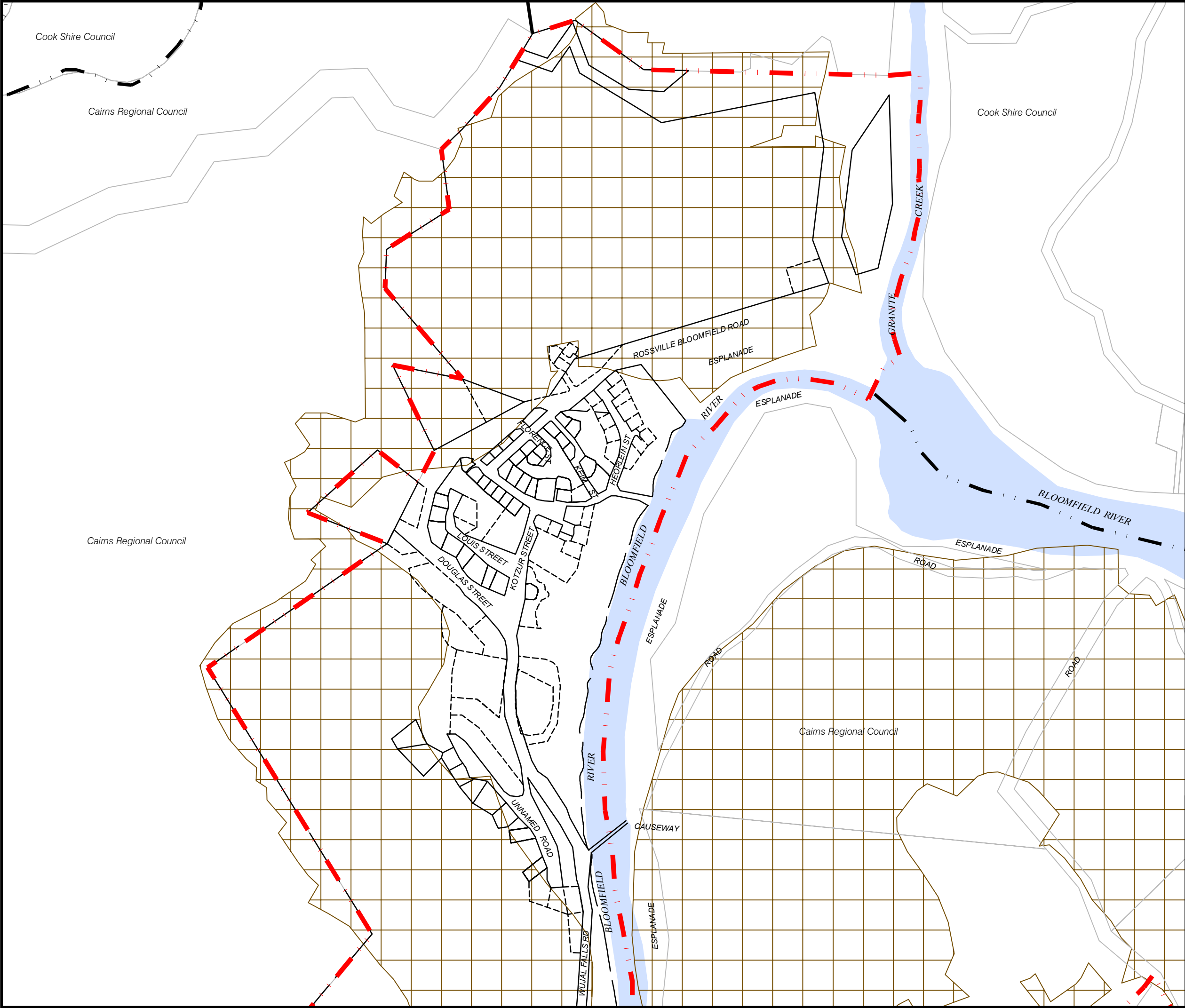
Geocentric Datum of Australia (GDA94)



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**Wujal Wujal Planning Scheme
Natural Hazard (Landslide)
Overlay Map**



Legend

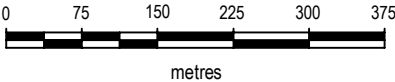
-  Wujal Wujal Government Area
-  Adjoining Local Government Area
-  Watercourses
- Landslide Risk

 Landslide Risk Area
(Land with slope of 15% or greater)

IMPORTANT NOTE
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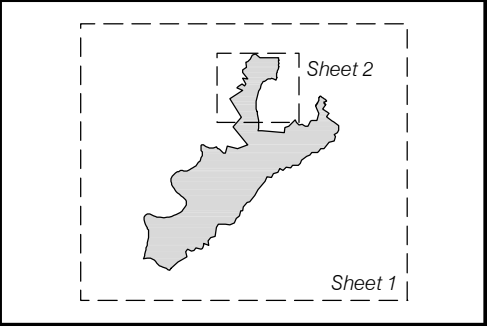
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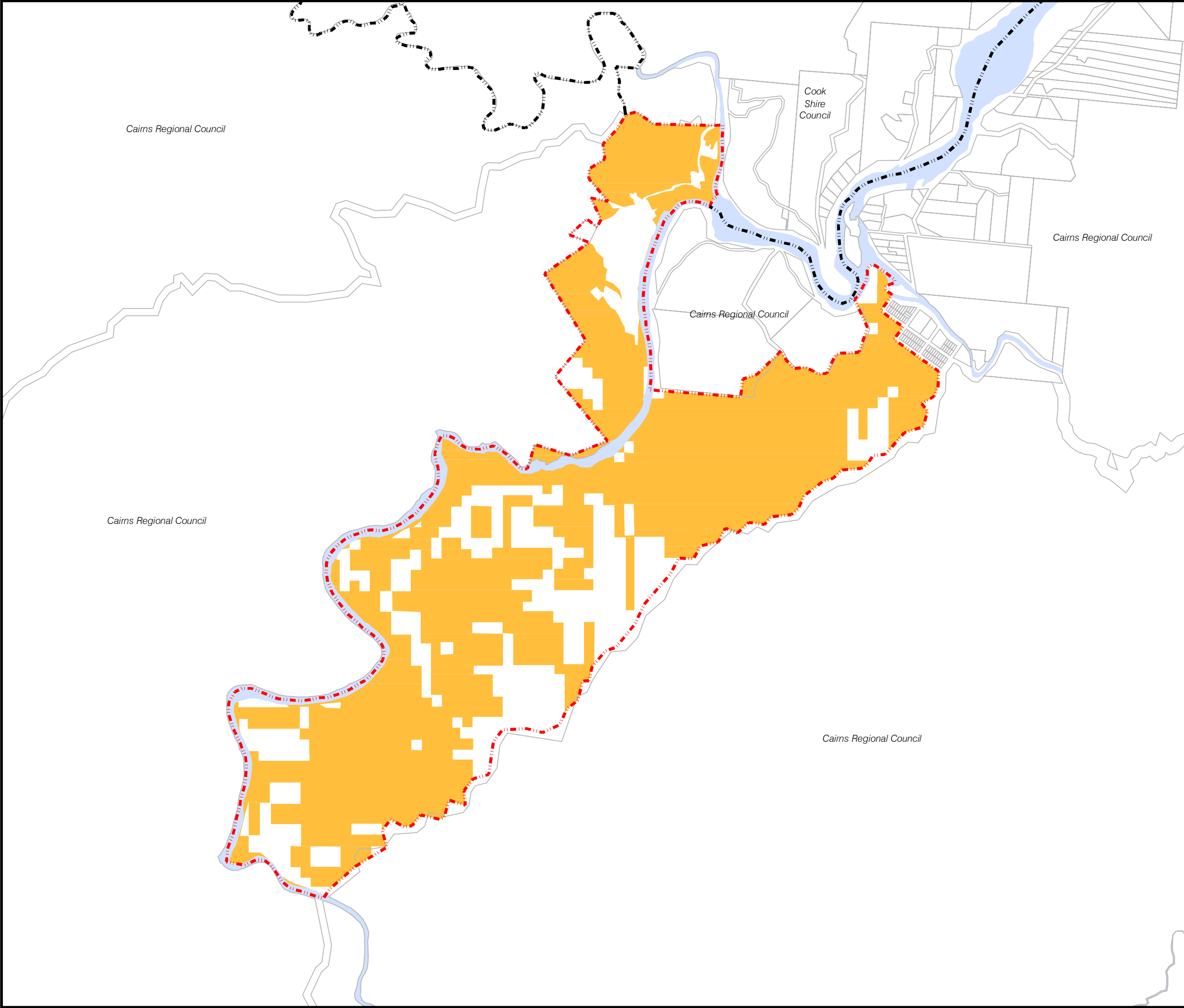
Geocentric Datum of Australia (GDA94)



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**Wujal Wujal Planning Scheme
Natural Hazard (Bushfire)
Overlay Map**



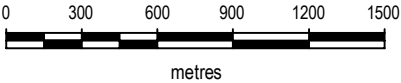
Legend

-  Wujal Wujal Government Area
-  Adjoining Local Government Area
-  Watercourses
- Bushfire Risk**
-  Bushfire Hazard

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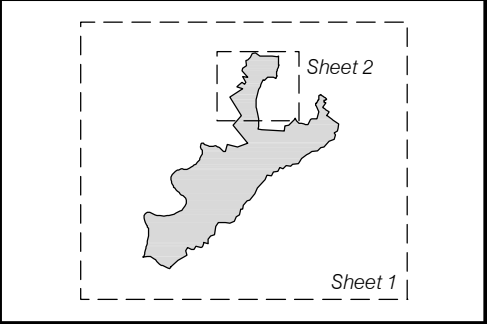
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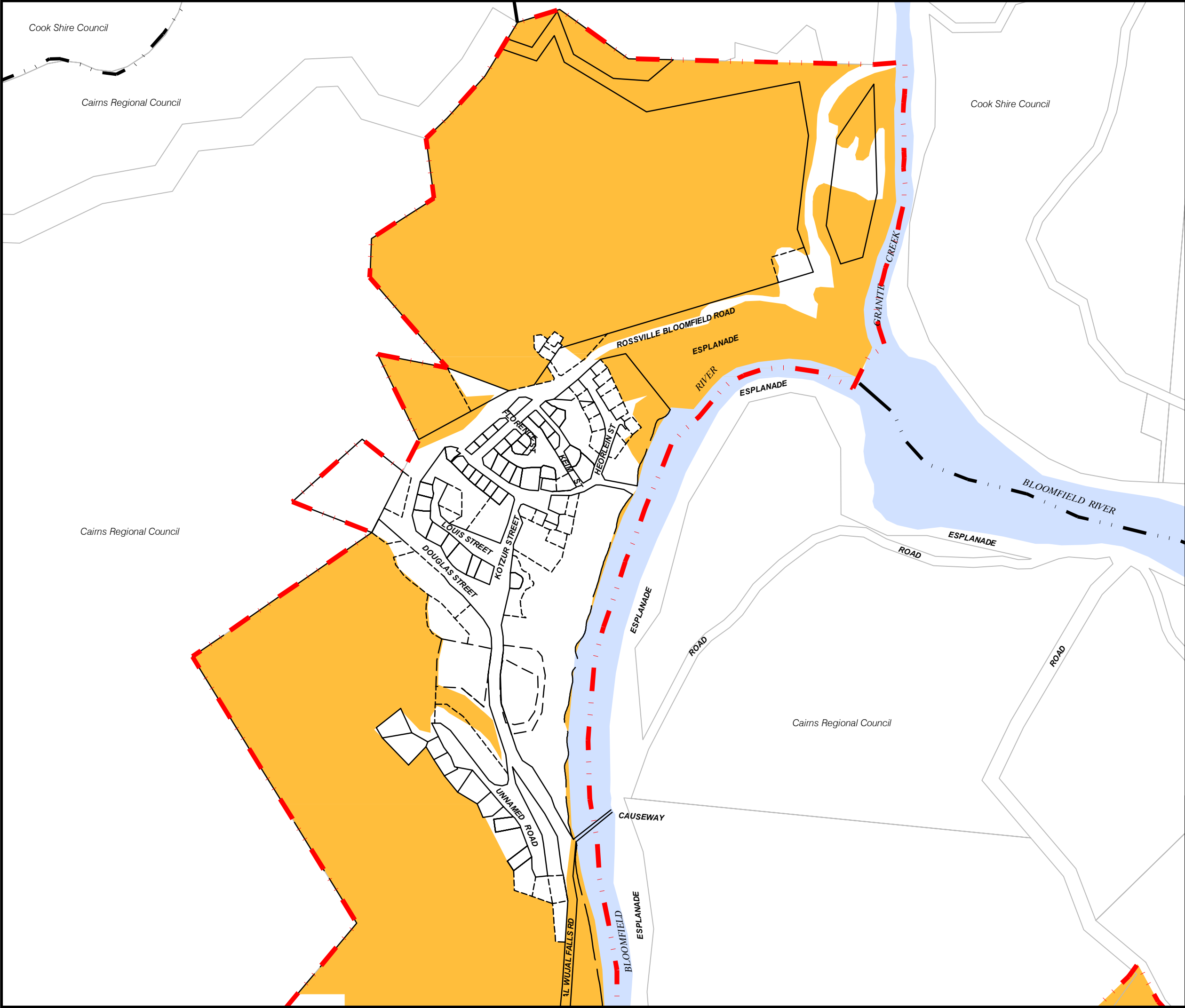
BUSHFIRE RISK ANALYSIS
Based on or contains data provided by the Queensland Fire and Rescue Service.
Geocentric Datum of Australia (GDA94)



SCALE 1:30000 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A3)

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Wujal Wujal Planning Scheme
Natural Hazard (Bushfire)
Overlay Map



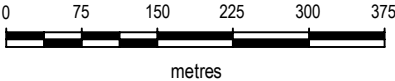
Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses
- Bushfire Risk**
- Bushfire Hazard

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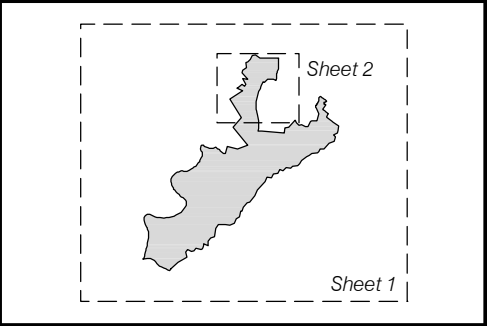
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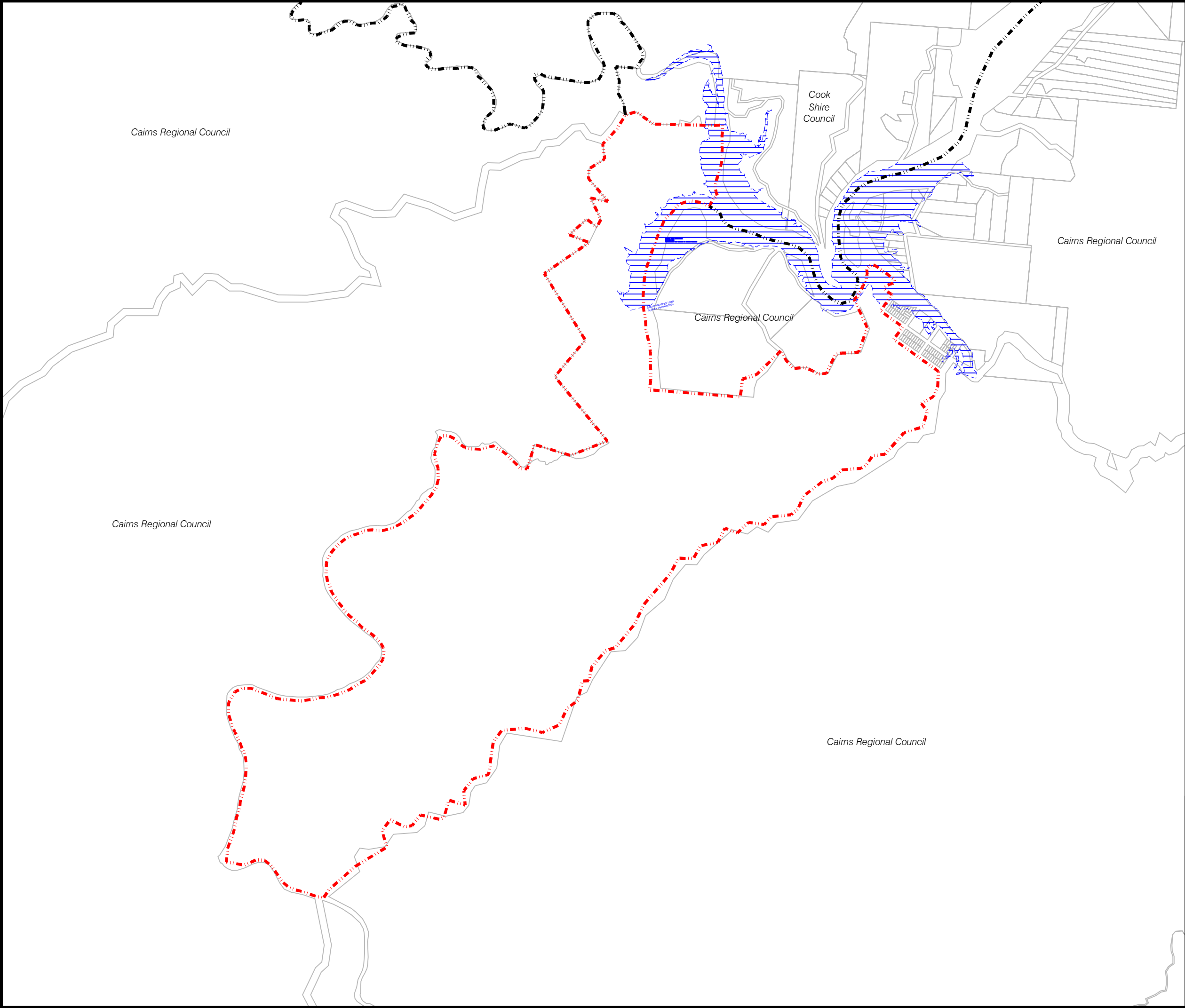
BUSHFIRE RISK ANALYSIS
Based on or contains data provided by the Queensland Fire and Rescue Service.
Geocentric Datum of Australia (GDA94)



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TO THE ORIGINAL SHEET SIZE. (A3)

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Wujal Wujal Planning Scheme
Natural Hazard (Flood)
Overlay Map



Legend

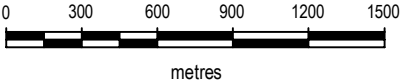
- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses
- Flood Risk Area

DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION.
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QUEENSLAND RECONSTRUCTION AUTHORITY - INTERIM FLOODPLAIN DATA
The Queensland Interim Floodplain Assessment Overlay (QIFAO) has been developed to identify a floodplain area appropriate to alert consideration by a local government authority of a potential impact on the floodplain. It represents an estimate of areas potentially at threat of inundation by flooding. The data has been developed through a process of drainage subbasin analysis utilising data sources including 10 metre contours, historical flood records, vegetation and soils mapping and satellite imagery. This data represents an initial assessment and will be subject to refinement by respective Local Government Authorities.

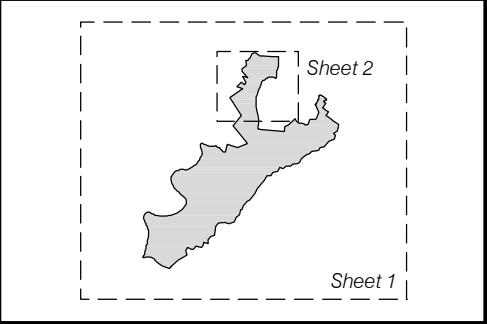
Flood data in this plan has been refined using local verification and floodplain soil mapping.

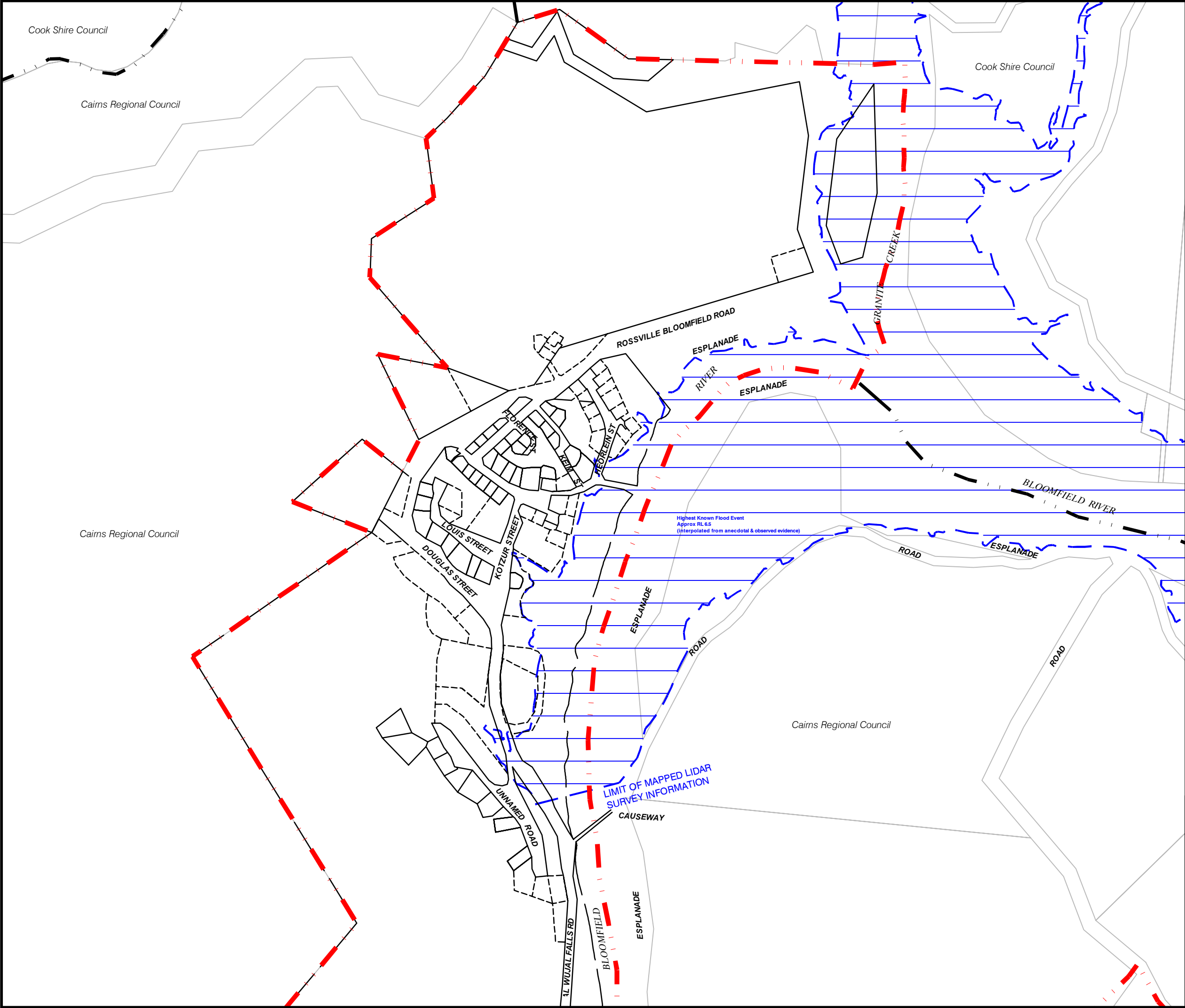
Geocentric Datum of Australia (GDA94)



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Wujal Wujal Planning Scheme
Natural Hazard (Flood)
Overlay Map



Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses
- Flood Risk Area

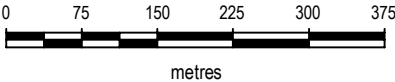
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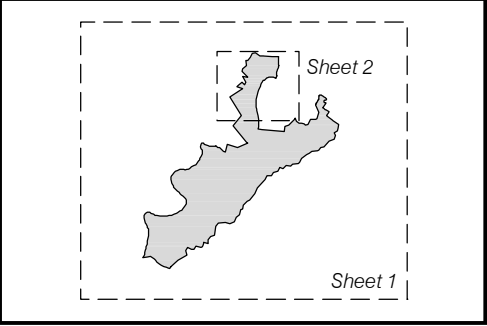
Flood data in this plan has been refined using local verification and floodplain soil mapping.

Geocentric Datum of Australia (GDA94)



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TO THE ORIGINAL SHEET SIZE. (A3)

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






**Wujal Wujal Planning Scheme
Environmentally Sensitive Area
(Vegetation) Overlay Map**



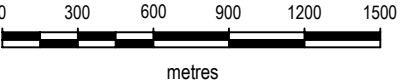
Legend

-  Wujal Wujal Government Area
-  Adjoining Local Government Area
-  Watercourses
-  *Remnant Vegetation Mapping*
-  Vegetation Management

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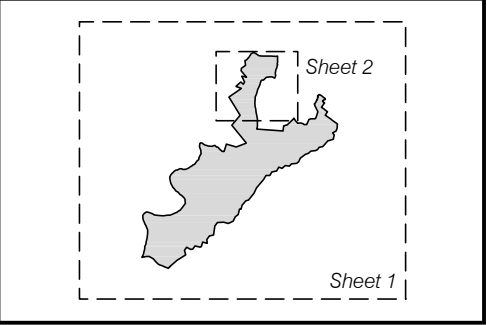
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Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2012]. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the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

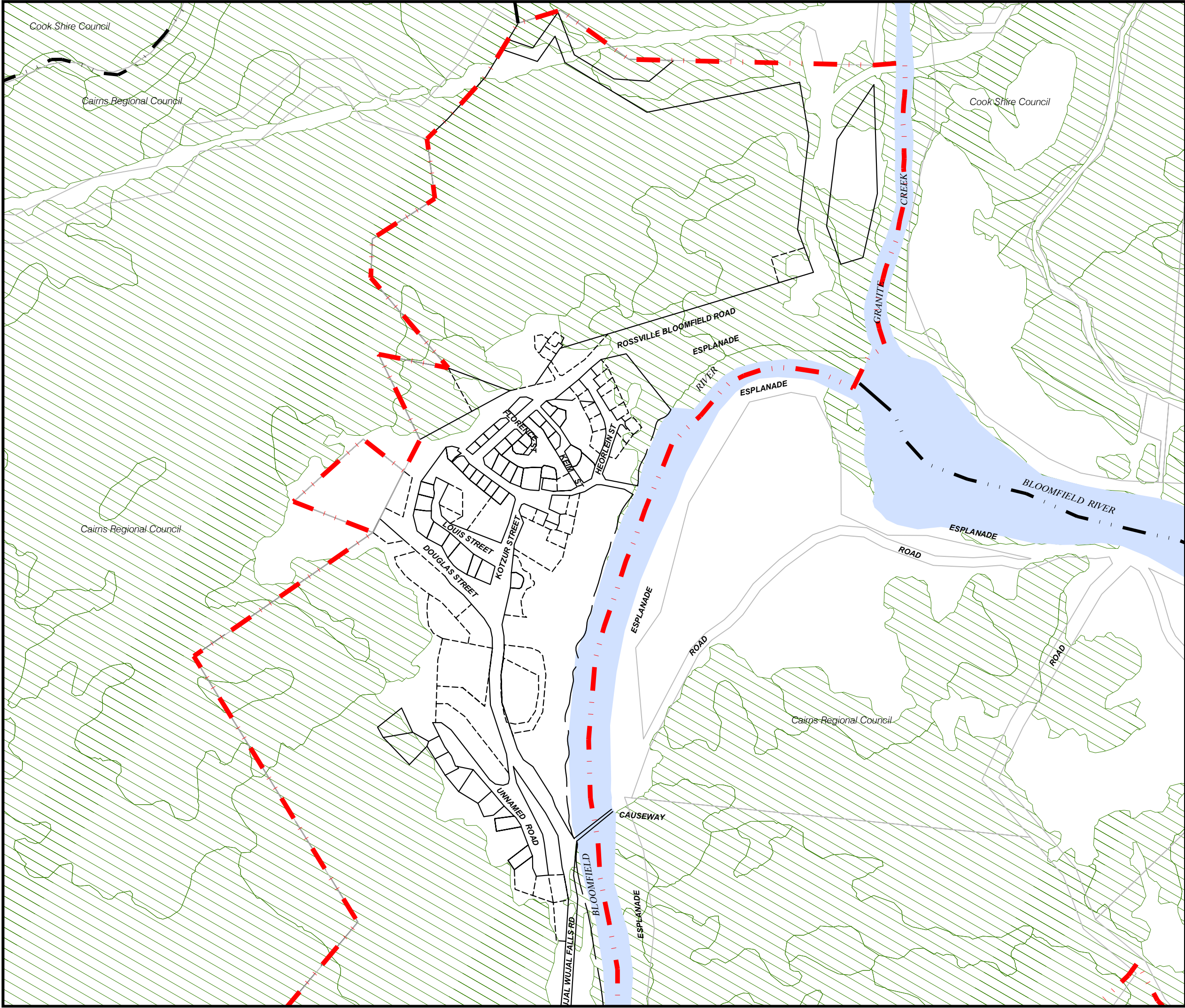
Geocentric Datum of Australia (GDA94)



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TO THE ORIGINAL SHEET SIZE. (A3)

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**Wujal Wujal Planning Scheme
Environmentally Sensitive Area
(Vegetation) Overlay Map**

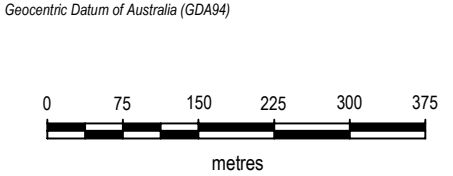


Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses
- Remnant Vegetation Mapping*
- Vegetation Management

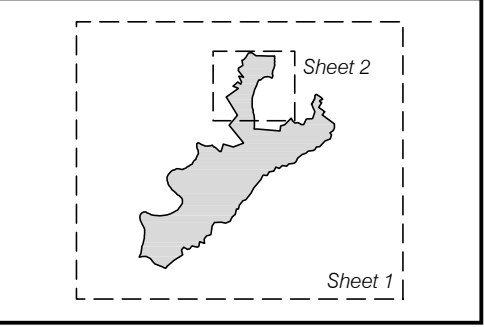
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**Wujal Wujal Planning Scheme
Environmentally Sensitive Area
(Wetlands) Overlay Map**



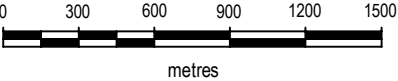
Legend

-  Wujal Wujal Government Area
-  Adjoining Local Government Area
-  Watercourses
-  Wetland Management Area
-  Wetland Management Area

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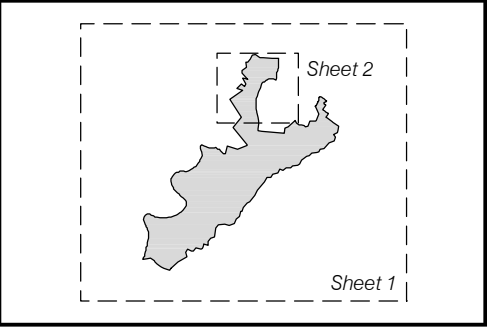
DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION.
WETLAND MANAGEMENT AREA
Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) (2012). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty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

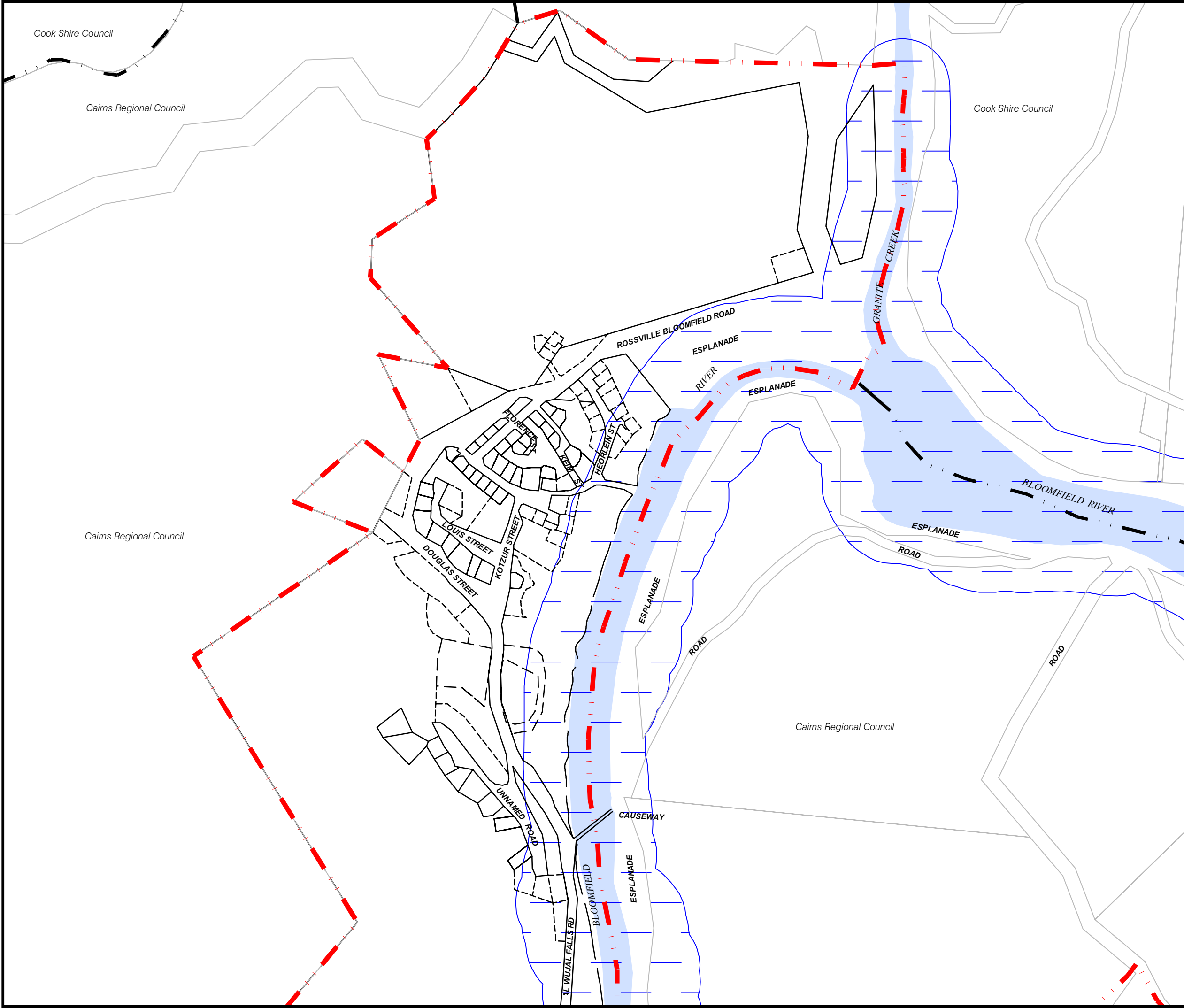
Geocentric Datum of Australia (GDA94)



SCALE 1:30000 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A3)

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**Wujal Wujal Planning Scheme
Environmentally Sensitive Area
(Wetlands) Overlay Map**



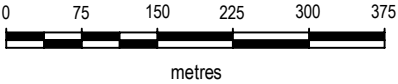
Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses
- Wetland Management Area

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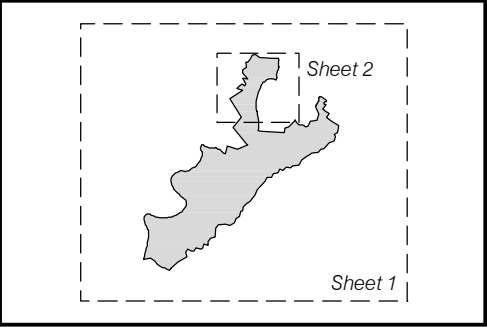
DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION.
WETLAND MANAGEMENT AREA
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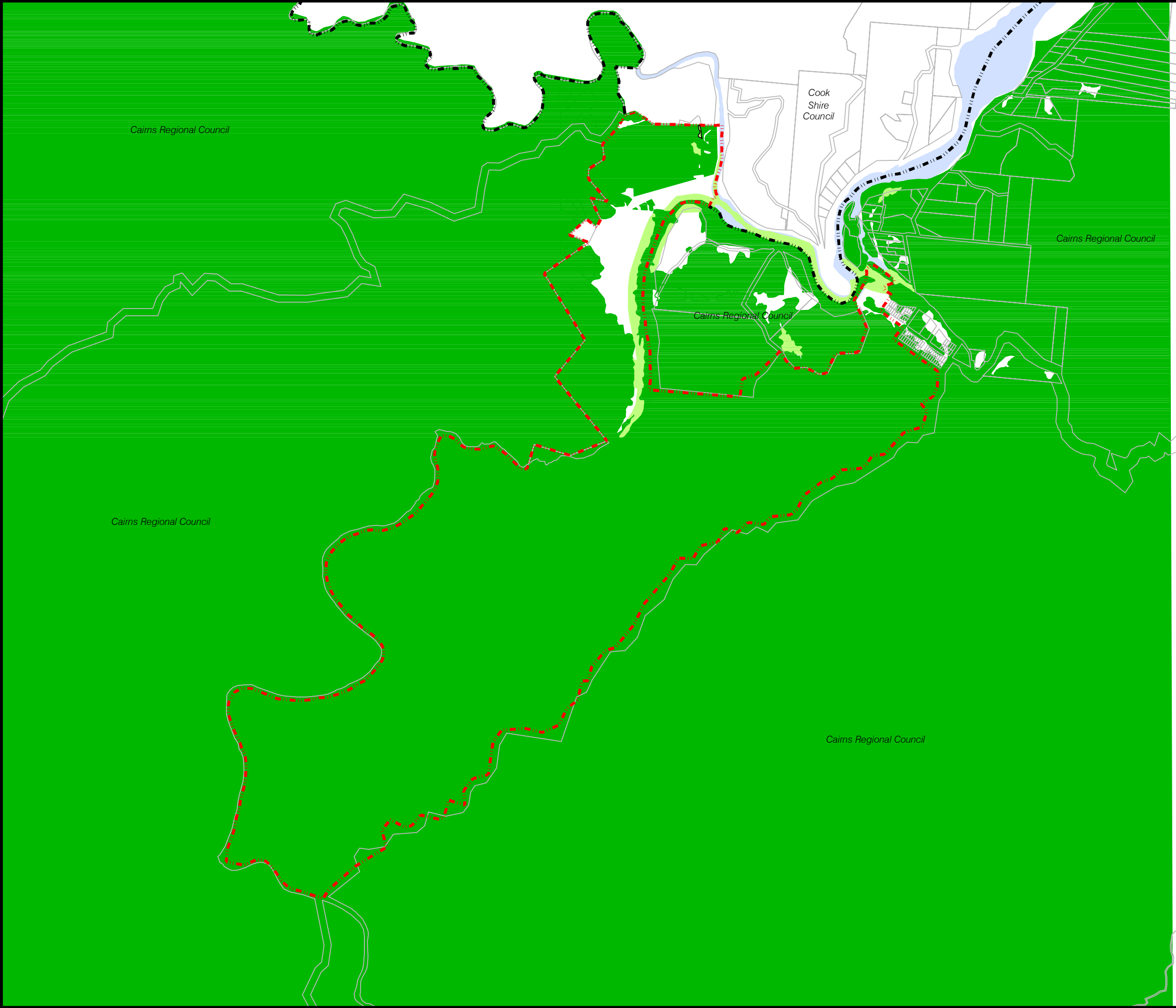
Geocentric Datum of Australia (GDA94)



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TO THE ORIGINAL SHEET SIZE. (A3)

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**Wujal Wujal Planning Scheme
Environmentally Sensitive Area
(Areas of Ecological
Significance) Overlay Map**

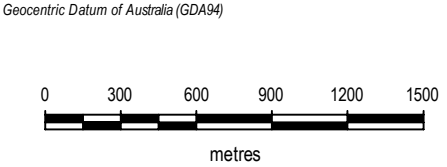


Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses
- Ecological Significance**
- High Ecological Significance
- General Ecological Significance

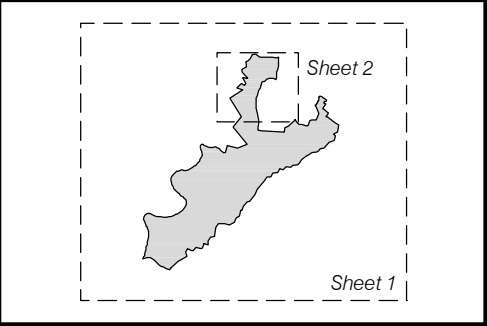
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DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION.
AREAS OF ECOLOGICAL SIGNIFICANCE
Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2012]. In consideration of the State permitting use of this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



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**Wujal Wujal Planning Scheme
Environmentally Sensitive Area
(Areas of Ecological
Significance) Overlay Map**



Legend

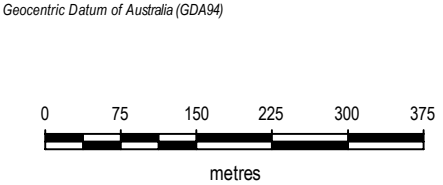
- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses

Ecological Significance

- High Ecological Significance
- General Ecological Significance

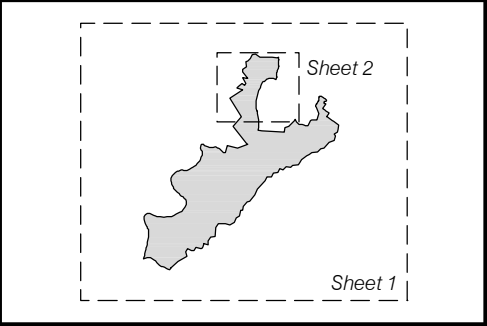
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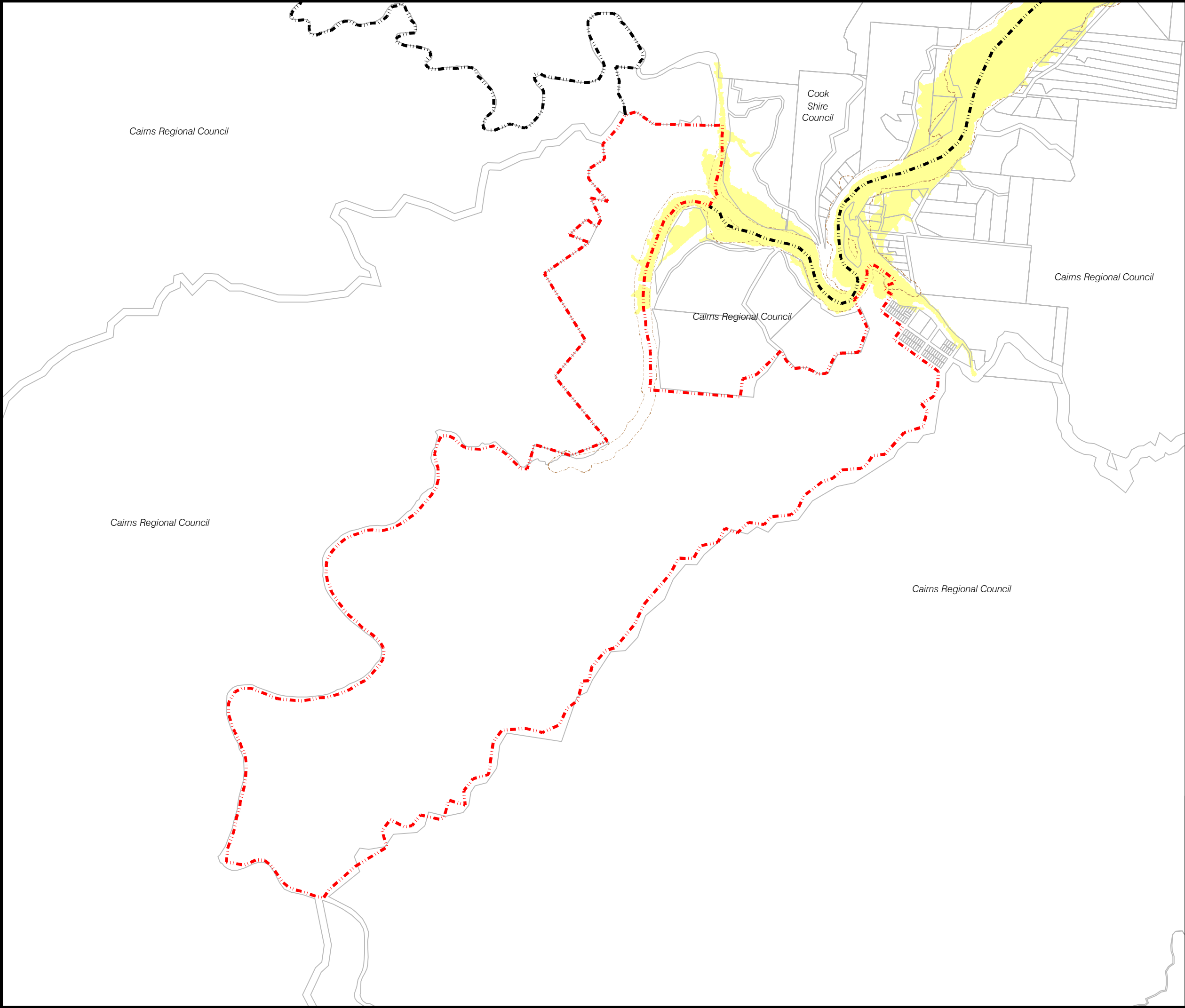
DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION.
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**Wujal Wujal Planning Scheme
Environmentally Sensitive Area
(Coastal) Overlay Map**

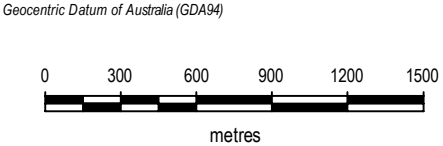


Legend

-  Wujal Wujal Government Area
-  Adjoining Local Government Area
-  Watercourses
-  Coastal Management District
-  Coastal Management Area

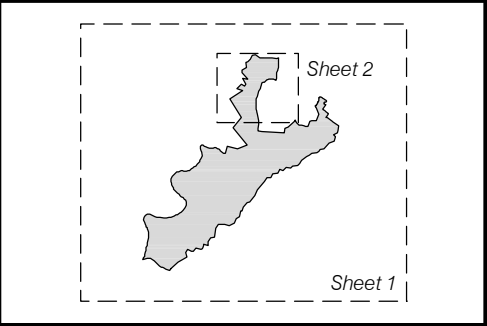
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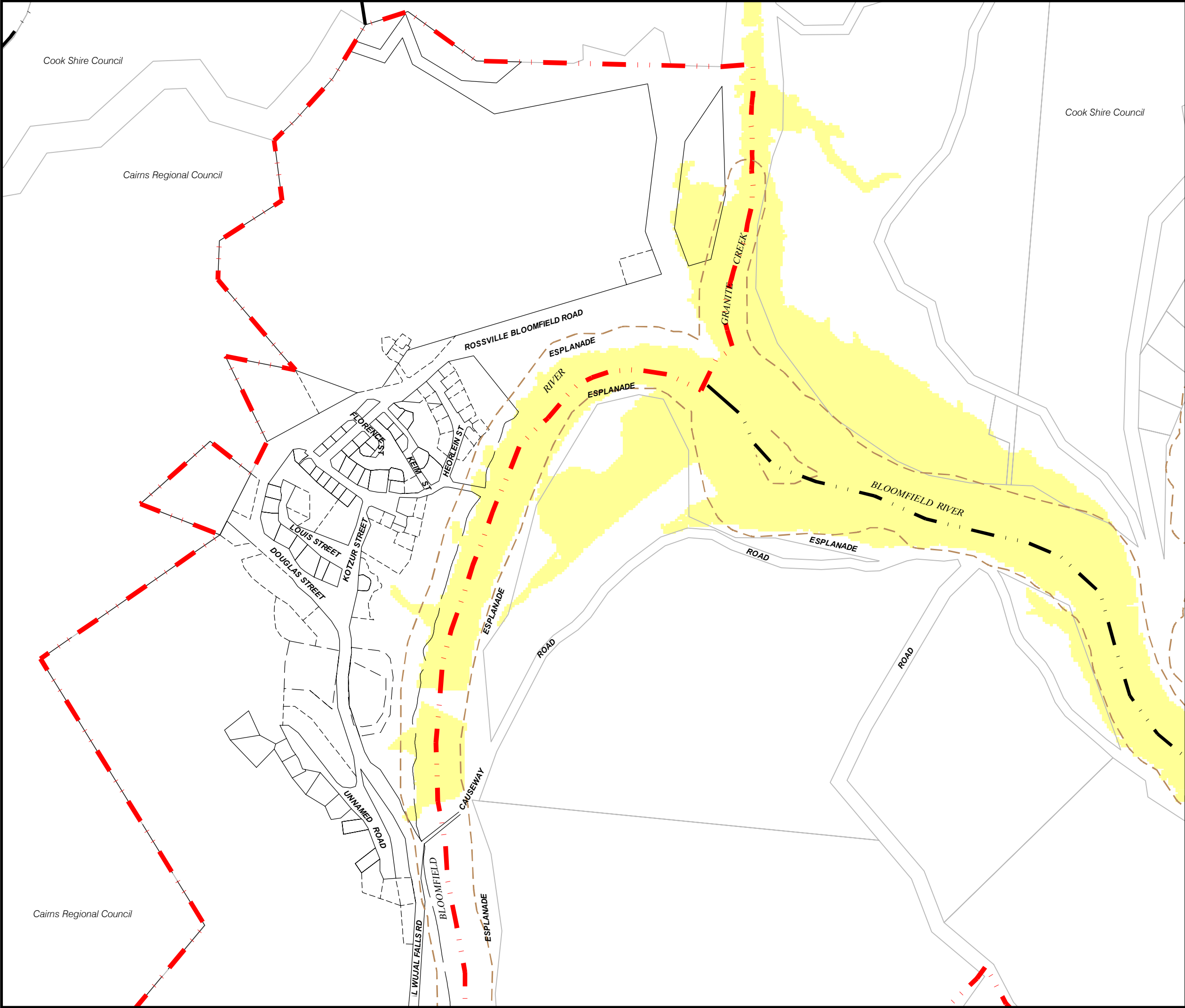
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Wujal Wujal Planning Scheme
Environmentally Sensitive Area
(Coastal) Overlay Map



Legend

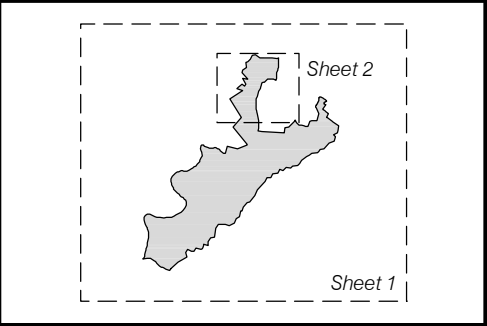
- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses
- Coastal Management
- Coastal Management District
- Coastal Management Area

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Geocentric Datum of Australia (GDA94)

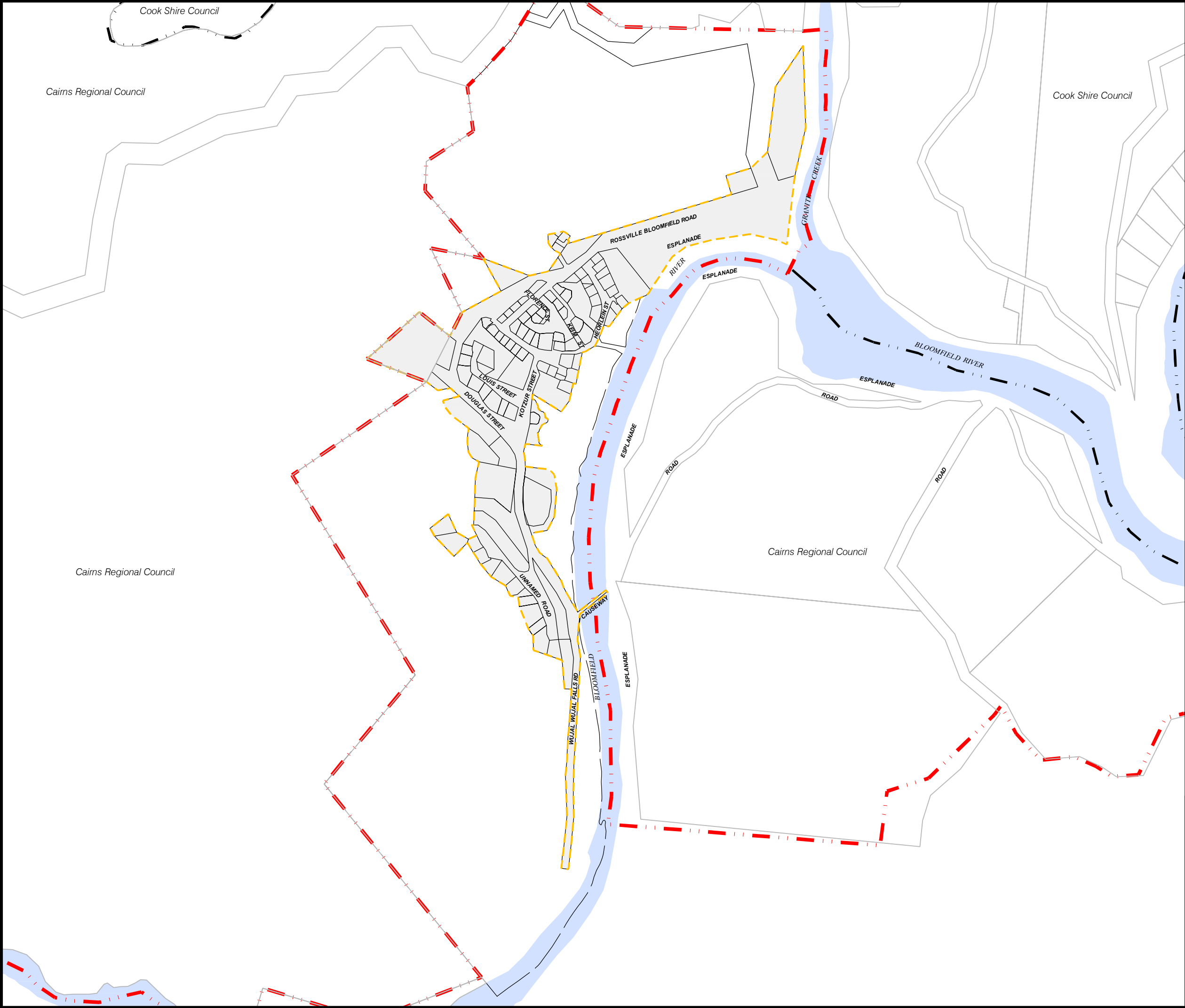
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Schedule 3 Priority infrastructure plan mapping and plans

Map SC3.1 – Priority Infrastructure Area



Wujal Wujal Planning Scheme - Priority Infrastructure Area



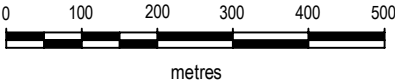
Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses
- Priority Infrastructure Area

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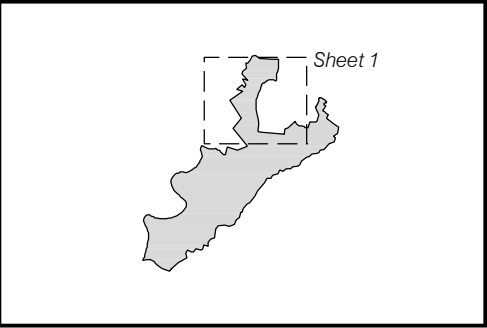
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Geocentric Datum of Australia (GDA94)



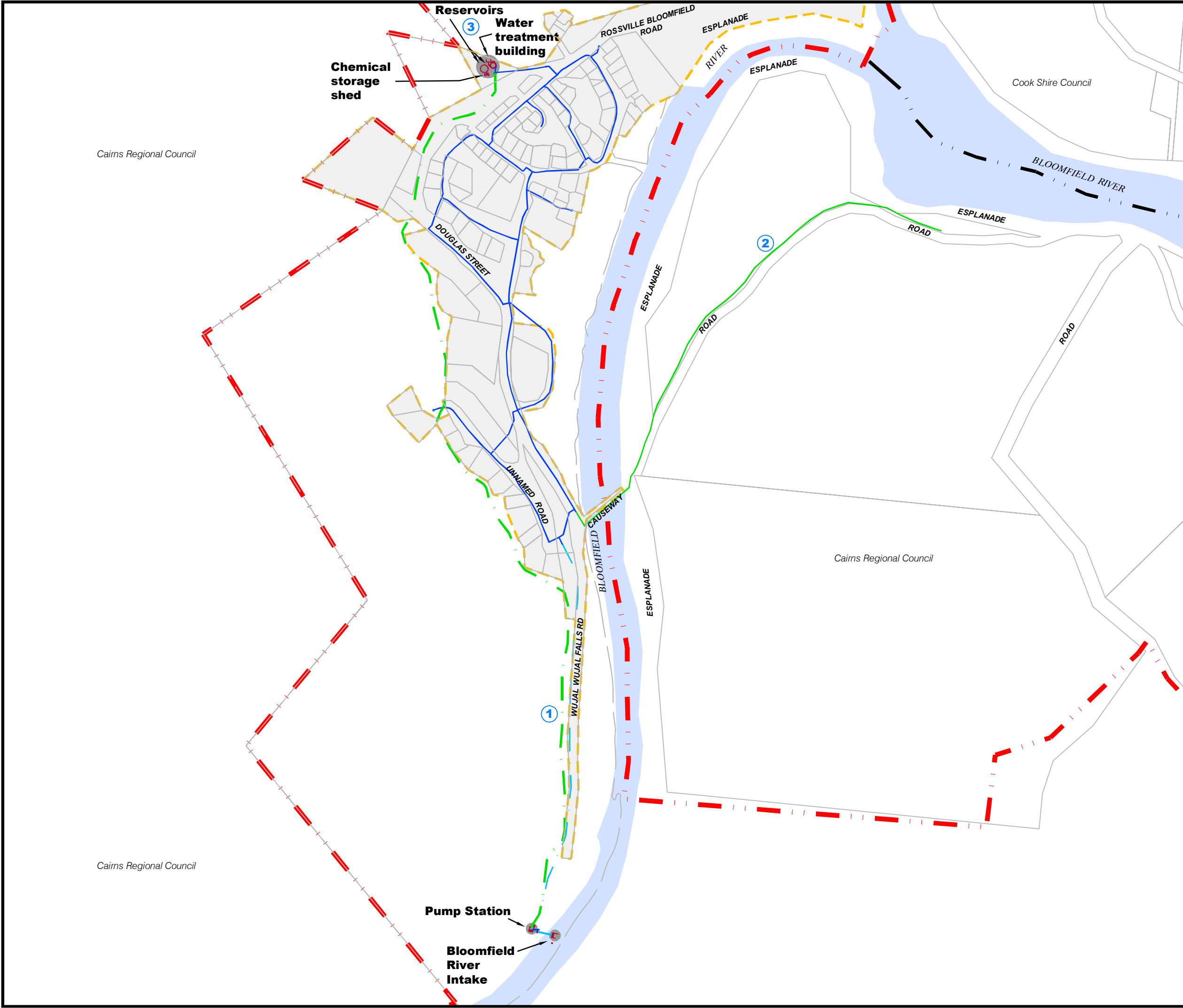
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Map SC3.2 – Plans for water supply trunk infrastructure



Wujal Wujal Planning Scheme - Plan for Water Supply Trunk Infrastructure



Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses
- Priority Infrastructure Area
- Water Infrastructure**
- Existing Trunk Infrastructure Distribution
- Proposed Trunk Infrastructure Upgrade
- Existing Rising Main
- Proposed Rising Main Upgrade

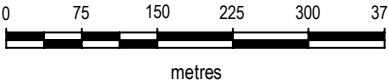
Proposed Upgrades - Refer to Schedule of Works within the PIP for further info

①

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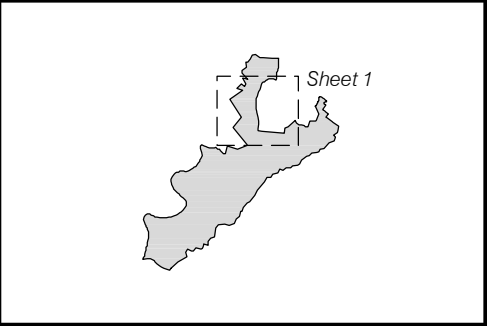
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GFIS SURVEY DATA
Based on or contains data provided by the GFIS survey database.
Geocentric Datum of Australia (GDA94)



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Map SC3.3 – Plans for sewerage trunk infrastructure



**Wujal Wujal Planning Scheme
Plan for Sewerage Trunk
Infrastructure**



Legend

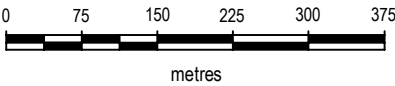
- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses
- Priority Infrastructure Area
- Sewer Infrastructure**
 - Sewer Lines
 - Treated Wastewater Irrigation Line

**Proposed Upgrades - Refer to
Schedule of Works within the PIP
for further info**

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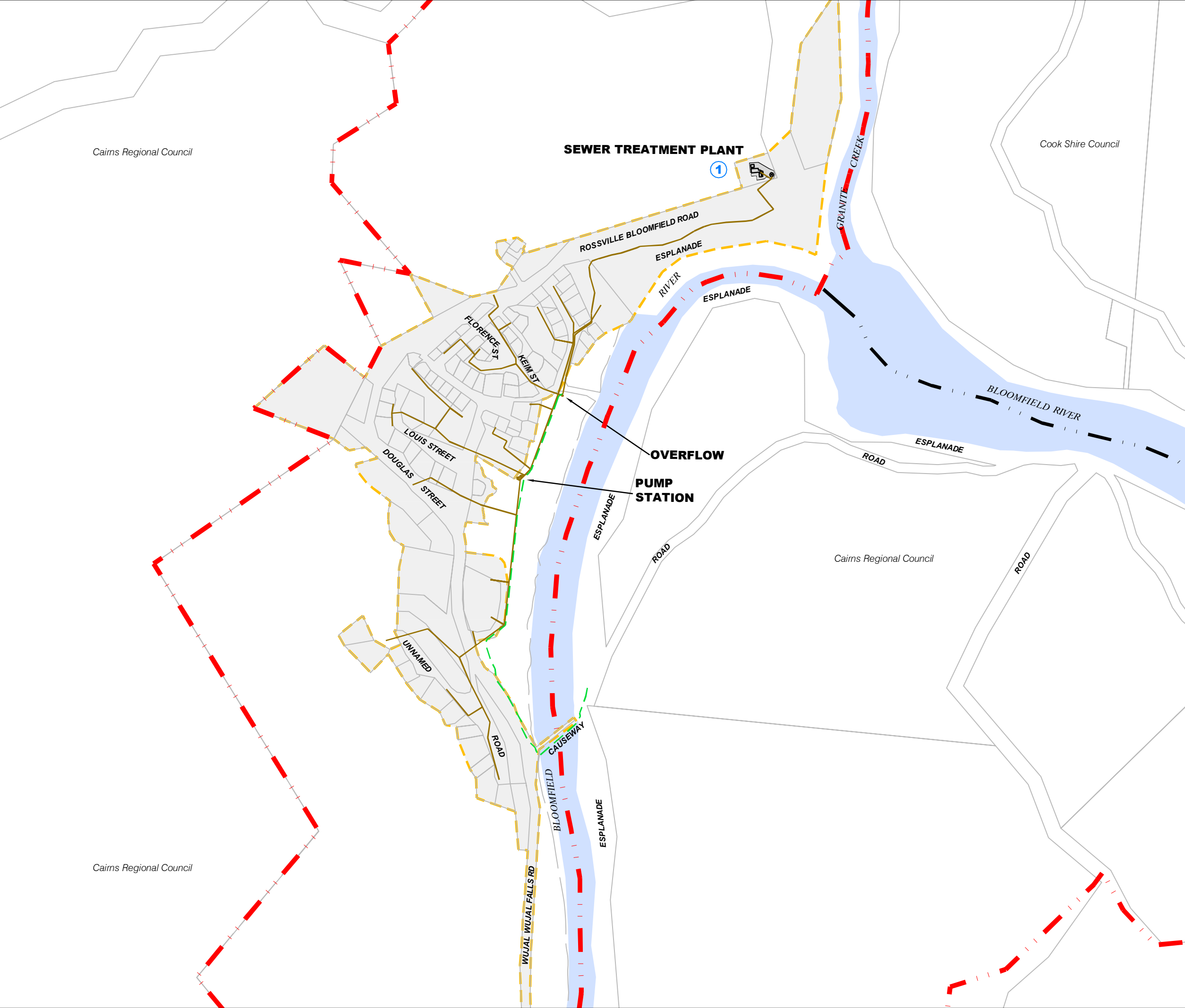
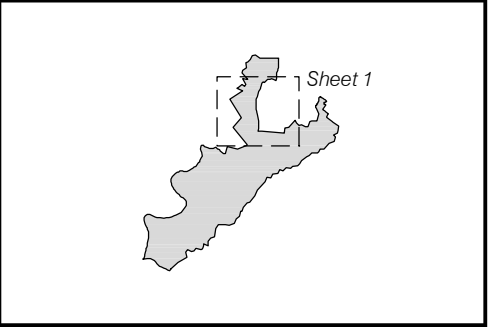
DIGITAL CADASTRAL DATA BASE - BOUNDARY INFORMATION.
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GFIS SURVEY DATA.
Based on or contains data provided by the GFIS survey database.
Geocentric Datum of Australia (GDA94)



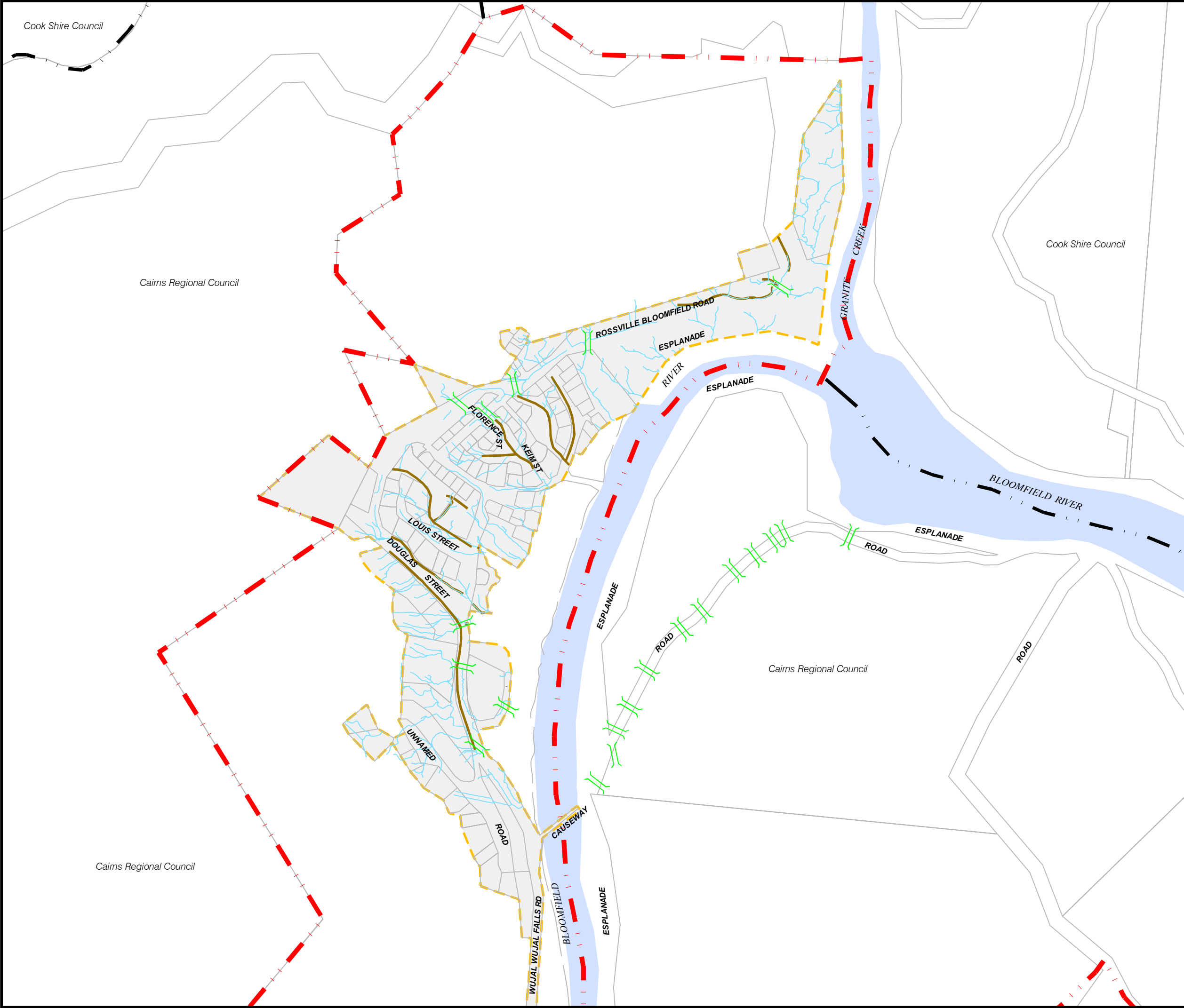
SCALE 1:7500 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A3)

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Map SC3.4 – Plans for stormwater trunk infrastructure



**Wujal Wujal Planning Scheme
Plan for Stormwater Trunk
Infrastructure**



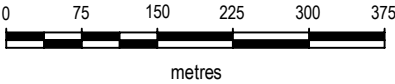
Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses
- Priority Infrastructure Area
- Stormwater Infrastructure**
- Drainage Paths (From LIDAR)
- Culverts
- Open Unlined Drain

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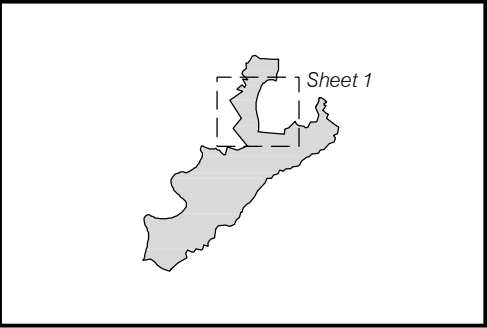
DIGITAL CADASTRAL DATA BASE - BOUNDARY & TERRAIN INFORMATION
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GFIS SURVEY DATA
Based on or contains data provided by the GFIS survey database.
Geocentric Datum of Australia (GDA94)



SCALE 1:7500 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A3)

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Map SC3.5 – Plans for transport trunk infrastructure



Wujal Wujal Planning Scheme
Plan for Transport Trunk
Infrastructure



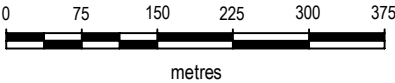
Legend

-  Wujal Wujal Government Area
-  Adjoining Local Government Area
-  Watercourses
-  Priority Infrastructure Area
- Transport Infrastructure
-  Sealed Roads

IMPORTANT NOTE
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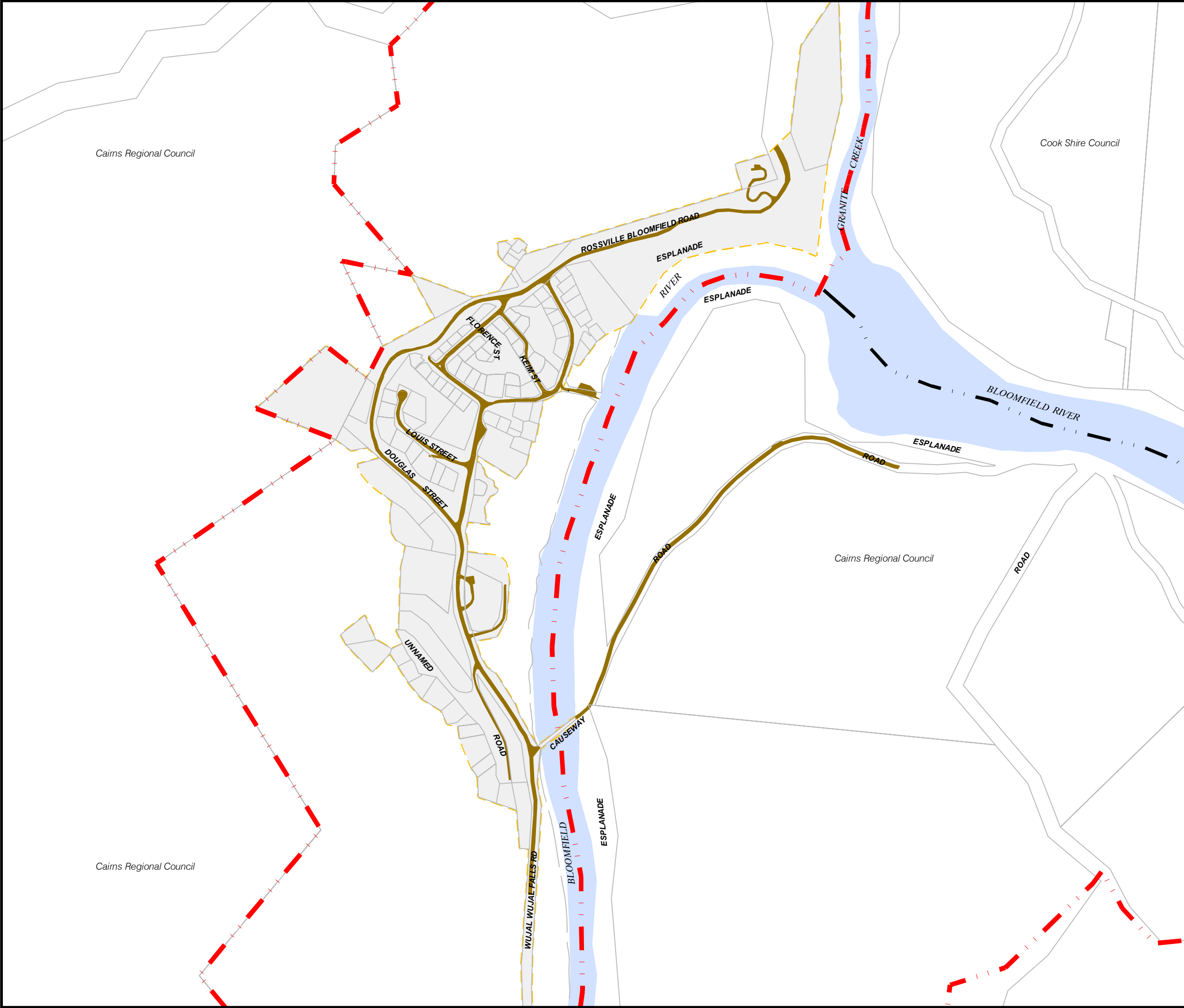
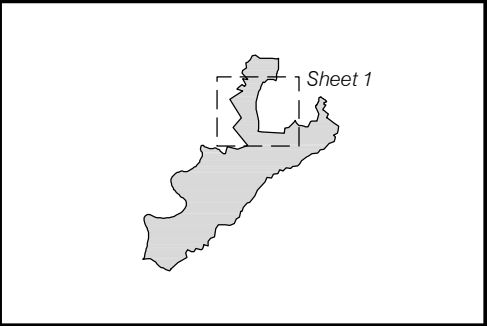
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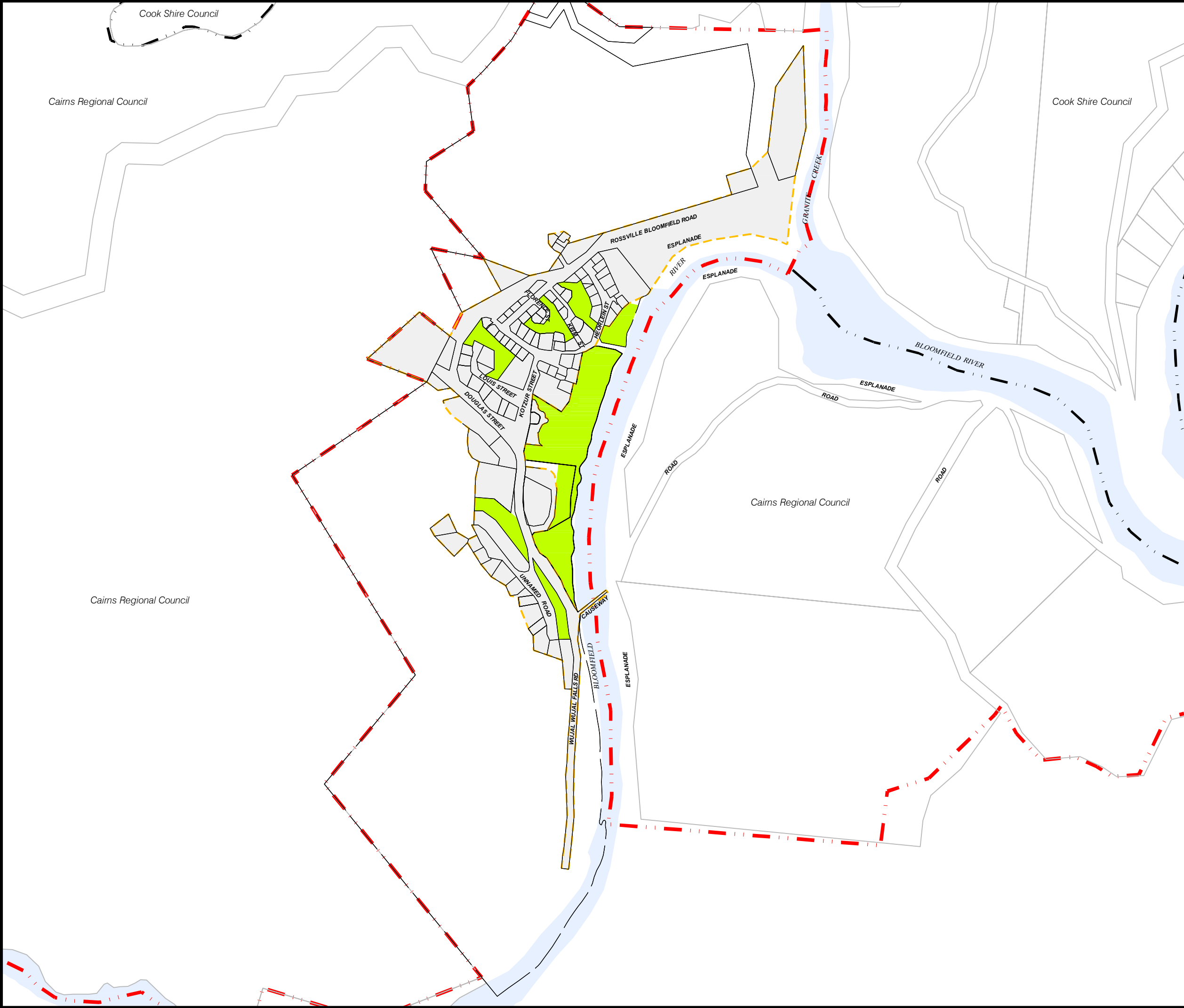
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Map SC3.6 – Plans for public parks and land for community facilities trunk infrastructure



**Wujal Wujal Planning Scheme
Plan for Public Parks and Land
for Community Facilities Trunk
Infrastructure**



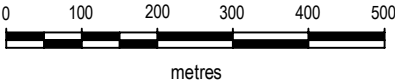
Legend

- Wujal Wujal Government Area
- Adjoining Local Government Area
- Watercourses
- Priority Infrastructure Area
- Public Parks & Land
- Parkland

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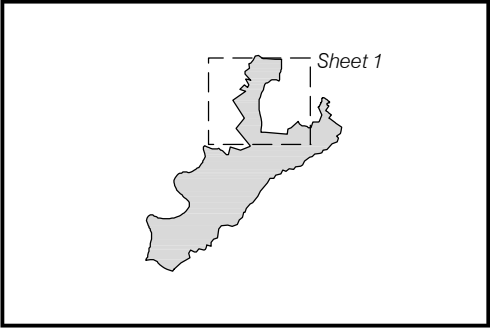
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Schedule 4 Notations required under the *Sustainable Planning Act 2009*

SC4.1 Notation of decisions affecting the planning scheme under section 391 of the Act

Table SC4.1.1—Notation of decisions under section 3.1 of the Act

Date of decision	Location (real property description)	Decision type	File reference
Nil	Nil	Nil	Nil

Editor's note—this schedule should include:

- approvals that conflict with the planning scheme;
- development approvals under section 242 of the Act that vary the effect of the scheme;
- decisions agreeing to a superseded planning scheme request.

SC4.2 Notation of resolution(s) under section 648D of the Act

Table SC4.2.1—Notation of resolutions under section 648D of the Act

Date of resolution	Date of effect	Details	Contact information
Nil	Nil	Nil	Nil

Editor's note—this schedule should provide details regarding the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained.



Schedule 5 Land designated for community infrastructure

There is no land designated for community infrastructure in the local government area.

Schedule 6 Planning scheme policies

Planning Scheme Policy 1 – Public Notification Requirements

INTENT: To provide additional requirements for public notification or Impact Assessable Development within Wujal Wujal Aboriginal Shire Council.

SCOPE: Public Notification requirements stipulated in this policy apply to all Impact Assessable Development Applications proposed within the Wujal Wujal Aboriginal Shire Council Local Government Area.

OBJECTIVE: The objective of this policy is to ensure that the majority of residents are provided with the opportunity to comment on proposed developments.

CONTEXT: The provision of public notification stipulated under the *Sustainable Planning Act 2009* does not consider the unique tenure arrangements of DOGIT communities, such as Wujal Wujal.

For example, the 'owner' of all land is held in trust by the relevant Council, meaning that all 'adjoining landowner' letters would not reach those people who are leasing the relevant parcel of land, and would be affected by any proposed development.

In terms of advertising the development on the road frontage of the lot, due to the historical development of Wujal Wujal, many gazetted, dedicated roads currently run through established houses, and many houses are effectively built on gazetted roads. All houses are contained on a single 'lot' which would confuse the location of public notices.

Finally, the requirement to place the public notice in a locally circulating newspaper is possibly the most appropriate, however readership of publications at Wujal Wujal is relatively low.

REQUIREMENTS: For all Impact Assessable Development Applications, during public notification, and in addition to the statutory requirements of the *Sustainable Planning Act 2009*, it is required that the following is undertaken.

- (1) Copy of the Public Notice (as required by SPA) is advertised in two public viewing spots - being at the physical road frontage of the site, with a copy of the Development Plan; and at the General Store or Community Notice board in Council.

END OF PLANNING SCHEME



Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
DSS	desired standard of service
MCU	Material Change of Use as defined in the <i>Sustainable Planning Act 2009</i>
PFTI	plans for trunk infrastructure
PIP	priority infrastructure plan
PIA	priority infrastructure area
ROL	Reconfiguring a Lot as defined in the <i>Sustainable Planning Act 2009</i>
SPA	Sustainable Planning Act 2009



Appendix 2 Table of amendments

Table AP2.1—Table of amendments

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