



Hinchinbrook
the natural place to be

Hinchinbrook Shire Planning Scheme

Integrated Planning Act 1997



December 2005

HINCHINBROOK SHIRE PLANNING SCHEME

Reprinted as in force on 29th May 2012

Includes amendments effective up to
2012, amendment no. 1.

INTEGRATED PLANNING ACT 1997

HINCHINBROOK SHIRE PLANNING SCHEME

Adoption

The local government for Hinchinbrook Shire adopted this planning scheme on 15th December, 2005.

Commencement

The Planning Scheme took effect on 16th December, 2005.

State Planning Policies

The Minister for Environment, Local Government, Planning and Women has identified the following State Planning Policies as having been appropriately reflected in the Planning Scheme.

- § SPP 1/92: Development and the Conservation of Agricultural Land;
- § SPP 2/02: Planning and Managing Development Involving Acid Sulfate Soils;
- § SPP 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and landslide;
- § State Coastal Management Plan; and the
- § Cardwell-Hinchinbrook Coastal Management Plan.

***Integrated Planning Act 1997* Section 6.1.54 (Provisions applying for State-controlled roads)**

The Minister for Environment, Local Government, Planning and Women has given notice that the *Integrated Planning Act 1997* section 6.1.54 applies to the planning scheme.

GAZETTED AMENDMENTS

The following gazetted amendments are included in the Hinchinbrook Shire Planning Scheme commencing 16th December 2005

Amendment	Description	Commenced
Amendment 2012, No.1	Priority Infrastructure Plan (PIP) & consequential planning scheme amendments.	6 th March 2012



Contents

PART 1. INTRODUCTION.....	6
DIVISION 1 – RELATIONSHIP TO INTEGRATED PLANNING ACT	6
1.1 Purpose of Planning Scheme.....	6
1.2 Planning Scheme Functions as part of IDAS.....	6
DIVISION 2 – STRATEGIC FRAMEWORK	7
1.3 Preliminary.....	7
1.4 Strategy Framework.....	7
DIVISION 3 – PLANNING SCHEME STRUCTURAL ELEMENTS	9
1.5 Local government area divided into seven zones.....	9
1.6 Some zones incorporate a sub-area	9
1.7 Roads, waterways and reclaimed land.....	9
1.8 Existing Approvals	9
1.9 Planning Scheme has two types of overlays	10
1.10 Planning Scheme has Infrastructure Mapping.....	10
1.11 Determining if development is assessable or self-assessable under planning scheme.....	10
1.12 Self assessable development to become code assessable.....	11
1.13 Types and names of Codes	11
1.14 Codes applicable to ongoing use	11
1.15 Planning Scheme seeks to achieve outcomes	12
1.16 Probable solutions for code assessable development.....	12
PART 2. INTERPRETATION.....	13
2.1 Definitions – the dictionary	13
2.2 Terms in the IPA	13
2.3 Explanatory Notes and footnotes assist interpretation of planning scheme	13
PART 3. DESIRED ENVIRONMENTAL OUTCOMES	14
3.1 Preliminary.....	14
3.2 Agriculture, Diversification and Economic Development	14
3.3 Efficient, Flexible Urban Development and Infrastructure.....	15
3.4 Range of Living and Housing Opportunities	15
3.5 Biodiversity and Conservation.....	16
PART 4. ZONES AND ASSESSMENT TABLES	17
DIVISION 1 – PRELIMINARY	17
DIVISION 2 – GENERAL PROVISIONS FOR ASSESSMENT TABLES...17	
4.1 Assessment Categories for each zone.....	17
4.2 Relevant assessment criteria for self-assessable development and assessable development in each zone.....	17



DIVISION 3 – ASSESSMENT TABLE FOR RURAL ZONE	18
DIVISION 4 – ASSESSMENT TABLE FOR VILLAGE ZONE	20
DIVISION 5 – ASSESSMENT TABLE FOR RESIDENTIAL ZONE	22
DIVISION 6 – ASSESSMENT TABLE FOR COMMERCIAL ZONE	24
DIVISION 7 – ASSESSMENT TABLE FOR INDUSTRY ZONE	26
DIVISION 10 – ASSESSMENT TABLE FOR OPEN SPACE AND RECREATION ZONE	28
DIVISION 12 – ASSESSMENT TABLE FOR PUBLIC PURPOSE ZONE ..	30
DIVISION 13 – ASSESSMENT TABLE FOR OTHER DEVELOPMENT ...	32
PART 5. OVERLAYS	33
DIVISION 1 – PRELIMINARY	33
5.1 Overlays	33
DIVISION 2 – ASSESSMENT TABLES FOR CULTURAL HERITAGE FEATURES OVERLAY	33
5.2 Assessment Categories for Cultural Heritage Features Overlays...	33
5.3 Relevant Assessment Criteria for Development affected by a Cultural Heritage Features Overlay	33
DIVISION 3 – ASSESSMENT TABLES FOR NATURAL FEATURES, RESOURCES AND NATURAL HAZARD OVERLAYS	35
5.4 Assessment categories for Natural Features, Resources and Natural Hazard Overlays	35
5.5 Relevant assessment criteria for development affected by a Natural Features, Resources and Natural Hazard Overlay	35
PART 6. CODES	39
DIVISION 1 – PRELIMINARY	39
6.1 Codes for development within a zone in the shire	39
6.2 Codes for development for a stated purpose or development of a stated type	39
6.3 Codes for development affected by an overlay	39
DIVISION 2 – CODES FOR DEVELOPMENT ZONE IN THE SHIRE	40
6.4 Commercial Zone Code	40
6.5 Industry Zone Code	44
6.6 Open Space and Recreation Zone Code	48
6.7 Public Purpose Zone Code	51
6.8 Residential Zone Code	52
6.9 Rural Zone Code	56
6.10 Village Zone Code	62
DIVISION 3 – CODES FOR DEVELOPMENT FOR A STATED PURPOSE OR DEVELOPMENT OF A STATED TYPE	67
6.11 Aquaculture Code	67
6.12 Caravan Park and Relocatable Home Code	69



6.13	Intensive Agriculture Code	72
6.14	Intensive Animal Husbandry Code	74
6.15	Operational Works (Filling and Excavation) Code	76
6.16	Reconfiguring a Lot Code	78
6.17	Tourist (Facilities and Infrastructure) Code	83
DIVISION 4 – CODES FOR DEVELOPMENT AFFECTED BY AN OVERLAY		
		86
6.18	Acid Sulfate Soils Code	86
6.19	Conservation and Biodiversity Code	87
6.19	Flooding and Inundation Code	90
6.20	Coastal Processes Code.....	92
6.21	Heritage Code.....	93
6.22	Extractive Industry Resource Code.....	96
SCHEDULE 1 - HINCHINBROOK SHIRE CULTURAL HERITAGE REGISTER.		98
SCHEDULE 2 - IDENTIFIED NATURAL FEATURES, RESOURCES AND NATURAL HAZARDS.....		100
SCHEDULE 3 - DICTIONARY		101
DIVISION 1 – DEFINED USES AND USE CLASSES		
		101
	Residential Use Class	101
	Commercial Use Class	103
	Industry Use Class	107
	Rural Use Class	110
	Public Use Class	112
	Miscellaneous Use Class	114
DIVISION 2 – ADMINISTRATIVE TERMS		
		116
	Administrative Definitions	116
SCHEDULE 4 - VEHICLE PARKING, MOVEMENT AND ACCESS REQUIREMENTS		123
SCHEDULE 5 - MINIMUM LOT SIZES AND FRONTAGES		126
PART 7. PLANNING SCHEME POLICIES		127
PLANNING SCHEME POLICY 1 – CONSULTATION		
		127
7.1	When Local Government May Consult on an Application.....	127
7.2	Who May be Consulted.....	127
7.3	How Consultation Might Occur.....	128



PLANNING SCHEME POLICY 2 – INFORMATION LOCAL	
GOVERNMENT MAY REQUEST.....	129
7.4 Information local government may request	129
PART 8. PRIORITY INFRASTRUCTURE PLAN	131
8.1 PRELIMINARY	131
8.1.1 Introduction	131
8.1.2 Purpose	131
8.1.3 Structure of priority infrastructure plan	131
8.2 APPLICATION OF PRIORITY INFRASTRUCTURE PLAN	132
8.2.1 Applying the priority infrastructure plan to development	132
8.2.2 Supply of necessary trunk infrastructure	132
8.2.3 Payment of additional trunk infrastructure costs	132
8.2.4 Test for inconsistency with assumptions for development inside the PIA	133
8.3 PLANNING ASSUMPTIONS	133
8.3.1 Purpose	133
8.3.2 Population and Housing projections	133
8.3.3 Employment and non-residential floor space projections	134
8.4 PRIORITY INFRASTRUCTURE AREA	135
8.4.1 Purpose	135
8.4.2 The PIA	135
8.4.2.1 Determination of the PIA	135
8.4.2.2 The PIA map	135
8.5 DESIRED STANDARDS OF SERVICE	136
8.5.1 Water supply network desired standards of service	136
8.5.2 Sewerage network desired standards of service	137
8.5.3 Stormwater network desired standards of service	138
8.5.4 Transport network desired standards of service	138
8.5.5 Public parks and land for community facilities network desired standards of service	139
8.6 PLANS FOR TRUNK INFRASTRUCTURE	140
8.6.1 Purpose	140
8.6.2 Trunk infrastructure networks, systems and items	141
8.6.3 Plans for trunk infrastructure networks	141
8.7 EXTRINSIC MATERIAL	142



PART 1. INTRODUCTION

DIVISION 1 – RELATIONSHIP TO INTEGRATED PLANNING ACT

1.1 Purpose of Planning Scheme

In accordance with the *Integrated Planning Act 1997* (IPA), the local government for Hinchinbrook Shire has prepared this planning scheme as a framework for managing development in a way that advances the purpose of the IPA¹ by—

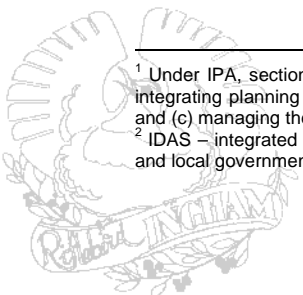
- (a) identifying assessable and self-assessable development; and
- (b) identifying outcomes sought to be achieved in the local government area as the context for assessing development.

1.2 Planning Scheme Functions as part of IDAS

The planning scheme functions as part of IDAS² and must be read together with the IPA.

¹ Under IPA, section 1.2.1, the purpose of the IPA is to seek to achieve ecological sustainability by (a) coordinating and integrating planning at the local, regional and State levels; and (b) managing the process by which development occurs; and (c) managing the effects of development on the environment (including managing the use of premises).

² IDAS – integrated development assessment system – is the system detailed in chapter 3 of the IPA for integrating State and local government assessment processes for development.



DIVISION 2 – STRATEGIC FRAMEWORK

1.3 Preliminary

This division presents the foundations, or principles, for planning and development decisions reflected throughout the planning scheme. The strategic framework form part of the criteria for impact assessable development.

1.4 Strategy Framework

The strategy framework is based on four shire-wide strategies that are relevant to the whole of the Shire and relate to:

- (i) Flooding and coastal processes;
- (ii) Integrated catchment management;
- (iii) Land and water use; and
- (iv) Development adjacent to World Heritage Areas.

STRATEGY 1 – FLOODING AND COASTAL PROCESSES

New development is protected from inundation by flood waters, particularly in Ingham and the designated villages. Council has adopted the 1% AEP (100 year) as the defined flood event for the Shire.

Outcomes

- (a) Development (material change of use and reconfiguring of a lot) is located to avoid detrimental inundation by floodwaters or water from storm surge and accommodates the dynamic relationship between the river catchments and the coastal processes;
- (b) New development in Ingham and the villages is in flood-free areas;
- (c) Any development adjacent to the Shire's waterways or adjacent to the coast is sited to minimise the potential for inundation through floodwaters or storm surge; and
- (d) Development impacts on existing flood flows in the Herbert River system are identified and minimised.



STRATEGY 2 – INTEGRATED CATCHMENT MANAGEMENT

Integrated catchment management principles are incorporated in the Shire's development.

Outcomes

- (a) Development in the Herbert River catchment and other significant local catchments including Stone River, Henrietta Creek, Frances Creek, Trebonne Creek, Palm Creek, Dalrymple Creek and Elphinstone and Broadwater Creeks, protects the important economic, natural, social, recreational and cultural values of these catchments.
- (b) Development and the use of natural resources in catchments and in the contiguous coastal zone minimises adverse environmental impacts on land and water resources and the marine environment; and
- (c) Sensitive and sustainable land use practices are adopted in the development process to minimise, mitigate and contain the impacts on the land, water and biological resources of the catchment system.

STRATEGY 3 – LAND AND WATER USE

Land and water resources are used sustainably for the economic, social and environmental well being of the Shire.

Outcomes

- (a) Development minimises adverse impacts including the capability of long-term consequences on land and water systems;
- (b) The existing and available land and water resources are conserved and used sustainably; and
- (c) Development retains native vegetation, riparian corridors and protects biodiversity to conserve viable ecosystems as well as protecting ground and surface water supplies.

STRATEGY 4 – DEVELOPMENT ADJACENT TO WORLD HERITAGE AREAS

The World Heritage Areas in the Shire are recognised to protect their natural and cultural values.

Outcomes

- (a) Development minimises impacts on the Great Barrier Reef World Heritage Area through protection from non-point source pollution; and
- (b) Development incorporates appropriate buffers and retains native vegetation and wildlife corridors to protect the ecosystems of the Wet Tropics of Queensland World Heritage Area.



DIVISION 3 – PLANNING SCHEME STRUCTURAL ELEMENTS

1.5 Local government area divided into seven zones

- (1) The planning scheme divides Hinchinbrook Shire into seven zones that cover the entire local government area—
 - (a) Rural zone;
 - (b) Village zone;
 - (c) Residential zone;
 - (d) Commercial zone;
 - (e) Industrial zone;
 - (f) Open Space and Recreation zone;
 - (g) Public Purpose zone.
- (2) The seven zones are identified on zone maps 1 – 13.

1.6 Some zones incorporate a sub-area

The rural zone includes a “rural settlement” sub area.

1.7 Roads, waterways and reclaimed land

- (1) If a road, waterway or reclaimed land in Hinchinbrook Shire is not shown as being covered by a zone on the zone maps, the following applies—
 - (a) if the road, watercourse or reclaimed land is adjoined on both sides by land in the same zone – the road, watercourse or reclaimed land has the same zoning as the adjoining land;
 - (b) if the road, waterway or reclaimed land is adjoined on one side by land in a zone and adjoined on the other side by land in another zone – the road, waterway or reclaimed land has the same zoning as the adjoining land and the centreline of the road or waterway is the boundary between the two zones;
 - (c) if the road, waterway or reclaimed land is adjoined on one side only by land in a zone – the entire road, waterway or reclaimed land has the same zoning as the adjoining zoned land.
- (2) To remove any doubt, it is declared that subsections (1) also apply to a closed road if the road is closed after the commencement of the planning scheme.

1.8 Existing Approvals

The conditions of any development approval, including any rezoning or town planning consent approval given under Part 4 of the *Local Government (Planning and Environment) Act 1990*, which attach to land immediately prior to the commencement of this planning scheme shall continue to attach to the land and are binding on successors in title.



1.9 Planning Scheme has two types of overlays

The planning scheme has two types of overlays that apply to—

- (a) cultural heritage features listed in **Schedule 1**; and
- (b) natural features and resources listed in **Schedule 2** and shown on Valuable Features Overlay Map 1-7.

1.10 Planning Scheme has Infrastructure Mapping

The planning scheme has infrastructure assets shown on Infrastructure Map 1.

1.11 Determining if development is assessable or self-assessable under planning scheme

- (1) Assessment tables for the zones and overlays identify development that is assessable, self-assessable or exempt under the planning scheme as follows—
 - (a) Table 1 – Rural zone;
 - (b) Table 2 – Village zone;
 - (c) Table 3 – Residential zone;
 - (d) Table 4 – Commercial zone;
 - (e) Table 5 – Industry zone;
 - (f) Table 6 – Open Space and Recreation Zone;
 - (g) Table 7 – Public Purpose zone;
 - (h) Table 8 – Other Development;
 - (i) Tables 9–10 – Cultural Heritage Features overlays; and
 - (j) Tables 11–12 – Natural Features or Resources overlays.
- (2) The assessment tables also identify assessable development under the planning scheme that requires code assessment or impact assessment.
- (3) If development is identified as having a different assessment category under a zone than under an overlay, or under different overlays, the higher assessment category applies as follows—
 - (a) self-assessable prevails over exempt;
 - (b) code assessable prevails over self-assessable or exempt;
 - (c) impact assessable prevails over self-assessable, code assessable or exempt.

Zone Assessment Category	Overlay Assessment Category			
	Exempt	Self-assessable	Code	Impact
Exempt	Exempt	Self	Code	Impact
Self-assessable	Self	Self	Code	Impact
Code	Code	Code	Code	Impact
Impact	Impact	Impact	Impact	Impact



1.12 Self assessable development to become code assessable

A development that is listed as self assessable development according to the relevant Assessment Table or Overlay Table will become code assessable where that development does not meet the relevant acceptable solutions as set out in the applicable code(s). A development application will be required.

1.13 Types and names of Codes

- (1) There are codes for—
 - (a) each zone and type of overlay; and
 - (b) development for a stated purpose or stated type.
- (2) The codes are the following—

Zones

- (a) Commercial Zone Code
- (b) Industry Zone Code
- (c) Public Purposes Zone Code
- (d) Open Space and Recreation Zone Code
- (e) Residential Zone Code
- (f) Rural Zone Code
- (g) Village Zone Code

Codes for a Stated Purpose or Stated Type

- (h) Aquaculture Code
- (i) Intensive Agriculture Code
- (j) Intensive Animal Husbandry Code
- (k) Operational Works (Filling and Excavation) Code
- (l) Reconfiguring a Lot Code
- (m) Tourist (Facilities and Infrastructure) Code

Overlay

- (n) Acid Sulfate Soils Code
- (o) Conservation and Biodiversity Code
- (p) Flooding and Inundation Code
- (q) Heritage Code
- (r) Coastal Processes Code
- (s) Extractive Industry Resource Code

1.14 Codes applicable to ongoing use

A code that is applicable to a material change of use is also applicable to the ongoing use that results from that change.



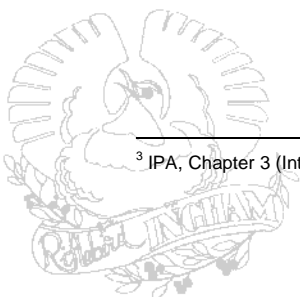
1.15 Planning Scheme seeks to achieve outcomes

The planning scheme seeks to achieve outcomes that are identified according to the following levels—

- (a) desired environmental outcomes;
- (b) overall outcomes for and purpose of a code;
- (c) specific outcomes for a code; and
- (d) probable solutions for a specific outcome, or acceptable solutions for complying with a self-assessable code.

1.16 Probable solutions for code assessable development

A probable solution for a specific outcome provides a guide for achieving that outcome in whole or in part, and does not limit the assessment manager's discretion under the IPA³ to impose conditions on a development approval.



³ IPA, Chapter 3 (Integrated Development Assessment System (IDAS)), part 5 (Decision Stage), division 6 (Conditions).

PART 2. INTERPRETATION

2.1 Definitions – the dictionary

The dictionary in **Schedule 3** defines particular words used in this planning scheme as follows—

- (a) defined uses and use classes; and
- (b) administrative terms.

2.2 Terms in the IPA

Terms defined in the IPA have the same meaning as in the IPA.

2.3 Explanatory Notes and footnotes assist interpretation of planning scheme

2.3.1 Explanatory notes have been prepared to assist interpretation of the provisions of this Planning Scheme. The explanatory notes are extrinsic material under the *Statutory Instruments Act 1992*.

2.3.2 Footnotes appearing in the Planning Scheme form a non-statutory part of the Planning Scheme.



PART 3. DESIRED ENVIRONMENTAL OUTCOMES

3.1 Preliminary

- (1) The desired environmental outcomes are based on ecological sustainability established by the IPA and are the basis for the measures of the planning scheme.
- (2) Each desired environmental outcome is sought to be achieved to the extent practicable having regard to each of the other desired environmental outcomes.
- (3) The desired environmental outcomes for Hinchinbrook Shire are as follows:
 - (a) Agriculture, Diversification and Economic Development;
 - (b) Efficient, Flexible Urban Development and Infrastructure;
 - (c) Range of Living and Housing Opportunities; and
 - (d) Biodiversity and Conservation

3.2 Agriculture, Diversification and Economic Development

The Shire will have a sustainable and diverse economic base achieved through:

- (i) the protection of Good Quality Agricultural Land from direct and indirect impacts from agricultural and all other land use activities, in accordance with the State Planning Policy 1/92;
- (ii) facilitating opportunities for the diversification and development of new sustainable rural industries or activities, including a range of cash crops such as fruit and vegetables, and aquaculture;
- (iii) the maintenance of Ingham as the principal cohesive commercial centre to meet the needs of Shire residents and visitors for administration, business, shopping, cultural and entertainment activities and services;
- (iv) maintenance of key industrial areas, served by transport infrastructure (road, port, rail), in Ingham and Lucinda and the major rural industries (mills, extractive industries, forestry);
- (v) the sustainable use of renewable resources and the careful use of non-renewable resources and the use of energy efficient processes;
- (vi) reducing pollution and its impacts through appropriate pollution control, the sensitive location of uses, buffering and traffic considerations;



- (vii) opportunities for additional tourist developments (including but not limited to Dungeness, Lucinda, Taylors Beach, Allingham, Ingham and Halifax) in appropriate locations and serviced by adequate infrastructure including quality, functional and affordable accommodation; and
- (viii) Eco-tourism opportunities and appropriate visitor access to walking trails and other attractions in the Wet Tropics including but not limited to Wallaman Falls and Mt Fox area.

3.3 Efficient, Flexible Urban Development and Infrastructure

A Shire where development is:

- (i) adequately and efficiently serviced with necessary infrastructure including community facilities;
- (ii) generally free from the constraining effects of flooding or inundation by floodwaters, tidal surge or other storm events;
- (iii) appropriately sited to avoid erosion prone areas, riparian areas, significant wetlands or remnant native vegetation that provides a wildlife corridor or habitat;
- (iv) sustainable in terms of infrastructure capital costs, recurring costs and demand for services;
- (v) in keeping with the relaxed lifestyle, natural beauty and historical character of Hinchinbrook Shire and its localities, including scale, intensity, built form, visual impacts, and environmental impacts;
- (vi) responsive to the community's needs and interests in terms of the range of services, facilities and amenities, including sport and recreation facilities; and
- (vii) conducted in a manner which minimises the potential impacts of flood, bushfire and landslide on people, property and the environment.

3.4 Range of Living and Housing Opportunities

A Shire where a range of safe and attractive living options are provided through:

- (i) affordable housing choices in the towns and villages;
- (ii) flood-free land for residential and other urban development to minimise the detrimental effects of flood waters on new development in Ingham and the villages;
- (iii) enhancing the local culture and community through the sensitive location of developments and urban design;
- (iv) rural residential subdivisions in identified appropriate locations; and
- (v) enhancing of rural villages as sustainable communities.



3.5 Biodiversity and Conservation

A Shire where biodiversity values and outstanding natural and cultural heritage values are protected and maintained through:

- (i) the appropriate protection of World Heritage areas and values;
- (ii) the protection of wetlands, riparian areas and other areas of conservation significance;
- (iii) the protection of areas of known cultural heritage significance, including areas of indigenous cultural heritage;
- (iv) the protection of biodiversity through the maintenance of ecological processes and habitat values of the coastal areas, coastal wetlands, floodplains, riparian corridors, remnant vegetation and the foothills and ranges;
- (v) enhance the aquatic ecology and the quality of ground and surface water, including coastal wetlands, waterways and water bodies; and
- (vi) the recognition and accommodation of ecological and geomorphological processes including coastal processes, flooding, storm surge, erosion, and sediment movement.



PART 4. ZONES AND ASSESSMENT TABLES

DIVISION 1 – PRELIMINARY

The provisions in this part comprise the following—

- general provisions for assessment tables (Division 2); and
- assessment tables (Division 3) in each zone for—
 - Material Change of Use; and
 - Other Development.

DIVISION 2 – GENERAL PROVISIONS FOR ASSESSMENT TABLES

4.1 Assessment Categories for each zone

The assessment categories⁴ are identified for development in each zone in column 2 of tables 1 to 8 as follows—

- (a) tables 1 – 7 —making a material change of use⁵ for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 8 —other development⁶, listed in column 1; including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) operational works (excavation & filling)
 - (iii) reconfiguring a lot; and
 - (iv) carrying out operational work for reconfiguring a lot.

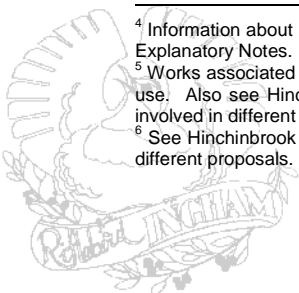
4.2 Relevant assessment criteria for self-assessable development and assessable development in each zone

- (1) The relevant assessment criteria in each zone are referred to in column 3 of tables 1 to 8.
- (2) For self assessable and assessable development the relevant assessment criteria are applicable codes.

⁴ Information about assessment categories is provided in the Hinchinbrook Shire Planning Scheme in User's Guide 2 in the Explanatory Notes.

⁵ Works associated with an application for a material change of use may be assessed together with the material change of use. Also see Hinchinbrook Shire Planning Scheme Explanatory Notes Examples that explain the type of development involved in different proposals.

⁶ See Hinchinbrook Shire Planning Scheme Explanatory Notes Examples that explain the type of development involved in different proposals.



DIVISION 3 – ASSESSMENT TABLE FOR RURAL ZONE

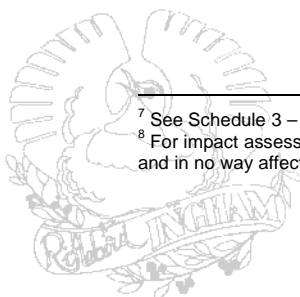
TABLE 1

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
RURAL ZONE – MAKING A MATERIAL CHANGE OF USE

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11 explaining how the higher assessment category prevails.
- Planning scheme policies 1 – 2 indicate when Hinchinbrook Shire Council may undertake consultation or seek further information from the applicant about an application.
- The *Aboriginal Cultural Heritage Act 2003* requires that development does not harm Aboriginal Cultural heritage. See User's Guide 1 in the Explanatory Notes for further information on "cultural heritage duty of care".

RURAL ZONE		
Column 1 Defined use or use class ⁷	Column 2 Assessment Category	Column 3 Relevant assessment criteria ⁸ ^{3/4} applicable code if development is self assessable or requires code assessment
<i>Residential Use Class</i>		
Accommodation Building	Impact Assessable	Rural Zone Code
Caravan Park	Impact Assessable	Rural Zone Code Caravan Park and Relocatable Home Code
Caretaker's Residence	Code Assessable	Rural Zone Code
Duplex Units	Impact Assessable	Rural Zone Code
Dwelling House	Self Assessable	Rural Zone Code
Home Occupation	Code Assessable	Rural Zone Code
Multiple Unit Development	Impact Assessable	Rural Zone Code
Relatives' Apartment	Code Assessable	Rural Zone Code
Retirement Village	Impact Assessable	Rural Zone Code
<i>Commercial Use Class</i>		
Child Care Centre	Impact Assessable	Rural Zone Code
Commercial Premises	Impact Assessable	Rural Zone Code
Estate & Agency Office	Impact Assessable	Rural Zone Code
Fast Food Store	Impact Assessable	Rural Zone Code
Licensed Premises	Impact Assessable	Rural Zone Code
Local Surgery	Impact Assessable	Rural Zone Code
Medical Centre	Impact Assessable	Rural Zone Code
Motel	Impact Assessable	Rural Zone Code Tourist (Facilities and Infrastructure) Code
Produce Store	Code Assessable	Rural Zone Code
Restaurant	Impact Assessable	Rural Zone Code
Roadside Stall	Code Assessable	Rural Zone Code
Service Station	Impact Assessable	Rural Zone Code
Service Trades	Impact Assessable	Rural Zone Code

⁷ See Schedule 3 – Dictionary, Division 1 (Defined Uses and Use Classes)⁸ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

RURAL ZONE		
Column 1 Defined use or use class ⁷	Column 2 Assessment Category	Column 3 Relevant assessment criteria ⁸ ^{3/4} applicable code if development is self assessable or requires code assessment
Shop	Impact Assessable	Rural Zone Code
Shopping Centre	Impact Assessable	Rural Zone Code
Vehicle and Machinery Sales	Impact Assessable	Rural Zone Code
<i>Industry Use Class</i>		
All Uses	Impact Assessable	Rural Zone Code
<i>Rural Use Class</i>		
Agriculture	Self Assessable	Rural Zone Code
Aquaculture-Minor	Self Assessable	Rural Zone Code
Aquaculture-Moderate	Code Assessable	Rural Zone Code Aquaculture Code
Aquaculture - Major	Impact Assessable	Rural Zone Code Aquaculture Code
Forestry	Code Assessable	Rural Zone Code
Intensive Agriculture	Code Assessable	Rural Zone Code Intensive Agriculture Code
Intensive Animal Husbandry	Impact Assessable	Rural Zone Code Intensive Animal Husbandry Code
Kennels	Code Assessable	Rural Zone Code
Rural Industry	Code Assessable	Rural Zone Code
Stables	Code Assessable	Rural Zone Code
Stock Sales Yard	Code Assessable	Rural Zone Code
Veterinary Hospital	Impact Assessable	Rural Zone Code
<i>Public Use Class</i>		
Community Facilities	Impact Assessable	Rural Zone Code
Educational Establishment	Impact Assessable	Rural Zone Code
Hospital	Impact Assessable	Rural Zone Code
Institution	Impact Assessable	Rural Zone Code
Park	Exempt	
Place of Worship	Impact Assessable	Rural Zone Code
Public Purpose	Code Assessable	Rural Zone Code
<i>Miscellaneous Use Class</i>		
Funeral Premises	Impact Assessable	Rural Zone Code
Host Farm	Code Assessable	Rural Zone Code Tourist (Facilities and Infrastructure) Code
Landing Place	Impact Assessable	Rural Zone Code
Marina	Impact Assessable	Rural Zone Code
Road	Exempt	
Sport, Recreation and Entertainment	Impact Assessable	Rural Zone Code
Tourist Accommodation	Impact Assessable	Rural Zone Code Tourist (Facilities and Infrastructure) Code
Tourist Facilities	Impact Assessable	Rural Zone Code Tourist (Facilities and Infrastructure) Code
Use Not Defined	Impact Assessable	Rural Zone Code



DIVISION 4 – ASSESSMENT TABLE FOR VILLAGE ZONE

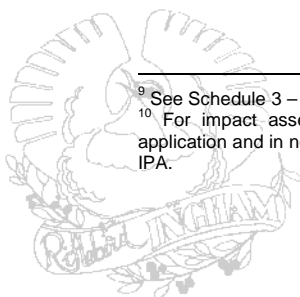
TABLE 2

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
VILLAGE ZONE – MAKING A MATERIAL CHANGE OF USE

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11 explaining how the higher assessment category prevails.
- Planning scheme policies 1 – 2 indicate when Hinchinbrook Shire Council may undertake consultation or seek further information from the applicant about an application.
- The *Aboriginal Cultural Heritage Act 2003* requires that development does not harm Aboriginal Cultural heritage. See User's Guide 1 in the Explanatory Notes for further information on "cultural heritage duty of care".

VILLAGE ZONE		
Column 1 Defined use or use class ⁹	Column 2 Assessment Category	Column 3 Relevant assessment criteria ¹⁰ ^{3/4} applicable code if development is self assessable or requires code assessment
<i>Residential Use Class</i>		
Accommodation Building	Impact Assessable	Village Zone Code
Caravan Park	Impact Assessable	Village Zone Code Caravan Park and Relocatable Home Code
Caretaker's Residence	Code Assessable	Village Zone Code
Duplex Units	Code Assessable	Village Zone Code
Dwelling House	Self Assessable	Village Zone Code
Home Occupation	Code Assessable	Village Zone Code
Multiple Unit Development	Impact Assessable	Village Zone Code
Relatives' Apartment	Code Assessable	Village Zone Code
Retirement Village	Impact Assessable	Village Zone Code
<i>Commercial Use Class</i>		
Child Care Centre	Impact Assessable	Village Zone Code
Commercial Premises	Code Assessable (<100m ² GFA) Impact Assessable (>100m ² GFA)	Village Zone Code
Estate & Agency Office	Code Assessable	Village Zone Code
Fast Food Store	Impact Assessable	Village Zone Code
Licensed Premises	Impact Assessable	Village Zone Code
Local Surgery	Code Assessable	Village Zone Code
Medical Centre	Impact Assessable	Village Zone Code
Motel	Impact Assessable	Village Zone Code Tourist (Facilities and Infrastructure) Code
Produce Store	Impact Assessable	Village Zone Code

⁹ See Schedule 3 – Dictionary, Division 1 (Defined Uses and Use Classes)¹⁰ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

VILLAGE ZONE		
Column 1 Defined use or use class ⁹	Column 2 Assessment Category	Column 3 Relevant assessment criteria ¹⁰ ^{3/4} applicable code if development is self assessable or requires code assessment
Restaurant	Impact Assessable	Village Zone Code
Roadside Stall	Impact Assessable	Village Zone Code
Service Station	Impact Assessable	Village Zone Code
Service Trades	Code Assessable	Village Zone Code
Shop	Code Assessable (<100m ² GFA) Impact Assessable (>100m ² GFA)	Village Zone Code
Shopping Centre	Impact Assessable	Village Zone Code
Vehicle and Machinery Sales	Impact Assessable	Village Zone Code
<i>Industry Use Class</i>		
All Uses	Impact Assessable	Village Zone Code
<i>Rural Use Class</i>		
All Uses	Impact Assessable	Village Zone Code
<i>Public Use Class</i>		
Community Facilities	Code Assessable	Village Zone Code
Educational Establishment	Impact Assessable	Village Zone Code
Hospital	Impact Assessable	Village Zone Code
Institution	Impact Assessable	Village Zone Code
Park	Exempt	
Place of Worship	Code Assessable	Village Zone Code
Public Purpose	Code Assessable	Village Zone Code
<i>Miscellaneous Use Class</i>		
All uses (except Host Farm, Road, Tourist Accommodation and Tourist Facilities)	Impact Assessable	Village Zone Code
Host Farm	Impact Assessable	Village Zone Code Tourist (Facilities and Infrastructure) Code
Road	Exempt	
Tourist Accommodation	Impact Assessable	Village Zone Code Tourist (Facilities and Infrastructure) Code
Tourist Facilities	Impact Assessable	Village Zone Code Tourist (Facilities and Infrastructure) Code
Use not Defined	Impact Assessable	Village Zone Code



DIVISION 5 – ASSESSMENT TABLE FOR RESIDENTIAL ZONE

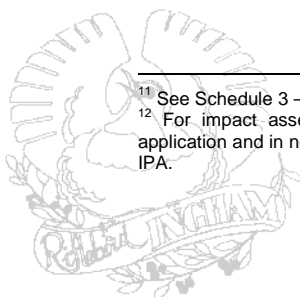
TABLE 3

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
RESIDENTIAL ZONE – MAKING A MATERIAL CHANGE OF USE

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11 explaining how the higher assessment category prevails.
- Planning scheme policies 1 – 2 indicate when Hinchinbrook Shire Council may undertake consultation or seek further information from the applicant about an application.
- The *Aboriginal Cultural Heritage Act 2003* requires that development does not harm Aboriginal Cultural heritage. See User's Guide 1 in the Explanatory Notes for further information on "cultural heritage duty of care".

RESIDENTIAL ZONE		
Column 1 Defined use or use class ¹¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria ¹² ^{3/4} applicable code if development is self assessable or requires code assessment
<i>Residential Use Class</i>		
Accommodation Building	Impact Assessable	Residential Zone Code
Caravan Park	Impact Assessable	Caravan Park and Relocatable Home Code Residential Zone Code
Caretaker's Residence	Code Assessable	Residential Zone Code
Duplex Units	Code Assessable	Residential Zone Code
Dwelling House	Self Assessable	Residential Zone Code
Home Occupation	Code Assessable	Residential Zone Code
Multiple Unit Development	Impact Assessable	Residential Zone Code
Relatives' Apartment	Code Assessable	Residential Zone Code
Retirement Village	Impact Assessable	Residential Zone Code
<i>Commercial Use Class</i>		
All Uses	Impact Assessable	Residential Zone Code
<i>Industry Use Class</i>		
All Uses	Impact Assessable	Residential Zone Code
<i>Rural Use Class</i>		
All Uses	Impact Assessable	Residential Zone Code
<i>Public Use Class</i>		
Community Facilities	Code Assessable	Residential Zone Code
Educational Establishment	Impact Assessable	Residential Zone Code
Hospital	Impact Assessable	Residential Zone Code
Institution	Impact Assessable	Residential Zone Code
Park	Exempt	
Place of Worship	Code Assessable	Residential Zone Code

¹¹ See Schedule 3 – Dictionary, Division 1 (Defined Uses and Use Classes)¹² For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

RESIDENTIAL ZONE		
Column 1 Defined use or use class ¹¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria ¹² ^{3/4} applicable code if development is self assessable or requires code assessment
Public Purpose	Code Assessable	Residential Zone Code
Miscellaneous Use Class		
All uses (except Host Farm, Road, Tourist Accommodation and Tourist Facilities)	Impact Assessable	Residential Zone Code
Host Farm	Impact Assessable	Residential Zone Code Tourist (Facilities and Infrastructure) Code
Road	Exempt	
Tourist Accommodation	Impact Assessable	Residential Zone Code Tourist (Facilities and Infrastructure) Code
Tourist Facilities	Impact Assessable	Residential Zone Code Tourist (Facilities and Infrastructure) Code
Use not Defined	Impact Assessable	Residential Zone Code



DIVISION 6 – ASSESSMENT TABLE FOR COMMERCIAL ZONE

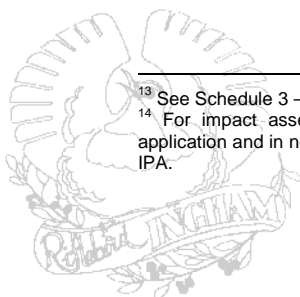
TABLE 4

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
COMMERCIAL ZONE – MAKING A MATERIAL CHANGE OF USE

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11 explaining how the higher assessment category prevails.
- Planning scheme policies 1 – 2 indicate when Hinchinbrook Shire Council may undertake consultation or seek further information from the applicant about an application.
- The *Aboriginal Cultural Heritage Act 2003* requires that development does not harm Aboriginal Cultural heritage. See User's Guide 1 in the Explanatory Notes for further information on “cultural heritage duty of care”.

COMMERCIAL ZONE		
Column 1 Defined use or use class ¹³	Column 2 Assessment Category	Column 3 Relevant assessment criteria ¹⁴ ^{3/4} applicable code if development is self assessable or requires code assessment
<i>Residential Use Class</i>		
All Uses (except Caravan park)	Impact Assessable	Commercial Zone Code
Caravan park	Impact Assessable	Caravan Park and Relocatable Home Code Commercial Zone Code
<i>Commercial Use Class</i>		
Child Care Centre	Impact Assessable	Commercial Zone Code
Commercial Premises	Code Assessable	Commercial Zone Code
Estate & Agency Office	Code Assessable	Commercial Zone Code
Fast Food Store	Code Assessable	Commercial Zone Code
Licensed Premises	Impact Assessable	Commercial Zone Code
Local Surgery	Code Assessable	Commercial Zone Code
Medical Centre	Code Assessable	Commercial Zone Code
Motel	Code Assessable	Commercial Zone Code Tourist (Facilities and Infrastructure) Code
Produce Store	Impact Assessable	Commercial Zone Code
Restaurant	Code Assessable	Commercial Zone Code
Roadside Stall	Impact Assessable	Commercial Zone Code
Service Station	Impact Assessable	Commercial Zone Code
Service Trades	Code Assessable	Commercial Zone Code
Shop	Code Assessable (<2500M2 GFA) Impact Assessable (>2500m2 GFA)	Commercial Zone Code
Shopping Centre	Code Assessable (<2500M2 GFA) Impact Assessable (>2500m2 GFA)	Commercial Zone Code
Vehicle and Machinery Sales	Code Assessable	Commercial Zone Code

¹³ See Schedule 3 – Dictionary, Division 1 (Defined Uses and Use Classes)¹⁴ For impact assessable development, ‘relevant assessment criteria’ are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

COMMERCIAL ZONE		
Column 1 Defined use or use class ¹³	Column 2 Assessment Category	Column 3 Relevant assessment criteria ¹⁴ ^{3/4} applicable code if development is self assessable or requires code assessment
<i>Industry Use Class</i>		
All Uses	Impact Assessable	Commercial Zone Code
<i>Rural Use Class</i>		
All Uses	Impact Assessable	Commercial Zone Code
<i>Public Use Class</i>		
Community Facilities	Code Assessable	Commercial Zone Code
Educational Establishment	Impact Assessable	Commercial Zone Code
Hospital	Impact Assessable	Commercial Zone Code
Institution	Impact Assessable	Commercial Zone Code
Park	Exempt	
Place of Worship	Code Assessable	Commercial Zone Code
Public Purpose	Code Assessable	Commercial Zone Code
<i>Miscellaneous Use Class</i>	<i>Impact Assessable</i>	
Funeral Premises	Code Assessable	Commercial Zone Code
Host Farm	Impact Assessable	Commercial Zone Code Tourist (Facilities and Infrastructure) Code
Landing Place	Impact Assessable	Commercial Zone Code
Marina	Impact Assessable	Commercial Zone Code
Road	Exempt	
Sport, Recreation and Entertainment	Impact Assessable	Commercial Zone Code
Tourist Accommodation	Code Assessable	Commercial Zone Code Tourist (Facilities and Infrastructure) Code
Tourist Facilities	Code Assessable	Commercial Zone Code Tourist (Facilities and Infrastructure) Code
Use not Defined	Impact Assessable	Commercial Zone Code



DIVISION 7 – ASSESSMENT TABLE FOR INDUSTRY ZONE

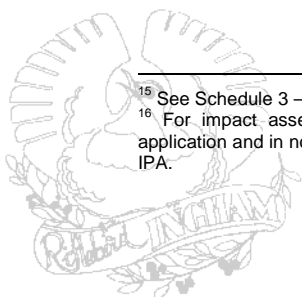
TABLE 5

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
INDUSTRY ZONE – MAKING A MATERIAL CHANGE OF USE

Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11 explaining how the higher assessment category prevails.
- Planning scheme policies 1 – 2 indicate when Hinchinbrook Shire Council may undertake consultation or seek further information from the applicant about an application.
- The *Aboriginal Cultural Heritage Act 2003* requires that development does not harm Aboriginal Cultural heritage. See User's Guide 1 in the Explanatory Notes for further information on "cultural heritage duty of care".

INDUSTRY ZONE		
Column 1 Defined use or use class ¹⁵	Column 2 Assessment Category	Column 3 Relevant assessment criteria ¹⁶ ^{3/4} applicable code if development is self assessable or requires code assessment
<i>Residential Use Class</i>		
All Uses	Impact Assessable	Industry Zone Code
<i>Commercial Use Class</i>		
Child Care Centre	Impact Assessable	Industry Zone Code
Commercial Premises	Impact Assessable	Industry Zone Code
Estate & Agency Office	Impact Assessable	Industry Zone Code
Fast Food Store	Impact Assessable	Industry Zone Code
Licensed Premises	Impact Assessable	Industry Zone Code
Local Surgery	Impact Assessable	Industry Zone Code
Medical Centre	Impact Assessable	Industry Zone Code
Motel	Impact Assessable	Industry Zone Code Tourist (Facilities and Infrastructure) Code
Produce Store	Impact Assessable	Industry Zone Code
Restaurant	Impact Assessable	Industry Zone Code
Roadside Stall	Impact Assessable	Industry Zone Code
Service Station	Code Assessable	Industry Zone Code
Service Trades	Code Assessable	Industry Zone Code
Shop	Impact Assessable	Industry Zone Code
Shopping Centre	Impact Assessable	Industry Zone Code
Vehicle and Machinery Sales	Code Assessable	Industry Zone Code
<i>Industry Use Class</i>		
Bulk Store	Code Assessable	Industry Zone Code
Concrete Batching Plant	Impact Assessable	Industry Zone Code

¹⁵ See Schedule 3 – Dictionary, Division 1 (Defined Uses and Use Classes)¹⁶ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

INDUSTRY ZONE		
Column 1 Defined use or use class ¹⁵	Column 2 Assessment Category	Column 3 Relevant assessment criteria ¹⁶ ^{3/4} applicable code if development is self assessable or requires code assessment
Extractive Industry	Impact Assessable	Industry Zone Code
Fuel Depot	Impact Assessable	Industry Zone Code
General Industry	Code Assessable	Industry Zone Code
Light Industry	Code Assessable	Industry Zone Code
Noxious, Offensive or Hazardous Industry	Impact Assessable	Industry Zone Code
Road & Machinery Transport Depot	Code Assessable	Industry Zone Code
Storage Depot	Code Assessable	Industry Zone Code
Vehicle Repair Station	Code Assessable	Industry Zone Code
<i>Rural Use Class</i>		
All Uses	Impact Assessable	Industry Zone Code
<i>Public Use Class</i>		
All uses except Park and Public Purpose	Impact Assessable	Industry Zone Code
Park	Exempt	
Public Purpose	Code Assessable	Industry Zone Code
<i>Miscellaneous Use Class</i>		
Funeral Premises	Code Assessable	Industry Zone Code
Host Farm	Impact Assessable	Industry Zone Code Tourist (Facilities and Infrastructure) Code
Landing Place	Impact Assessable	Industry Zone Code
Marina	Impact Assessable	Industry Zone Code
Road	Exempt	
Sport, Recreation and Entertainment	Impact Assessable	Industry Zone Code
Tourist Accommodation	Impact Assessable	Industry Zone Code Tourist (Infrastructure and Facilities) Code
Tourist Facilities	Impact Assessable	Industry Zone Code Tourist (Infrastructure and Facilities) Code
Use not Defined	Impact Assessable	Industry Zone Code



DIVISION 10 – ASSESSMENT TABLE FOR OPEN SPACE AND RECREATION ZONE

TABLE 6

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR OPEN SPACE AND RECREATION ZONE – MAKING A MATERIAL CHANGE OF USE

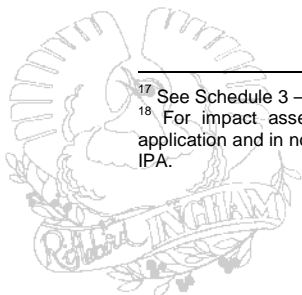
Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11 explaining how the higher assessment category prevails.
- Planning scheme policies 1 – 2 indicate when Hinchinbrook Shire Council may undertake consultation or seek further information from the applicant about an application.
- The *Aboriginal Cultural Heritage Act 2003* requires that development does not harm Aboriginal Cultural heritage. See User's Guide 1 in the Explanatory Notes for further information on "cultural heritage duty of care".

OPEN SPACE AND RECREATION ZONE		
Column 1 Defined use or use class ¹⁷	Column 2 Assessment Category	Column 3 Relevant assessment criteria ¹⁸ ^{3/4} applicable code if development is self assessable or requires code assessment
<i>Residential Use Class</i>		
All Uses	Impact Assessable	Open Space and Recreation Zone Code
<i>Commercial Use Class</i>		
All Uses	Impact Assessable	Open Space and Recreation Zone Code
<i>Industry Use Class</i>		
All Uses	Impact Assessable	Open Space and Recreation Zone Code
<i>Rural Use Class</i>		
All Uses	Impact Assessable	Open Space and Recreation Zone Code
<i>Public Use Class</i>		
Community Facilities	Code Assessable	Open Space and Recreation Zone Code
Educational Establishment	Impact Assessable	Open Space and Recreation Zone Code
Hospital	Impact Assessable	Open Space and Recreation Zone Code
Institution	Impact Assessable	Open Space and Recreation Zone Code
Park	Exempt	
Place of Worship	Impact Assessable	Open Space and Recreation Zone Code
Public Purpose	Code Assessable	Open Space and Recreation Zone Code

¹⁷ See Schedule 3 – Dictionary, Division 1 (Defined Uses and Use Classes)

¹⁸ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.



OPEN SPACE AND RECREATION ZONE		
Column 1 Defined use or use class ¹⁹	Column 2 Assessment Category	Column 3 Relevant assessment criteria ²⁰ ^{3/4} applicable code if development is self assessable or requires code assessment
<i>Miscellaneous Use Class</i>		
Funeral Premises	Impact Assessable	Open Space and Recreation Zone Code
Host Farm	Impact Assessable	Open Space and Recreation Zone Code Tourist (Facilities and Infrastructure) Code
Landing Place	Impact Assessable	Open Space and Recreation Zone Code
Marina	Impact Assessable	Open Space and Recreation Zone Code
Road	Exempt	
Sport, Recreation and Entertainment	Code Assessable	Open Space and Recreation Zone Code
Tourist Accommodation	Impact Assessable	Open Space and Recreation Zone Code Tourist (Facilities and Infrastructure) Code
Tourist Facilities	Code Assessable	Open Space and Recreation Zone Code Tourist (Facilities and Infrastructure) Code
Use not Defined	Impact Assessable	Open Space Zone Code

¹⁹ See Schedule 3 – Dictionary, Division 1 (Defined Uses and Use Classes)

²⁰ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

DIVISION 12 – ASSESSMENT TABLE FOR PUBLIC PURPOSE ZONE

TABLE 7

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR PUBLIC PURPOSE ZONE – MAKING A MATERIAL CHANGE OF USE

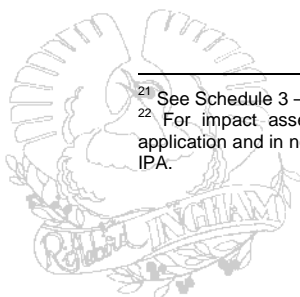
Note—

- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11 explaining how the higher assessment category prevails.
- Planning scheme policies 1 – 2 indicate when Hinchinbrook Shire Council may undertake consultation or seek further information from the applicant about an application.
- The *Aboriginal Cultural Heritage Act 2003* requires that development does not harm Aboriginal Cultural heritage. See User's Guide 1 in the Explanatory Notes for further information on "cultural heritage duty of care".

PUBLIC PURPOSE ZONE		
Column 1 Defined use or use class ²¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria ²² ^{3/4} applicable code if development is self assessable or requires code assessment
<i>Residential Use Class</i>		
All uses except Caravan Park and Caretaker's Residence	Impact Assessable	Public Purpose Zone Code
Caravan Park	Impact Assessable	Public Purpose Zone Code Caravan Park and Relocatable Home Code
Caretaker's Residence	Code Assessable	Public Purpose Zone Code
<i>Commercial Use Class</i>		
All Uses	Impact Assessable	Public Purpose Zone Code
<i>Industry Use Class</i>		
All Uses	Impact Assessable	Public Purpose Zone Code
<i>Rural Use Class</i>		
Agriculture	Impact Assessable	Public Purpose Zone Code
Aquaculture – Minor	Self Assessable	Public Purpose Zone Code
Aquaculture – Moderate	Code Assessable	Public Purpose Zone Code Aquaculture Code
Aquaculture – Major	Impact Assessable	Aquaculture Code Public Purpose Zone Code
Forestry	Code Assessable	Public Purpose Zone Code
Intensive Agriculture	Impact Assessable	Public Purpose Zone Code
Intensive Animal Husbandry	Impact Assessable	Intensive Animal Husbandry Code Public Purpose Zone Code
Kennels	Impact Assessable	Public Purpose Zone Code
Rural Industry	Impact Assessable	Public Purposes Code
Stables	Impact Assessable	Public Purpose Zone Code

²¹ See Schedule 3 – Dictionary, Division 1 (Defined Uses and Use Classes)

²² For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.



PUBLIC PURPOSE ZONE		
Column 1 Defined use or use class ²¹	Column 2 Assessment Category	Column 3 Relevant assessment criteria ²² ^{3/4} applicable code if development is self assessable or requires code assessment
Stock Sales Yard	Impact Assessable	Public Purpose Zone Code
Veterinary Hospital	Impact Assessable	Public Purpose Zone Code
<i>Public Use Class</i>		
All uses except Park	Code Assessable	Public Purpose Zone Code
Park	Exempt	
<i>Miscellaneous Use Class</i>		
Funeral Premises	Impact Assessable	Public Purpose Zone Code
Host Farm	Impact Assessable	Public Purpose Zone Code Tourist (Facilities and Infrastructure) Code
Landing Place	Code Assessable	Public Purpose Zone Code
Marina	Impact Assessable	Public Purpose Zone Code
Roads	Exempt	
Sport, Recreation and Entertainment	Impact Assessable	Public Purpose Zone Code
Tourist Accommodation	Impact Assessable	Public Purpose Zone Code Tourist (Facilities and Infrastructure) Code
Tourist Facilities	Code Assessable	Public Purpose Zone Code Tourist (Facilities and Infrastructure) Code
Use not Defined	Impact Assessable	Public Purpose Zone Code



DIVISION 13 – ASSESSMENT TABLE FOR OTHER DEVELOPMENT

TABLE 8

ASSESSMENT CATEGORIES – OTHER DEVELOPMENT

Note—

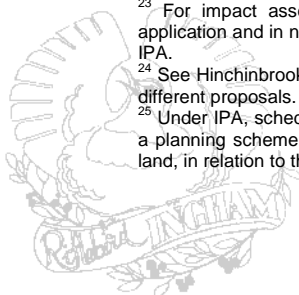
- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11 explaining how the higher assessment category prevails.
- Planning scheme policies 1 – 2 indicate when Hinchinbrook Shire Council may undertake consultation or seek further information from the applicant about an application.
- The *Aboriginal Cultural Heritage Act 2003* requires that development does not harm Aboriginal Cultural heritage. See User's Guide 1 in the Explanatory Notes for further information on "cultural heritage duty of care".

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria ²³ ^{3/4} applicable code if development is self assessable or requires code assessment
Carrying out building work not associated with a material change of use ²⁴	Self Assessable for land in all zones	Relevant Zone Code
Operational Work (Excavation & Filling)	<p>Self Assessable for excavation to a depth greater than 1 metre.</p> <p>Code Assessable for filling which involves net filling exceeding 50 cubic metres or to a depth greater than 100mm.</p> <p>Exempt in the Rural Zone</p> <p>Exempt for filling to a depth of 100mm or less or involving less than 50 cubic metres and for excavation to a depth of 1 metre or less in all other Zones.</p>	Operational Work (Excavation and Filling) Code
Reconfiguring a lot ²⁵	Code Assessable	Reconfiguring a Lot Code
Carrying out operational work for reconfiguring a lot	Code Assessable	Operational Work (Excavation and Filling) Code Reconfiguring a Lot Code
Other	Exempt	

²³ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

²⁴ See Hinchinbrook Shire Planning Scheme Explanatory Notes Examples that explain the type of development involved in different proposals.

²⁵ Under IPA, schedule 9 table 3 the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1967*, or on Strategic Port Land.



PART 5. OVERLAYS

DIVISION 1 – PRELIMINARY

5.1 Overlays

The provisions in this part comprise the following—

- assessment tables for each type of overlay in as follows—
 - Cultural Heritage Features Overlays (division 2);
 - Natural Features or Resources Overlays (division 3);

DIVISION 2 – ASSESSMENT TABLES FOR CULTURAL HERITAGE FEATURES OVERLAY

5.2 Assessment Categories for Cultural Heritage Features Overlays

The assessment categories²⁶ are identified for development affected by a Cultural Heritage Features overlay in column 2 of tables 9 and 10 as follows—

- (a) table 9 —making a material change of use²⁷ for a defined use, or another use in a defined use class, listed in column 1; and
- (b) table 10 —other development²⁸ listed in column 1 including building work not associated with a material change of use.

5.3 Relevant Assessment Criteria for Development affected by a Cultural Heritage Features Overlay

- (1) The relevant assessment criteria for development affected by the Cultural Heritage Features overlay is referred to in column 3 of tables 9 and 10.
- (2) For self-assessable development and code assessable development, the relevant assessment criteria are applicable codes.

²⁶ Information about assessment categories is provided in the Hinchinbrook Shire Planning Scheme in User's Guide 2 in the Explanatory Notes.

²⁷ Works associated with an application for a material change of use may be assessed together with the material change of use. Also see Hinchinbrook Shire Planning Scheme Explanatory Notes Examples that explain the type of development involved in different proposals.

²⁸ See Hinchinbrook Shire Planning Scheme Explanatory Notes Examples that explain the type of development involved in different proposals.

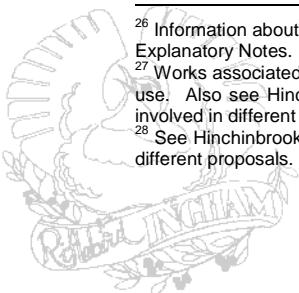


TABLE 9

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR CULTURAL HERITAGE FEATURES OVERLAYS—MAKING A MATERIAL CHANGE OF USE

Note—

- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.11 explaining how the higher assessment category prevails.
- Planning scheme policies 1 – 2 indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined use or use class ²⁹	Column 2 Assessment Category	Column 3 Relevant assessment criteria ³⁰ ^{3/4} applicable code if development is self assessable or requires code assessment
All uses except road	<p>Self assessable if the site contains any identified low cultural heritage significant feature contained in Schedule 1.</p> <p>Code assessable if the site area is on or within 40m of any identified high cultural heritage significant feature, contained in Schedule 1.</p> <p>Exempt if the criteria for self and code assessment do not apply.</p>	Heritage Code
Road	Exempt	

TABLE 10

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR CULTURAL HERITAGE FEATURES OVERLAYS—OTHER DEVELOPMENT

Note—

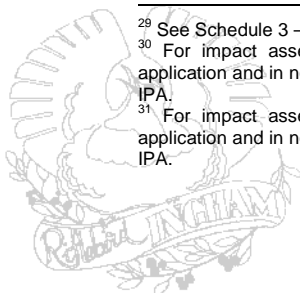
- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.11 explaining how the higher assessment category prevails.
- Planning scheme policies 1 - 2 indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria ³¹ ^{3/4} applicable code if development is self assessable or requires code assessment
Building work not associated with a material change of use	<p>Self assessable if the site contains any identified low cultural heritage significant feature contained in Schedule 1.</p> <p>Code assessable if the site area is on or within 40 metres of any identified high cultural heritage significant feature, contained in Schedule 1.</p> <p>Exempt if the criteria for self and code assessment do not apply.</p>	Heritage Code
Other	Exempt	

²⁹ See Schedule 3 – Dictionary, Division 1 (Defined Uses and Use Classes)

³⁰ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

³¹ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.



*DIVISION 3 – ASSESSMENT TABLES FOR NATURAL FEATURES,
RESOURCES AND NATURAL HAZARD OVERLAYS*

**5.4 Assessment categories for Natural Features, Resources
and Natural Hazard Overlays**

The assessment categories³² are identified for development affected by a Natural Features, Resources and Natural Hazard Overlay in column 2 of tables 11 and 12 as follows—

- (a) table 11—making a material change of use³³ or a defined use, or another use in a defined use class, listed in column 1; and
- (b) table 12—other development³⁴ in column 1 including—
 - (i) building work not associated with a material change of use;
 - (ii) reconfiguring a lot; and
 - (iii) operational works (for excavation and filling).

**5.5 Relevant assessment criteria for development affected
by a Natural Features, Resources and Natural Hazard
Overlay**

- (1) The relevant assessment criteria for development affected by the Natural Features, Resources and Natural Hazard Overlay is referred to in column 3 of tables 11 and 12; and
- (2) For self-assessable development and code assessable development, the relevant assessment criteria are applicable codes.

³² Information about assessment categories is provided in the Hinchinbrook Shire Planning Scheme in User's Guide 2 in the Explanatory Notes.

³³ Works associated with an application for material change of use may be assessed together with the material change of use. Also see Hinchinbrook Shire Planning Scheme Explanatory Notes Examples that explain the type of development involved in different proposals.

³⁴ See Hinchinbrook Shire Planning Scheme Explanatory Notes Examples that explain the type of development involved in different proposals

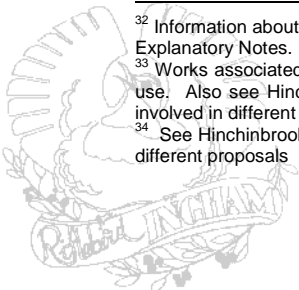


TABLE 11

**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
NATURAL FEATURES, RESOURCES AND NATURAL HAZARD OVERLAYS—
MAKING A MATERIAL CHANGE OF USE**

Note—

- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.11 explaining how the higher assessment category prevails.
- Planning scheme policies 1 – 2 indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Defined use or use class ³⁵	Column 2 Assessment Category	Column 3 Relevant assessment criteria ³⁶ ^{3/4} applicable code if development is self assessable or requires code assessment
All uses except road	<p>Code Assessable if the site area is located in or within 100m of a conservation and biodiversity area, coastal wetland or extractive industry resource area or Mount Cordelia key resource area, identified in Schedule 2.</p> <p>Self Assessable if the site area is located in a flooding and inundation area (except a high hazard floodway) identified in Schedule 2.</p> <p>Code Assessable if the site area is located in a high hazard floodway within a flooding and inundation area identified in Schedule 2.</p> <p>Code Assessable if the site area is located in high or medium bushfire hazard area, identified in Schedule 2.</p> <p>Code Assessable if the site area is located: Below the 5 metre AHD contour for acid sulfate soils, in Schedule 2; or between 5 – 20 metre AHD contours for acid sulfate soils and the development involves works at or below 5 metres AHD.</p> <p>Exempt if criteria for code assessment do not apply.</p>	<p>For Conservation and Biodiversity areas and coastal wetlands identified on Maps 1, 2 or 3 in Schedule 2 – Conservation and Biodiversity Code</p> <p>For Extractive Industry Resource Areas identified on Map 4 in Schedule 2 – Extractive Industry Resource Code</p> <p>For Flooding and Inundation Areas identified on Maps 6, 6a, 6b, 6c, 6d, 6e & 6f in Schedule 2 – Flooding and Inundation Code</p> <p>For high or medium bushfire hazard areas identified on Map 11 in Schedule 2 – Rural Zone Code</p> <p>For Acid Sulfate Soils identified on Map 5 in Schedule 2 – Acid Sulfate Soils Code</p>
Road	Exempt	

³⁵ See Schedule 3 – Dictionary, Division 1 (Defined Uses and Use Classes)

³⁶ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

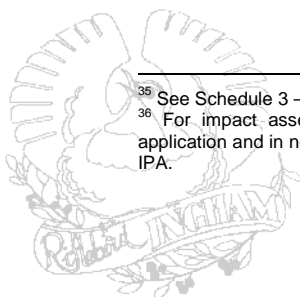


TABLE 12

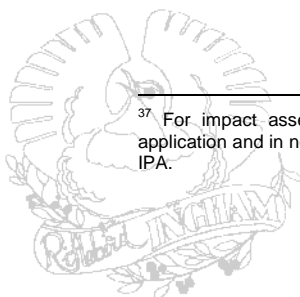
**ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR
NATURAL FEATURES, RESOURCES AND NATURAL HAZARDS OVERLAYS—
OTHER DEVELOPMENT**

Note—

- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.11 explaining how the higher assessment category prevails.
- Planning scheme policies 1 – 2 indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria ³⁷ ^{3/4} applicable code if development is self assessable or requires code assessment
Building work and operational work (for excavation and filling) not associated with a material change of use	<p>Code Assessable if the site area is located in or within 100m of a conservation and biodiversity area, coastal wetland, or extractive industry resource area or Mount Cordelia key resource area, identified in Schedule 2.</p> <p>Self Assessable if the site area is located in a flooding and inundation area (except a high hazard floodway), or storm tide flooding and inundation area, or high or medium bushfire hazard area identified in Schedule 2.</p> <p>Code Assessable if the site area is located in a high hazard floodway within a flooding and inundation area, identified in Schedule 2.</p> <p>Code Assessable if the work involves excavation of 100m³ or more of soil or filling of land involving 500m³ or more of material with an average depth of .5 metre or greater and the site area is located: below the 5 metre AHD contour for acid sulfate soils, in Schedule 2; or between 5 – 20 metre AHD contours for acid sulfate soils and involves works at or below 5 metres AHD.</p> <p>Exempt if the criteria for self or code assessment do not apply</p>	<p>For Conservation and Biodiversity areas and coastal wetlands identified on Maps 1, 2 & 3 in Schedule 2 – Conservation and Biodiversity code</p> <p>For Extractive Industry Resource Areas identified on Map 4 in Schedule 2 – Extractive Industry Resource Code</p> <p>For Flooding and Inundation Areas identified on Maps 6, 6a, 6b, 6c, 6d, 6e & 6f in Schedule 2 – Flooding and Inundation Code</p> <p>For Storm Tide Flooding and Inundation Areas identified on Maps 7a, 7b & 7c in Schedule 2 – Coastal Processes Code</p> <p>For high or medium bushfire hazard areas identified on Map 11 in Schedule 2 – Rural Zone Code</p> <p>For Acid Sulfate Soils identified on Map 5 in Schedule 2 – Acid Sulfate Soils Code</p>

³⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.



Column 1 Type of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria ³⁷ ^{3/4} applicable code if development is self assessable or requires code assessment
Reconfiguring a Lot	<p>Code Assessable if the site area is located in or within 40 m of a conservation and biodiversity area and coastal wetlands or extractive Industry resource area or Mount Cordelia key resource area identified in Schedule 2.</p> <p>Code Assessable if the site area is located in a residential, village or commercial zone in a flooding and inundation area, identified in Schedule 2.</p> <p>Code Assessable if the site area is located: below the 5 metre AHD contour for acid sulfate soils, in Schedule 2; or between 5 – 20 metre AHD contours for acid sulfate soils and the development involves works at or below 5 metres AHD.</p> <p>Code Assessable if the site area is located in a high or medium bushfire hazard area identified in Schedule 2.</p>	<p>For Conservation and Biodiversity areas and coastal wetlands identified on Maps 1, 2 & 3 in Schedule 2 – Conservation and Biodiversity Code</p> <p>For Flooding and Inundation Areas identified on Maps 6, 6a, 6b, 6c, 6d, 6e & 6f in Schedule 2 – Flooding and Inundation Code</p> <p>For Acid Sulfate Soils identified on Map 5 in Schedule 2 – Acid Sulfate Soils Code</p> <p>For Extractive Industry Resource Areas identified on Map 4 in Schedule 2 – Extractive Industry Resource Code</p> <p>For high or medium bushfire hazard areas identified on Map 11 in Schedule 2 – Rural Zone Code</p>
Other	Exempt	



PART 6. CODES

DIVISION 1 – PRELIMINARY

6.1 Codes for development within a zone in the shire

The provisions in this part comprise the following codes—

- Commercial Zone Code
- Industry Zone Code
- Open Space Zone Code
- Public Purpose Zone Code
- Residential Zone Code
- Rural Zone Code
- Village Zone Code

6.2 Codes for development for a stated purpose or development of a stated type

The provisions in this part comprise the following codes—

- Aquaculture Code
- Caravan Park and Relocatable Home code
- Intensive Agriculture Code
- Intensive Animal Husbandry Code
- Operational Works (Filling and Excavation) Code
- Reconfiguring a Lot Code
- Tourist Facilities and Infrastructure Code

6.3 Codes for development affected by an overlay

The provisions in this part comprise the following codes—

- Acid Sulfate Soils Code
- Conservation and Biodiversity Code
- Flooding and Inundation Code
- Coastal Processes Code
- Heritage Code
- Extractive Industry Resource Code



DIVISION 2 – CODES FOR DEVELOPMENT ZONE IN THE SHIRE

6.4 Commercial Zone Code

The following provisions comprise the Commercial Zone Code—

- (a) compliance with the Commercial Zone Code;
- (b) overall outcomes for the Commercial Zone; and
- (c) specific outcomes and probable solutions for the Commercial Zone;

Compliance with the Commercial Zone Code

For assessable development, compliance with the Commercial Zone Code is achieved when development is consistent with the specific outcomes of **TABLE 13**.

Overall outcomes for the Commercial Zone Code

- (1) The overall outcomes are the purpose of the Commercial Zone Code.
- (2) The overall outcomes sought for the Commercial Zone Code are as follows:
 - (a) the commercial areas in Hinchinbrook Shire are convenient and accessible with a range of facilities and services;
 - (b) the commercial area in Ingham is the primary location for retailing activities, with a mix of retailing, commercial, business, service and personal service activities
 - (c) development of a retail or commercial nature outside the commercial areas does not prejudice the principal commercial role of Ingham;
 - (d) necessary retail and commercial services are in appropriate locations and are at a level of service appropriate for the needs of the community, are generally commensurate with the size of the populations they serve;
 - (e) the built form, scale and intensity of commercial, retail and other facilities is in keeping with the existing built environment;
 - (f) the siting of commercial and retail development maintains the amenity of neighbouring properties
 - (g) commercial uses and activities are compatible with the character and amenity of the surrounding area;
 - (h) the quality of the surrounding natural environment is maintained; and
 - (i) Motel and tourist accommodation is facilitated to provide easy access to a range of support facilities and services such as shopping, communication, entertainment and dining.



Specific outcomes, and probable solutions for the Commercial Zone Code

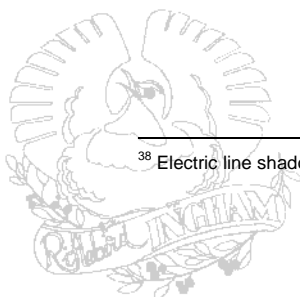
The specific outcomes sought from the Commercial Zone Code are included in column 1 of **TABLE 13**. The probable solutions are in column 2 of **TABLE 13**.

TABLE 13

SPECIFIC OUTCOMES, ACCEPTABLE AND PROBABLE SOLUTIONS FOR THE COMMERCIAL ZONE CODE

COMMERCIAL ZONE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Assessable Development</i>	
<i>Building scale and appearance</i>	
O1. The scale, intensity and height of buildings are in keeping with the character of the surrounding area.	S1.1 Buildings are no greater than 11 metres in height above ground level at the principal road frontage. S1.2 Site coverage does not exceed 75% of the site area.
<i>Building Setbacks</i>	
O2. Building setbacks are appropriate to the setting so as to enhance the streetscape and to establish an efficient functional relationship between the development and the street.	S2 None specified.
<i>Vehicle Parking and Access</i>	
O3. Premises have: § adequate car parking spaces to satisfy the anticipated demands of the use; and § safe and efficient access and manoeuvring areas to safely meet the anticipated traffic demand.	S3.1 Vehicle parking on the site is in accordance with the rates specified in Schedule 4 . Access and manoeuvring areas are provided in accordance with the standards specified in Schedule 4 .
<i>Landscaping</i>	
O4. Landscaping is provided to: § soften the visual impact of the land use and/or associated building(s) from the street and adjoining land use activities; § be an appropriate scale relative to the street reserve width and height and bulk of buildings and structures on the premises; and § reduce radiant heat and glare to adjoining properties; and § do not generate a potential safety hazard and include provision for access to public utility infrastructure for maintenance and repair.	S4.1 Premises incorporate a landscaped area buffer along the road frontage of the site, except for the accessway, with a minimum width of 3 metres and 1.5 metres to the adjoining property boundary. S4.2 Buildings and structures of 2-3 storeys in height are complemented by species that attain a mature height of at least 10 metres. S4.3 For any car park area containing more than 5 spaces, one tree is provided per 6 spaces within the car parking area or other form of appropriate shade structures. S4.4 Landscaping near electric lines or substations, should be designed and developed so that any vegetation at maturity or landscaping structures or works will not exceed 4.0 metres in height on land: • in or within 5.0 metres of an electric line shadow ³⁸ ; or • within 5.0 metres of a substation boundary.

³⁸ Electric line shadow means the area directly below a group of electric lines when the lines are at rest.



COMMERCIAL ZONE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Infrastructure Provision</i>	
O5. Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.	<p>S5.1 All premises are connected to reticulated water and sewerage where available, or if water is unavailable premises have a reliable supply of potable water and if sewerage is unavailable then septic water is to be disposed of in an approved on-site sewerage treatment and effluent disposal system.</p> <p>S5.2 The premises have frontage to a sealed road with kerbing and channelling.</p> <p>S5.3 Electricity and telecommunications services are available and connected to the site.</p> <p>S5.4 All loading, unloading and storage areas are located and screened so as not to be visible from the street.</p>
<i>Lighting Nuisance</i>	
O6. The operation of the activity does not cause undue disturbance to any person, activity or fauna because of the light it emits.	S6 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.
<i>Development abutting Residential Uses</i>	
O7. Appropriate setbacks and buffering are provided between commercial development and sites adjoining residential development in a manner which maintains the amenity of adjoining residential properties in terms of visual and acoustic privacy and access to sunlight.	<p>S7.1 A setback of 3 metres is provided to the side and rear boundaries.</p> <p>S7.2 A landscaped buffer strip of 2 metres in width is provided and maintained within the site on any boundary adjoining land in the residential zone.</p> <p>S7.3 All potential noise sources such as air-conditioning, refrigeration plant and other mechanical plants are sited to have a solid wall or other noise attenuating structure directly between the adjoining land in the residential zone and the noise source.</p> <p>S7.4 All waste bins are located within an enclosure having a minimum height of 1.8 metres.</p> <p>S7.5 Buildings do not cast a shadow over more than 30% of land in the residential zone between the hours of 9am and 3pm on the 22 June.</p>
<i>Service Stations</i>	
O8. Each site has sufficient area and dimensions to accommodate: § the building or buildings and associated storage areas; § vehicle parking areas; § delivery and service vehicles; § safe vehicle access; and § safe on-site vehicle movement.	<p>S8.1 A site area of at least 1200m²</p> <p>S8.2 A minimum of 40m frontage on mid-block lots and minimum of 30m frontages on corner lots.</p> <p>S8.3 A maximum width of any vehicle crossover across a footpath of 9 metres.</p> <p>S8.4 A separation of at least 12 metres between any vehicle crossover and road intersection.</p> <p>S8.5 A separation between vehicle crossovers of at least 14 metres.</p> <p>S8.6 Separate entrances to and exits from the site.</p>
<i>Building Design</i>	



COMMERCIAL ZONE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
O9. Buildings are designed to be appropriate for the aspect and climatic conditions and remain at an appropriate human scale and provide a safe, convenient and enjoyable place for business and shopping needs.	<p>S9.1 Buildings present to the principal road frontage, an 'active' shop front of open displays, easy and convenient pedestrian access including access for disabled persons.</p> <p>S9.2 Buildings include covered walkways, eaves and awnings over the footpath for its full width and frontage except for any accessways.</p> <p>S9.3 Building or other structure are not constructed of highly reflective material such as high performance glass and untreated galvanised metal sheeting, and do not incorporate extensive flush surfaces to any street façade.</p>
<i>Energy Efficiency</i>	
O10. Buildings are designed and sited to: § maximise indoor climatic comfort; § minimise energy requirements for cooling during the summer months by minimising the need for air-conditioning; § have adequate access to breezes and daylight in habitable rooms; § incorporate lighting to meet usage requirements while minimising energy usage; and § minimise the climatic environmental impact on adjoining properties.	S10. Window and skylight placement and internal layout favours prevailing breezes and cross ventilation and allows natural light access into the building.
<i>Streetscape and Character</i>	
O11. Development is to enhance the streetscape and character through the following measures: § Buildings exhibit a built form and architecture sympathetic and reminiscent of the existing forms and architectural features of the designated area § Awning over the footpath of the road; § Paving of the footpath; § Provision of street furniture; § Plant street trees.	<p>S11 Development enhances the streetscape and character as follows:</p> <p>(i) the design of buildings is responsive in its design to adjacent and adjoining buildings without necessarily adopting their architecture;</p> <p>(ii) buildings are provided with awnings over the footpath not less than 3 metres—and match or closely related to existing nearby or adjacent awnings over the footpath in terms of height, form, materials and design;</p> <p>(iii) street furniture is provided such as seating, shelters, bins if there is no existing furniture that relates to the site; and</p> <p>(iv) street trees are provided where appropriate.</p>
<i>Land Size and Dimension</i>	
O12. The land is of a size and dimension suitable for the intended use.	S12 The land has a minimum area and frontage for the intended use as listed in Schedule 5 .



6.5 Industry Zone Code

The following provisions comprise the Industry Zone Code—

- (a) compliance with the Industry Zone Code;
- (b) overall outcomes for Industrial development; and
- (c) specific outcomes and probable solutions for Industrial development;

Compliance with the Industry Zone Code

For assessable development, compliance with the Industry Zone Code is achieved when development is consistent with the specific outcomes of **TABLE 14**.

Overall outcomes for the Industry Zone Code

- (1) The overall outcomes are the purpose of the Industry Zone Code.
- (2) The overall outcomes sought for the Industry Zone Code are the following:
 - (a) industrial activities in Hinchinbrook are facilitated by available serviced land in appropriate locations, including opportunity for home-based industries, while minimising detrimental environmental effects;
 - (b) impacts from industrial use including home based industries are separated from incompatible land uses;
 - (c) the shortage and limited range of serviced industrial lots in Hinchinbrook Shire is recognised and existing industrial areas are protected from encroaching development by appropriate separation distances;
 - (d) facilitate industrial development through providing suitable, serviced land in step with community needs;
 - (e) major industrial developments include necessary infrastructure and environmental management measures as part of the development, including provision for the safe and effective treatment and disposal of wastes and for the containment of environmental effects;
 - (f) adequate buffers to the Victoria Mill complex and support infrastructure networks are maintained;
 - (g) expansion, redevelopment and diversification are facilitated for existing major industrial developments such as the Victoria Mill and Macknade Mill;
 - (h) the potential for sustainable alternative forms of industrial development and commerce is facilitated, particularly those which add value to the Shire's natural resources (eg. home-based industries, green industries, biotech industries); and
 - (i) maintain the quality of the surrounding environment by reaching acceptable environmental standards for both the construction and operation phases of the use in respect of:
 - (i) soil erosion and sedimentation control;
 - (ii) environmental and operational risks and hazards; and
 - (iii) air quality, water quality and the acoustic environment.



Specific outcomes, and probable solutions for the Industry Zone Code

The specific outcomes sought from the Industry Zone Code are included in column 1 of **TABLE14**. The probable solutions are in column 2 of **TABLE14**.

TABLE 14

SPECIFIC OUTCOMES, AND PROBABLE SOLUTIONS FOR THE INDUSTRY ZONE CODE

INDUSTRY ZONE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
Assessable Development	
<i>Site Suitability</i>	
O1. Development and the impacts of development can be accommodated within the site, including: § industrial processes and activities; § vehicle parking and access areas; and § appropriate buffer and landscape areas.	S1 Development has the following: (i) a maximum site coverage of 75%, and setback at least 10m from the road frontage; (ii) the road frontage to the allotment is at least 25m with a carriageway of at least 12m, sealed; (iii) vehicle parking and access and manoeuvring areas are provided in accordance with Schedule 4 .
<i>Infrastructure Provision</i>	
O2. Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.	S2 Premises have the following infrastructure: (i) connection to reticulated water and where available sewerage, or if water is unavailable premises have a reliable supply of potable water and if sewerage is unavailable then septic water is to be disposed of in an approved on-site sewerage treatment and effluent disposal system; (ii) connection to electricity and telecommunications services; (iii) safe treatment of stormwater on the site; and (iv) frontage to a sealed road with kerbing and channelling.
<i>Lighting Nuisance</i>	
O3. The operation of the activity does not cause undue disturbance to any person, activity or fauna because of the light it emits.	S3 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.
<i>Hours of Operation</i>	
O4. Hours of operation are consistent with the levels of amenity expected in the locality.	S4 None specified



INDUSTRY ZONE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Landscaping</i>	
<p>O5. Landscaping is provided to:</p> <p>§ soften the visual impact of the land use and/or associated building(s) from the street and adjoining land;</p> <p>§ reduce radiant heat and glare to adjoining properties; and</p> <p>§ do not generate a potential safety hazard and include provision for access to public utility infrastructure for maintenance and repair.</p>	<p>S5.1 Premises incorporate landscaping as follows:</p> <p>(i) landscaped area along the entire frontage of the site, with a minimum width of 3 metres; and</p> <p>(ii) species that mature to at least 10 metres are included where there are buildings and structures of 2 or more storeys in height.</p> <p>S5.2 Landscaping near electric lines or substations, should be designed and developed so that any vegetation at maturity or landscaping structures or works will not exceed 4.0 metres in height on land:</p> <ul style="list-style-type: none"> • in, or within 5.0 metres of an electric line shadow³⁹; or • within 5.0 metres of a substation boundary.
<i>Energy Efficiency</i>	
<p>O6. Buildings are designed and sited to:</p> <p>§ maximise indoor climatic comfort;</p> <p>§ minimise energy requirements for cooling during the summer months by minimising the need for air-conditioning;</p> <p>§ have adequate access to breezes and daylight in habitable rooms;</p> <p>§ incorporate lighting to meet usage requirements while minimising energy usage; and</p> <p>§ minimise the climatic environmental impact on adjoining properties.</p>	<p>S6.1 Window and skylight placement and internal layout favours prevailing breezes and cross ventilation and allows natural light access into the building.</p> <p>S6.2 Reflective foil insulation is installed in the airspace of exterior walls and insulation is installed above the ceiling, excluding garages.</p> <p>S6.3 Buildings do not cast a shadow on adjoining land between the hours of 9.00am and 3.00pm on the 22 June.</p>
<i>Noise⁴⁰</i>	
<p>O7. Noise levels and vibration from industrial development are within acceptable limits that do not affect the safety or amenity of residents or employees of any adjacent uses.</p>	<p>S7 Noise attenuation screens and barriers are installed adjacent to and between the source of the noise and sensitive land uses to deflect noise.</p>
<i>Air Quality⁴¹</i>	
<p>O8. All activities maintain the air quality and consequently, public health standards, including:</p> <p>§ minimising emission and odour levels; and</p> <p>§ preventing the generation of dust.</p>	<p>S8 Activities are provided with:</p> <p>(i) adequate physical measures for removing pollutants from emissions prior to discharge to the atmosphere; and</p> <p>(ii) adequate physical measures for reducing the temperature gradient between emissions and the atmosphere prior to discharge;</p>
<i>Water Quality⁴²</i>	
<p>O9. All activities maintain the water quality in Hinchinbrook's groundwater, streams and surface water resources.</p>	<p>S9 Premises:</p> <p>(i) with activities which involve the handling of water-borne pollutants are provided with bunded, impervious surfaces linked to an integrated drainage and treatment system;</p> <p>(ii) with activities which involve the storage of waste water are provided with properly designed and constructed, secure, sealed storage facilities;</p> <p>(iii) are designed so that all liquid wastes are contained and discharged to a sewer or removed from the site for treatment and disposal to an approved facility.</p>

³⁹ Electric line shadow means the area directly below a group of electric lines when the lines are at rest.

⁴⁰ One way an applicant may demonstrate how the development achieves the specific outcomes relating to noise is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

⁴¹ One way an applicant may demonstrate how the development achieves the specific outcomes relating to air quality is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

⁴² One way an applicant may demonstrate how the development achieves the specific outcomes relating to water quality is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

INDUSTRY ZONE CODE	
Column 1 Specific Outcomes	Column 2 Probable Solutions
O10. Development has adequate provision for controlling stormwater, to ensure that the environmental values of the surface and ground water resources are not diminished.	<p>S10 Premises have:</p> <ul style="list-style-type: none"> (i) adequate physical measures for intercepting and treating surface water drainage and spilled substances prior to their release to the waterways; (ii) bunding of sites or areas within sites or integrated drainage systems which include waste water treatment measures, where chemicals, fuels, lubricants and other soluble pollutants are being handled on site; (iii) banks and channels constructed to divert stormwater runoff to natural drainage patterns.
<i>Sediment and Erosion Control</i>	
O11. Development prevents erosion occurring on the site or to allow sediments to leave the site.	<p>S11 Development incorporates soil erosion and sedimentation control by:</p> <ul style="list-style-type: none"> (i) avoiding extensive land clearing and earthworks of land with a slope steeper than 15% (or 1:5); (ii) minimising the extent of disturbance on slopes steeper than 10% (1:10); (iii) managing and controlling surface drainage by using natural flow paths wherever possible; (iv) Installing sediment and erosion control structures.



6.6 Open Space and Recreation Zone Code

The following provisions comprise the Open Space and Recreation Zone Code—

- (a) compliance with the Open Space and Recreation Zone Code;
- (b) overall outcomes for development of open space and recreation; and
- (a) specific outcomes and probable solutions for development of open space and recreation.

Compliance with the Open Space and Recreation Zone Code

For assessable development, compliance with the Open Space and Recreation Zone Code is achieved when development is consistent with the specific outcomes of **TABLE 15**.

Overall outcomes for the Open Space and Recreation Code

- (1) The overall outcomes are the purpose of the Open Space and Recreation Zone Code.
- (2) The overall outcomes sought for the Open Space and Recreation Zone Code are the following:
 - (a) sites with a high level of community recreational value are protected and preserved;
 - (b) new development, particularly residential is directed to areas with existing local open space, and other community facilities where appropriate;
 - (c) land is used and developed for public open space or recreation space in step with community needs, such that embellishment of existing open space is preferred where adequate land is available for likely future community needs.
 - (d) development of public open space areas and parkland for recreational purposes is provided in convenient locations; and
 - (e) the recreational opportunities and landscape integrity of the Shire are enhanced and reinforced through:
 - diversity of places in which to participate in recreation (eg sportsgrounds, parks, waterside parks); and
 - linear corridors for non-motorised recreation pursuits (eg cycling, walking, horseriding).



Specific outcomes, and probable solutions for the Open Space and Recreation Zone Code

The specific outcomes sought from the Open Space and Recreation Zone Code are included in column 1 of **TABLE 15**. The probable solutions are in column 2 of **TABLE 15**.

TABLE 15

SPECIFIC OUTCOMES, AND PROBABLE SOLUTIONS FOR THE OPEN SPACE AND RECREATION ZONE CODE

OPEN SPACE ZONE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Assessable Development</i>	
<i>Buildings and Facilities</i>	
O1. Buildings or structures for open space and recreation will: § respect and complement the existing character and environment of the area; and § minimise the impact on adjoining residential properties.	S1 Buildings and structures: (i) do not exceed a site coverage of 20%; (ii) are no greater than 2 storeys above natural ground level; and (iii) associated vehicle parking areas and outdoor activities on the site are orientated away from residential areas.
<i>Landscaping</i>	
O2. Adequate landscaping is provided for sport and recreation activities to create opportunities for multiple use of the site and to soften the visual impact of buildings or structures from the street.	S2 Premises incorporate landscaping in the following areas: (i) along the entire frontage of the site, except for the accessway, with a minimum width of 3m; (ii) for any vehicle parking area with more than 5 spaces, one tree per 6 spaces within the vehicle parking area; and (iii) buildings and structures of 2-3 storeys in height are complemented by species that attain a mature height of at least 10 metres.
<i>Infrastructure Provision</i>	
O3. Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.	S3 Development for the purpose of "Community Facilities" or "Sport Recreation and Entertainment" is provided with the following infrastructure: (i) connection to reticulated water and where available sewerage, or if water is unavailable premises have a reliable supply of potable water and if sewerage is unavailable then septic water is to be disposed of in an approved on-site sewerage treatment and effluent disposal system; (ii) connection of electricity and telecommunications services (where appropriate);



OPEN SPACE ZONE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Lighting Nuisance</i>	
O4. The operation of the activity does not cause undue disturbance to any person, activity or fauna because of the light it emits.	S4 The level of illumination on any nearby residence does not exceed 8 lux.
<i>Development on Open Space and Recreation Land</i>	
O5. Open space and Recreation zoned land is used for open space and recreation uses with appropriate facilities for community needs.	S5 None specified
<i>Access and Services</i>	
O6. Open space and recreation land is provided with an appropriate level of access and infrastructure to enhance the functioning of the area.	S6 The site is provided with furniture and equipment appropriate to the use, including pedestrian and bicycle trails, rehabilitation works, chairs and water fountains.
<i>Vehicle Parking and Access</i>	
O7. Premises have: <ul style="list-style-type: none"> Adequate car parking spaces to satisfy the anticipated demands of the use; and Safe and efficient access and manoeuvring areas to safely meet the anticipated traffic demand. 	S7.1 Vehicle parking on the site is in accordance with the rates specified in Schedule 4 . S7.2 Access and manoeuvring areas are provided in accordance with the standards specified in Schedule 4 .
<i>Community Safety</i>	
O8 Premises are designed to achieve an acceptable level of safety for all users by ensuring that: <p>§ buildings are sited, orientated, designed and well-lit to maximise casual surveillance of public spaces and designed to avoid opportunities for personal concealment or 'blind spots';</p> <p>§ entries to buildings are exposed to the main street frontage and are clearly delineated; and</p> <p>§ general public parking areas are clearly designated, well-lit and have clearly-defined access points.</p>	S8 None specified.



6.7 Public Purpose Zone Code

The following provisions comprise the Public Purpose Zone Code—

- (a) compliance with the Public Purpose Zone Code;
- (b) overall outcomes for development for public purposes; and
- (c) specific outcomes and probable solutions for development for public purposes;

Compliance with the Public Purpose Zone Code

For assessable development, compliance with the Public Purpose Zone Code is achieved when development is consistent with the specific outcomes of **TABLE 16**.

Overall outcomes for the Public Purpose Zone Code

- (1) The overall outcomes are the purpose of the Public Purpose Zone Code.
- (2) The overall outcomes sought for the Public Purpose Zone Code are the following:
 - (a) the on-going functions of all levels of government and use of land owned or occupied by the Crown or public instrumentalities are recognised and protected;
 - (b) the potential effects of vacant Crown land and the use of land by a public instrumentality is recognised and planned for appropriately.

Specific outcomes, and probable solutions for the Public Purpose Zone Code

The specific outcomes sought from the Public Purpose Zone Code are included in column 1 of **TABLE 16**. The probable solutions are in column 2 of **TABLE 16**.

TABLE 16
SPECIFIC OUTCOMES, AND PROBABLE SOLUTIONS
FOR THE PUBLIC PURPOSE ZONE CODE

PUBLIC PURPOSE ZONE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Assessable Development</i>	
O1. Development has regard to impacts on land used or occupied for public purposes as follows: <ul style="list-style-type: none"> § maintains the character and amenity of neighbouring uses; § adequate buffers are incorporated into the development; § appropriate siting of various components in relation to its proximity to other land uses for public purposes. 	S1 None specified.



6.8 Residential Zone Code

The following provisions comprise the Residential Zone Code—

- (a) compliance with the Residential Zone Code;
- (b) overall outcomes for residential development; and
- (c) specific outcomes and probable solutions for residential development;

Compliance with the Residential Zone Code

- (1) For assessable development, compliance with the Residential Zone Code is achieved when development is consistent with the specific outcomes of **TABLE 17**.
- (2) For self-assessable development, compliance with the Residential Zone Code is achieved when development is consistent with the acceptable solutions of **TABLE 17** as set out for that component of the code being *Self Assessable and Assessable Development*.

Overall outcomes for the Residential Zone Code

- (1) The overall outcomes are the purpose of the Residential Zone Code.
- (2) The overall outcomes sought for the Residential Zone Code is the following:
 - (a) a range of housing types are available in Hinchinbrook Shire to meet community needs, the design and siting of housing considers the location, flooding potential, the surrounding land uses and the intensity of the proposed use. The choice in housing types includes accommodation buildings, dwelling houses, duplex units, multiple unit residential buildings, caravan and mobile homes, relatives apartments and retirement villages;
 - (b) residential areas are protected from intrusive, incompatible land uses and built forms;
 - (c) building forms and materials employed in non-residential development in or adjacent to the Residential Zone generally are sympathetic to the form and materials used in the existing residential development;
 - (d) building forms are suitable for the climate and character of the Shire, as well as meeting the needs of a changing population;
 - (e) The function of the rail corridor is protected. Noise sensitive development in proximity to the rail corridor is located or designed to reduce infiltration of rail noise; and
 - (f) Tourist accommodation in Allingham does not intrude on residential amenity and is more appropriately located on village or commercial zoned land.



Specific outcomes, acceptable solutions and probable solutions for the Residential Zone Code

The specific outcomes sought from the Residential Zone Code are included in column 1 of **TABLE 17**. The acceptable solutions and probable solutions are in column 2 of **TABLE 17**.

TABLE 17

SPECIFIC OUTCOMES, ACCEPTABLE AND PROBABLE SOLUTIONS FOR THE RESIDENTIAL ZONE CODE

RESIDENTIAL ZONE CODE	
Column 1 Specific Outcomes	Column 2 Probable Solutions Acceptable Solutions
<i>Self Assessable and Assessable Development</i>	
<i>Building Height</i>	
O1. The height of residential buildings is compatible with and complementary to the character of the urban environment.	S1 Residential buildings do not exceed a total of 7 metres in height measured from natural ground level except for buildings on land with frontage to Willow Street, land on the western side of Allamanda Avenue, where buildings can be no greater than 11 metres in height above ground level at the principal road frontage.
<i>Building Siting, Form and Design</i>	
O2. Residential building bulk maintains the character and amenity of the locality, through appropriate design and siting.	S2.1 Dwelling houses have a maximum site coverage of 50% per allotment. S2.2 All other residential uses have a maximum site coverage of 40%. S2.3 The length of walls or facades in residential buildings do not exceed 15 metres unless broken by variations or articulation of at least 1.5 metres.
<i>Infrastructure Provision</i>	
O3. Premises have an appropriate level of infrastructure for the efficient functioning of the use.	S3.1 All premises are connected to reticulated water and sewerage where available, or if water is unavailable premises have a reliable supply of potable water and if sewerage is unavailable then septic water is to be disposed of in an approved on-site sewerage treatment and effluent disposal system. S3.2 Electricity and telecommunications services are available and connected to the site.
<i>Assessable Development</i>	<i>Probable Solutions</i>
<i>Building Siting, Form and Design</i>	
O4. To maintain privacy, sunlight and breezes to adjoining properties, residential buildings are set back from side and rear boundaries in proportion to the height of the building.	S4 None specified.



RESIDENTIAL ZONE CODE	
Column 1 Specific Outcomes	Column 2 Probable Solutions
O5. Residential buildings achieve an adequate level of privacy for inhabitants and neighbours.	<p>S5.1 The habitable rooms and balconies of residential buildings other than dwelling houses, do not overlook a habitable room or private open space of an adjoining dwelling unit or are screened to prevent the loss of privacy.</p> <p>S5.2 Residential building, other than dwelling houses, are provided with a screen fence on the side and rear boundaries of at least 1.8 metres in height, but does not impeded the free flow of flood waters.</p>
O6. Noise sensitive development in proximity to the rail corridor is located or designed to reduce infiltration of rail noise.	S6 Development is sited 80 metres away from the operational rail corridor or is designed to reduce infiltration of rail noise.
O7. Adequate vehicle parking and access is provided on the site.	<p>S7.1. Vehicle parking is provided in accordance with Schedule 4.</p> <p>S7.2. Access and manoeuvring areas are provided in accordance with the standards specified in Schedule 4.</p>
<i>Land Size and Dimension</i>	
O8. The land is of a size and dimension suitable for the intended use.	S8 The land has a minimum area and frontage for the intended use as listed in Schedule 5 .
<i>On-site Facilities</i>	
O9. Residential development is provided with attractive and functional on-site facilities including garbage bin areas, mailboxes, external storage areas, and clothes drying areas.	<p>S9.1. Clothes drying areas have a 3m² site area per bedroom.</p> <p>S9.2. Garbage bin areas are visually screened with landscaping.</p> <p>S9.3. Mail boxes for multiple unit developments are located close to each ground floor dwelling entry, or a mail box structure is located close to the major pedestrian entrance to the site.</p>
<i>Landscaping and Recreation Areas</i>	
O10. Landscaping and recreation space is provided on the premises, other than for dwelling houses, and is at an appropriate scale relative to the street and the height and bulk of buildings and structures on site.	<p>S10 Each dwelling unit provides:</p> <p>(i) 30m² landscape area per bedroom with at least 40% of total space in one useable parcel being not less than 5 metres in width; and</p> <p>(ii) a 2 metre wide landscape strip or fencing of 2 metres in height to side and rear boundaries to block views of and from adjoining uses.</p>
<i>Infrastructure Provision</i>	
O11. Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.	<p>S11.1. The premises have frontage to a sealed road with kerbing and channelling.</p> <p>S11.2. All loading, unloading and storage areas are located and screened so as not to be visible from the street.</p>
<i>Lighting Nuisance</i>	
O12 The operation of the activity does not cause undue disturbance to any person, activity or fauna because of the light it emits.	S12 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.



RESIDENTIAL ZONE CODE	
Column 1 Specific Outcomes	Column 2 Probable Solutions
<i>Energy Efficiency</i>	
<p>O13 Buildings are designed and sited to:</p> <ul style="list-style-type: none"> § maximise indoor climatic comfort; § minimise energy requirements for cooling during the summer months by minimising the need for air-conditioning; § have adequate access to breezes and daylight in habitable rooms; § incorporate lighting to meet usage requirements while minimising energy usage; and § minimise the climatic environmental impact on adjoining properties. 	<p>S13.1 Where possible, private open space and habitable rooms have a northerly aspect.</p> <p>S13.2 East-west facing windows of habitable rooms are shaded by awnings, projections, solar window film, adjustable external opaque louvres or roller blinds.</p> <p>S13.3 Buildings do not cast a shadow over an adjoining residential lot between the hours of 9am and 3pm on the 22 June.</p>
<i>Home Occupation</i>	
<p>O14 Home occupations are sympathetic to and compatible with the residential character of the locality by:</p> <ul style="list-style-type: none"> § maintaining a quiet residential environment § maintaining the residential appearance of the street; § maintaining the low traffic flows in the residential street; § ensuring the signage on the premises is small and unobtrusive. 	<p>S14.1. Activities on the premises do not involve:</p> <ul style="list-style-type: none"> (i) the display of goods; (ii) hiring out of any item; or (iii) repairing, servicing, cleaning or loading of motor vehicles; <p>S14.2. The home occupation activity involves:</p> <ul style="list-style-type: none"> (i) the parking of no more than 2 additional vehicles on the premises or any street frontage to the premises at any one time; (ii) only one sign is provided on the site with a maximum face area of 0.3m² and containing only the name of the person carrying out the activity, the name of the business and the type of business; and (iii) is serviced using existing infrastructure facilities including water supply, sewerage or approved septic system, stormwater drainage, and telecommunications.
<i>Multiple Unit Development in Allingham</i>	
<p>O15 Multiple unit development occurs in appropriate locations to minimise the likely impact on the residential population.</p>	<p>S15 Residential areas where the service road is a short street or cul-de-sac servicing less than 15 allotments, Multiple unit development fronting that service road will not exceed 3 units.</p>



6.9 Rural Zone Code

The following provisions comprise the Rural Zone Code—

- (a) compliance with the Rural Zone Code;
- (b) overall outcomes for rural activities and development; and
- (c) specific outcomes and probable solutions for rural development.

Compliance with the Rural Zone Code

- (1) For assessable development, compliance with the Rural Zone code is achieved when development is consistent with the specific outcomes of **TABLE 18**.
- (2) For self-assessable development, compliance with the Rural Zone code is achieved when development is consistent with the acceptable solutions of **TABLE 18** as set out for that component of the code being *Self Assessable and Assessable Development*.

Overall outcomes for the Rural Zone Code

- (1) The overall outcomes are the purpose of the Rural Zone Code.
- (2) The overall outcomes sought for the Rural Zone Code are the following:
 - (a) rural land in Hinchinbrook Shire will be used sustainably to ensure the viability of agriculture by maintaining the primary industry base, particularly sugar cane and beef cattle grazing, and supported by diversification into smaller-scale rural industries such as horticulture and aquaculture;
 - (b) good quality agricultural land is conserved and protected in accordance with State Planning Policy 1/92;
 - (c) incompatible land uses do not intrude on the development and continuation of primary industries within the Shire, (eg. residential development adjoining sugar tramways);
 - (d) where potentially incompatible land uses interface with land used for intensive agriculture, an appropriate buffer or separation distance will be provided in accordance with the Guidelines for Separating Agricultural and Residential Land Uses;
 - (e) the establishment of new sustainable rural industries or activities in order to broaden the economic base of the Shire will be facilitated;
 - (f) rural service industries and activities, such as rural workers accommodation, preferably occur in designated villages where possible;
 - (g) rural industries will minimise the impacts on the environment through the sustainable use of rural resources such as surface and ground water resources, soil and other land resources, minimising the extent of earthworks and engaging effective site rehabilitation measures;
 - (h) riparian vegetation and stream bank stability, remnant areas of native forests, rural views, and quiet rural amenity is protected;



- (i) opportunities for rural living in areas of the Shire, such as rural residential and small rural holdings are limited, but are provided in response to an established community need, and are contiguous with a designated rural settlement sub area, village, Ingham or Allingham;
- (j) development in the rural settlement sub areas at Arnot Creek and Mount Fox, has an adequate level of accessibility to community facilities, transport infrastructure, and efficiency in providing community facilities and area; and
- (k) development of rural land does not impact adversely on:
 - (i) surface and ground water resources;
 - (ii) riparian vegetation and stream bank stability;
 - (iii) remnant vegetation and habitat for endangered, rare or vulnerable species;
 - (iv) known wildlife corridors;
 - (v) fish habitat reserves;
 - (vi) the active coastal zone; and
 - (vii) in-stream ecological or morphological processes.

Specific outcomes, acceptable solutions and probable solutions for the Rural Zone Code

The specific outcomes sought from the Rural Zone Code are included in column 1 of **TABLE 18**. The acceptable solutions and probable solutions are in column 2 of **TABLE 18**.

TABLE 18

SPECIFIC OUTCOMES, ACCEPTABLE AND PROBABLE SOLUTIONS FOR THE RURAL ZONE CODE

RURAL ZONE CODE	
Column 1 Specific Outcomes	Column 2 Probable Solutions Acceptable Solutions
<i>Self Assessable and Assessable Development</i>	
<i>Site Layout</i>	
O1. Any non-residential buildings, structures and open use areas are setback from boundaries to ensure that the amenity of adjoining land and the rural character of the locality area is maintained.	S1 Non-residential buildings, structures and open use areas are setback not less than; <ul style="list-style-type: none"> (i) 20m from any road frontage of the site or behind the line of an existing dwelling, whichever is the lesser; (ii) 10m from all other site boundaries; (iii) 50m from any existing dwelling on an adjoining lot.
<i>Lighting Nuisance</i>	
O2. The operation of the activity does not cause undue disturbance to any person, activity because of the light it emits.	S2. The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.



RURAL ZONE CODE	
<i>Bushfire Hazard</i>	
O3. Buildings in areas of high or medium bushfire hazard as identified on Natural Features Overlay Map 11 are adequately separated from vegetation by firebreaks to remove potential fuel and allow emergency vehicle access.	<p>S3.1 An area of at least 20m wide is allocated as a firebreak around the building with the first 10 metres from the building comprising a cleared area (fuel free inner zone), while the outer 10 metres (fuel reduced outer zone) should be planted with fire resistant vegetation species or grassed. OR</p> <p>S3.2 Firebreaks are provided by a perimeter road that separates lots from areas of bushfire hazard and that road:</p> <ul style="list-style-type: none"> • has a minimum cleared width of 6m; • has a minimum formed width of 4m; • has a maximum gradient of 12.5%; • allows for vehicle access at least every 200m; and • provides passing and turning areas at least every 400m.
O4. Buildings are located away from areas of high or medium bushfire hazard as identified on Natural Features Overlay Map 11.	<p>S4.1 Buildings are located on land with a slope gradient less than 15%;</p> <p>S4.2 Non-habitable buildings are sited between the hazardous vegetation and the habitable dwelling.</p>
O5. Development located on land identified as having a high or medium bushfire hazard on Natural Features Overlay Map 11 has sufficient, accessible supply of water for fire-fighting purposes.	<p>S5.1 Premises are connected to a reticulated water supply having a minimum pressure and flow of 10 litres a second at 200kPa. OR</p> <p>S5.2 Premises have a:</p> <ul style="list-style-type: none"> • dam or lake providing a reliable supply of at least 10,000L of water for fire-fighting purposes in times of bushfire emergency, or • an on-site water tank or swimming pool having a minimum capacity of 10,000L that could be made available, and is accessible, for fire-fighting purposes; and • the outlet pipe is 50mm in diameter and fitted with a 50mm male camlock standard rural fire brigade fitting.
O6. Buildings located in a high or medium bushfire hazard area identified on Natural Features Overlay Map 11 have roofs of a shape and pitch that minimises radiation pick up and the potential for debris build-up and fences are designed to avoid fuelling a fire.	<p>S6.1 Buildings have roofs with pitches of between 12 and 21 degrees;</p> <p>S6.2 Any outbuilding is part of the main building or located no more than 5m from the main building.</p>

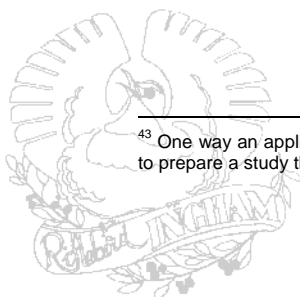


Assessable Development Only	Probable Solutions
<i>Site Layout</i>	
<p>O7. Premises are designed and sited to be compatible with nearby land uses by:</p> <p>§ adopting appropriate setbacks for buildings and storage areas;</p> <p>§ providing suitable vehicle access and manoeuvring areas;</p> <p>§ providing suitable landscape areas; and</p> <p>§ retaining existing vegetation.</p>	<p>S7 Buildings, structures, yards, pens or tanks used for "Intensive Animal Husbandry", "Kennels", "Rural Industry", "Stables" or "Stock Sale Yards" are:</p> <p>(a) Situated no closer than 100m of a residential building on an adjoining lot and no closer than 20m for a residential building on the same lot.</p>
<i>Sediment and Erosion Control</i>	
O8. Development minimises erosion occurring on the site and sediments leaving the site.	<p>S8 Development incorporates soil erosion and sedimentation management by:</p> <p>(i) avoiding land clearing and earthworks on land with a slope steeper than 15% (or 1:5);</p> <p>(ii) minimising the extent of disturbance on slopes steeper than 10% (1:10);</p> <p>(iii) managing and controlling surface drainage by using natural flow paths wherever possible; and</p> <p>(iv) Provision of detention basins and flow control devices.</p>
<i>Vegetation Management</i>	
O9. Vegetation, habitat areas and ecological corridors are retained.	S9 The development is conducted within an existing cleared or otherwise disturbed area on the site.
O10. Development on land within 100m of a waterway protects the habitat and biodiversity values of the waterway.	<p>S10 Riparian vegetation is retained along each side of a waterway, within at least:</p> <p>(i) 55 metres of each high bank of a river; and</p> <p>(ii) 25 metres of each bank of a creek or stream.</p> <p>"Waterway" is defined in Schedule 3 together with the following:</p> <p>Riparian vegetation is retained with reference to DNRM topographic mapping (1:100,000) or the Herbert River Information Centre data to identify waterways and apply the following buffer distances</p> <ul style="list-style-type: none"> • a waterway not mapped – no less than 15 metres; • 1st order or 2nd order waterway – no less than 15 metres; • 3rd or 4th order waterway – no less than 25 metres; defined as "creek or stream" • 5th or 6th order waterway – no less than 35 metres; • 7th or 8th order waterway – no less than 55 metres; defined as "river" • undeveloped tidal waterway – no less than 55 metres.



<i>Water Quality Maintenance</i> ⁴³	
O11. All activities maintain the water quality in Hinchinbrook's groundwater, streams and surface water storages.	S11 Premises: (i) with activities which involve the handling of water-borne pollutants are provided with bunded, impervious surfaces linked to an integrated drainage and treatment system; (ii) with activities which involve the storage of waste water is provided with properly designed and constructed, secure, sealed storage facilities; (iii) contain all liquid wastes and discharge them to a sewer or removed from the site for treatment and disposal to an approved facility.
O12. Development has adequate provision for managing stormwater, to ensure that the environmental values of the surface and ground water resources are not diminished	S12 Premises have: (i) adequate physical measures for intercepting and treating surface water drainage and spilled substances prior to their release to the waterways; and (ii) bunding of sites or areas within sites or integrated drainage systems which include waste water treatment measures, where chemicals, fuels, lubricants and other soluble pollutants are being handled on site.
<i>Extractive Industries</i>	
O13 Siting and extent of extractive industry operations provides for a buffer width that effectively mitigates the impacts of noise, dust, vibration and views of the operation from the surrounding locality.	S13 Extraction and processing activities are conducted more than 20m from all site boundaries and: (i) gravel quarries 200m minimum from any existing dwelling house; (ii) hard rock quarries 1000m from any existing dwelling house; and (iii) incorporates a 20m vegetated buffer strip; (iv) banks and channels constructed to divert stormwater away from excavated areas; and (v) lining and/or other suitable treatment of erosion-prone areas. Quarry haul out routes: (i) avoid residential areas; (ii) minimise the number of dwelling houses affected; (iii) follow the shortest practical route to the nearest State - controlled road ; and (iv) are constructed to minimise dust nuisance, noise nuisance, erosion and sedimentation of water courses and maintenance costs.
O14. Operation areas are fenced to prevent unauthorised or accidental public entry.	S14 Premises have a people-proof fence with a minimum height of 1.8m.

⁴³ One way an applicant may demonstrate how the development achieves the specific outcomes relating to water quality is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.



<p>O15. Extractive industries includes the staged rehabilitation of the site to a state similar to the original condition of the land such that the site:</p> <p>§ is safe and clear of contamination;</p> <p>§ provides an acceptable degree of visual amenity; and</p> <p>§ is suitable for alternative land uses.</p>	<p>S15 Rehabilitation of extractive industries involves;</p> <ul style="list-style-type: none"> (i) topsoil from the site has been stockpiled and is used to rehabilitate parts of the site when operations are complete; (ii) all disturbed areas are revegetated with endemic species of trees, shrubs and ground cover; (iii) the surface materials in the site are stable and not subject to erosion or landslip; (iv) surface drainage lines are re-established, stabilised and discharged to approved points; and (v) the quality of both ground and surface water in the vicinity of the site is similar to the original water quality of the site and its environs. <p>Unless required otherwise by an environmental license, extractive industry sites are to be graded and the finished surfaces re-profiled to the following standards:</p> <ul style="list-style-type: none"> (i) for shallow sand and gravel pits – batter slopes no steeper than 15% (1 in 5); (ii) for hard rock quarries involving benching – average face slope no steeper than 1.5 in 1, with benches prepared and topsoiled and planted with endemic trees, shrubs and ground covers.
--	---



6.10 Village Zone Code

The following provisions comprise the Village Zone Code—

- (a) compliance with the Village Zone Code;
- (b) overall outcomes for development in the designated villages; and
- (c) specific outcomes and probable solutions for development in the designated villages;

Compliance with the Village Zone Code

- (1) For assessable development, compliance with the Village Zone Code is achieved when development is consistent with the specific outcomes of **TABLE 19**.
- (2) For self-assessable development, compliance with the Village Zone Code is achieved when development is consistent with the acceptable solutions of **TABLE 19** as set out for that component of the code being *Self Assessable and Assessable Development*.

Overall outcomes for the Village Zone Code

- (1) The overall outcomes are the purpose of the Village Zone Code.
- (2) The overall outcomes sought for the Village Zone Code are the following:
 - (a) villages serve a local service function and provide important convenience services to the surrounding rural communities. Villages are attractive and viable, with an appropriate level of essential services and infrastructure;
 - (b) development is focussed and consolidated in the villages to sustain the existing services;
 - (c) the quiet rural amenity of a village is protected while accommodating rural industries and rural-related service uses in appropriate locations; and
 - (d) The function of the rail corridor is protected. Noise sensitive development in proximity to the rail corridor is located or designed to reduce infiltration of rail noise.

Specific outcomes, acceptable solutions and probable solutions for the Village Zone Code

The specific outcomes sought from the Village Zone Code are included in column 1 of **TABLE 19**. The acceptable solutions and probable solutions are in column 2 of **TABLE 19**.



TABLE 19
SPECIFIC OUTCOMES, ACCEPTABLE AND PROBABLE SOLUTIONS
FOR THE VILLAGE ZONE CODE

VILLAGE ZONE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions Acceptable Solutions
Self Assessable and Assessable Development	
<i>Building Height</i>	
O1. The height of residential buildings is compatible with and complementary to the character of the urban environment.	S1 Residential buildings do not exceed a total of 7 metres in height measured from natural ground level except for buildings with frontage to western alignment to Patterson Parade southwards from Pearson Street in Lucinda and western alignment to John Dory Street between Groper Street and Dolphin Crescent and western alignment to Dolphin Crescent in Taylors Beach, where buildings can be no greater than 11 metres in height above ground level at the principal road frontage.
<i>Building Siting, Form and Design</i>	
O2. Residential building bulk maintains the character and amenity of the locality, through appropriate design and siting.	S2.1 Dwelling houses have a maximum site coverage of 50% per allotment. S2.2 All other residential uses have a maximum site coverage of 40%. S2.3 The length of walls or facades in residential buildings do not exceed 15 metres unless broken by variations or articulation of at least 1.5 metres.
<i>Infrastructure Provision</i>	
O3. Premises have an appropriate level of infrastructure for the efficient functioning of the use.	S3.1 All premises are connected to reticulated water and sewerage where available, or if water is unavailable premises have a reliable supply of potable water and if sewerage is unavailable then septic water is to be disposed of in an approved on-site sewerage treatment and effluent disposal system. S3.2 Electricity and telecommunications services are available and connected to the site.
Assessable Development	
<i>Building Siting, Form and Design</i>	
O4. To maintain privacy, sunlight and breezes to adjoining properties, residential buildings are set back from side and rear boundaries in proportion to the height of the building.	S4 None specified.



VILLAGE ZONE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
O5. Residential buildings achieve an adequate level of privacy for inhabitants and neighbours.	<p>S5.1 The habitable rooms and balconies of residential buildings other than dwelling houses, do not overlook a habitable room or private open space of an adjoining dwelling unit or are screened to prevent the loss of privacy.</p> <p>S5.2 Residential building, other than dwelling houses, are provided with a screen fence on the side and rear boundaries of at least 1.8 metres in height, but does not impeded the free flow of flood waters.</p>
<i>Vehicle Parking and Access</i>	
O6. Adequate vehicle parking and access is provided on the site.	<p>S6.1 Vehicle parking is provided in accordance with Schedule 4.</p> <p>S6.2 Access and manoeuvring areas are provided in accordance with the standards specified in Schedule 4.</p>
<i>On-site Facilities</i>	
O7. Multiple unit residential development is provided with attractive and functional on-site facilities including garbage bin areas, mailboxes, external storage areas, car parking, clothes drying areas.	<p>S7.1 Clothes drying areas have a 3m² site area per bedroom.</p> <p>S7.2. Garbage bin areas are visually screened with landscaping.</p> <p>S7.3. Mail boxes for multiple unit developments are located close to each ground floor dwelling entry, or a mail box structure is located close to the major pedestrian entrance to the site.</p>
<i>Landscaping and Recreation Areas</i>	
O8. Landscaping and recreation space is provided on the premises, other than for dwelling houses, and is at an appropriate scale relative to the street and the height and bulk of buildings and structures on site.	<p>S8 (i) Each dwelling unit provides: 30m² landscape area per bedroom with at least 40% of total space in one useable parcel being not less than 5 metres in width; and</p> <p>(ii) a 2 metre wide landscape strip or fencing of 2 metres in height to side and rear boundaries to block views of and from adjoining uses.</p>
<i>Infrastructure Provision</i>	
O9. Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.	<p>S9.1 The premises have frontage to a sealed road with kerbing and channelling.</p> <p>S9.2 All loading, unloading and storage areas are located and screened so as not to be visible from the street.</p>
<i>Lighting and Noise Nuisance</i>	
O10. The operation of the activity does not cause undue disturbance to any person, activity or fauna because of the light it emits.	S10 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.
O11. Noise sensitive development in proximity to the rail corridor is located or designed to reduce infiltration of rail noise.	S11 Development is sited 80 metres away from the operational rail corridor or is designed to reduce infiltration of rail noise.



VILLAGE ZONE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Villages Generally</i>	
O12. Development does not fragment or disrupt the existing pattern of land use by being either: § In-fill development within the village; or § On the fringe of the village if it is the only viable option and can be connected to existing infrastructure.	S12 None specified.
O13. Development reflects and enhances the village character and is in keeping with the existing scale intensity of neighbouring land use and the village itself.	S13 None specified.
<i>Halifax</i>	
O14. Development in Halifax retains its current "main street" character by: § limiting business activity to a clearly defined business centre focussed on Macrossan Street; and § retaining the current built form and landscape character.	S14.1 Retail or commercial development is contained within or immediately adjoining the existing business centre in Macrossan Street between Alma Street and River Avenue. S14.2 Buildings located in the existing business centre in Macrossan Street between Alma Street and River Avenue: (i) are retained wherever practical; (ii) have a maximum height of 2 storeys; (iii) are built to the front road alignment; and (iv) are provided with awnings for the full length of the building frontage and for the full width of the adjoining footpath.
O15. The quiet amenity of the residential areas in the village is protected from impacts from industrial development.	S15 Industrial development is located to the east of Scott Street between Lucinda Road and Andersen Street.
<i>Lucinda and Dungeness</i>	
O16. Development will establish a consolidated urban form to make more efficient use of the available infrastructure.	S16.1 Commercial or non-residential development is sited within the existing village/s. S16.2 The amenity of the residential allotments, the capacity and standard of existing infrastructure and the controlled discharge of stormwater is maintained.
O17. Tourist accommodation and retail development occurs in appropriate locations.	S17.1 Lucinda—tourist accommodation and retail and commercial development is located in the area to the east of the railway (Keast Street) and to the north of Waring Street. S17.2 Dungeness—tourism accommodation occurs in areas identified on Zone Map 8 in the Village Zone.
<i>Trebonne</i>	
O18. Non-residential uses are located to minimise impacts on residential areas.	S18 Retail, commercial, service industry and other non-residential land uses are in the vicinity of the intersection of Stone River Road and the Ingham-Abergowrie Road.
O19. Residential uses are located in appropriate locations with a proven over-riding need and community benefit.	S19 New residential development is created free of inundation of flood waters and other drainage arising from a 1% probability storm event.



VILLAGE ZONE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Victoria Estate</i>	
O20. Development does not result in adverse or constraining influences or incompatible with near-by land uses.	S20 None specified.
O21. Development does not constrain the operation of the Victoria Sugar Mill.	S21 None specified.
<i>Home Occupation</i>	
O22. Home occupations are sympathetic to and compatible with the residential character of the locality by: § maintaining a quiet residential environment § maintaining the residential appearance of the street; § maintaining the low traffic flows in the residential street; § ensuring the signage on the premises is small and unobtrusive.	S22.1 Activities on the premises do not involve: (i) the display of goods; (ii) hiring out of any item; or (iii) repairing, servicing, cleaning or loading of motor vehicles. S22.2 The home occupation activity involves: (i) the parking of no more than 2 additional vehicle on the premises or any street frontage to the premises at any one time; (ii) only one sign is provided on the site with a maximum face area of 0.3m ² and containing only the name of the person carrying out the activity, the name of the business and the type of business; and (iii) is serviced using existing infrastructure facilities including water supply, sewerage or approved septic, stormwater drainage, waste collection and disposal, and telecommunications.



DIVISION 3 – CODES FOR DEVELOPMENT FOR A STATED PURPOSE OR DEVELOPMENT OF A STATED TYPE

6.11 Aquaculture Code

The following provisions comprise the Aquaculture Code—

- (a) compliance with the Aquaculture Code;
- (b) overall outcomes for aquaculture development; and
- (c) specific outcomes and probable solutions for aquaculture development.

Compliance with the Aquaculture Code

For assessable development, compliance with the Aquaculture Code is achieved when development is consistent with the specific outcomes of **TABLE 20**.

Overall outcomes for the Aquaculture Code

- (1) The overall outcomes are the purpose of the Aquaculture Code.
- (2) The overall outcomes sought for the Aquaculture Code are the following:
 - (a) aquaculture has no adverse impacts on coastal resources and other areas of ecological significance;
 - (b) aquaculture is established on suitable sites having particular regard to site size and location, topography, likely environmental impacts, and surrounding land use; and
 - (c) aquaculture is developed and managed in accordance with acceptable environmental standards.

Specific outcomes, and probable solutions for the Aquaculture Code

The specific outcomes sought from the Aquaculture Code are included in column 1 of **TABLE 20**. The probable solutions are in column 2 of **TABLE 20**.

TABLE 20
SPECIFIC OUTCOMES, AND PROBABLE SOLUTIONS
FOR THE AQUACULTURE CODE

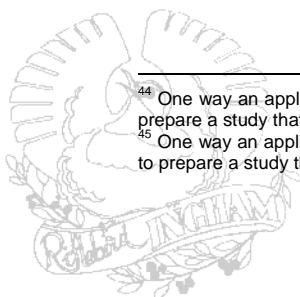
AQUACULTURE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Assessable Development</i>	
<i>Site Suitability</i>	
O1. Aquaculture developments are located on sites which have sufficient area to provide adequate setbacks of buildings, waste disposal areas and all other activity areas from: <ul style="list-style-type: none"> § site boundaries, § dwelling houses; § waterways, wells or bores; § significantly trafficked roads; and § similar use on adjoining land. 	S1 None specified.



AQUACULTURE CODE	
Column 1 Specific Outcomes	Column 2 Probable Solutions
O2. Aquaculture facilities are located to avoid any loss of or fragmentation of good quality agricultural land.	S2 None specified.
O3. Aquaculture facilities are: § located on sites that are in keeping with the character of the predominant land use activity in the locality; and § sited to avoid adverse effects on any nearby land uses.	S3 None specified
O4. Pond based aquaculture facilities are constructed to prevent the escape of aquaculture product in a flood event.	S4 Bunds are constructed to a level above the 1% AEP flood level (100 year) to minimise the escape of aquaculture product.
<i>Site Layout</i>	
O5. The site layout takes into account on-site topography and drainage, existing vegetation and the location of dwellings and other sensitive uses in the surrounding area.	S5 None specified.
O6. Structures and open use areas are setback from boundaries to ensure that the amenity of adjoining land and the rural character of the locality is maintained.	S6 Structures and activity areas are setback not less than: (i) 20m from any road frontage of the site; and (ii) 10m from all other site boundaries.
<i>Air Quality⁴⁴</i>	
O7. All activities maintain the air quality and consequently, public health standards, including: § minimising emission and odour levels; and § preventing the generation of dust.	S7 None Specified
<i>Water Quality Maintenance⁴⁵</i>	
O8. Aquaculture will be undertaken so as to maintain water quality of Queensland waters, maintain groundwater levels and quality and maintain any wastewater discharge to meet relevant standards and requirements.	S8 None Specified
O9. Development has adequate provision for managing stormwater, to ensure that the environmental values of the surface and ground water resources are not diminished.	S9 Premises have: (i) adequate physical measures for intercepting and treating surface water drainage to release to the waterways; and (ii) bunding of sites or areas within sites or integrated drainage systems which include waste water treatment measures, where chemicals, fuels, lubricants and other soluble pollutants are being handled on site.

⁴⁴ One way an applicant may demonstrate how the development achieves the specific outcomes relating to air quality is to prepare a study that identifies how the development is in accordance with Environmental Protection (air) Policy 1997.

⁴⁵ One way an applicant may demonstrate how the development achieves the specific outcomes relating to water quality is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.



6.12 Caravan Park and Relocatable Home Code

The following provisions comprise the Caravan Park and Relocatable Home Code—

- (a) compliance with the Caravan Park and Relocatable Home Code;
- (b) overall outcomes for Caravan Parks and Relocatable Homes; and
- (c) specific outcomes and probable solutions for Caravan Park and Relocatable Homes.

Compliance with the Caravan Park and Relocatable Home Code

For assessable development, compliance with the Caravan Park and Relocatable Home Code is achieved when development is consistent with the specific outcomes of **TABLE 21**.

Overall outcomes for the Caravan Park and Relocatable Home Code

- (1) The overall outcomes are the purpose of the Caravan Park and Relocatable Home Code.
- (2) The overall outcomes sought for the Caravan Park and Relocatable Home Park Code are:
 - (a) To ensure Caravan Parks and Relocatable Home Parks are designed and operated to be compatible with the desired amenity, character and scale of the surrounding area;
 - (b) Adequate facilities are provided to ensure a clean and acceptable living environment for residents and visitors; and
 - (c) Adequate landscape and recreation area is provided to help create a pleasant, safe and attractive living environment.

Specific outcomes, and probable solutions for the Caravan Park and Relocatable Home Code

The specific outcomes sought from the Caravan Park and Relocatable Home Code are included in column 1 of **TABLE 21**. The probable solutions are in column 2 of **TABLE 21**.



TABLE 21

**SPECIFIC OUTCOMES, AND PROBABLE SOLUTIONS
FOR THE CARAVAN PARK AND RELOCATABLE HOME CODE**

CARAVAN PARK AND RELOCATABLE HOME CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
Assessable Development	
<i>Site Location and Suitability</i>	
O1. The premises are designed and sited to: § cause minimal impact to the environment; § be visually compatible with the surrounding neighbourhood; and § be compatible with the surrounding land uses.	S1 Premises are situated on land: (i) free from steep slopes (15% and over), unstable areas; and (ii) well removed from high bushfire hazard areas as identified on Overlay Map 11.
<i>Site Layout</i>	
O2. The premises is designed to ensure that all buildings and 'plots' are setback from property boundaries to ensure sufficient visual, noise and odour buffering for residents.	S2.1 Buildings and 'plots' having a minimum setback of: (i) 6 metres to any adjoining road frontage; and (ii) 5 metres to any side or rear boundary. S2.2 All setback areas are landscaped to provide a visual screen to adjoining properties.
O3. The access points have adequate width to allow two vehicles towing caravans to safely pass.	S3 The minimum road widths being: (i) 7 metres for two-way entrance / exit; (ii) 5 metres for one-way entrance; (iii) 5 metres for a one-way exit; and (iv) a holding area with dimensions of 4 m x 20 m as a separate bay or as part of an entrance road.
O4. The internal road system is designed to cater for anticipated vehicle use enabling suitable manoeuvrability and safety whilst avoiding congestion.	S4.1 Internal roads are constructed to a bitumen seal standard being a minimum of: (i) 4 metres wide for a one-way road or cul-de-sac; and (ii) 6 metres wide for a two-way road. S4.2 Emergency vehicles have direct access to within 50 m of all 'plots' and buildings.
<i>Land Size and Dimension</i>	
O5. The land is of a size and dimension suitable for the intended use.	S5 The land has a minimum area and frontage for the intended use as listed in Schedule 5 .
<i>Design of Caravan, Cabin and Tent Plots</i>	
O6 All cabins, caravan and tent 'plots' are of sufficient size and dimensions to comfortably accommodate the individual living activities of users and to allow manoeuvring of caravans.	S6 None specified.
O7 All cabins, caravan and tent 'plots' are provided with setbacks to provide visitors and residents with visual privacy.	S7 None specified.



CARAVAN PARK AND RELOCATABLE HOME CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Design of Relocatable Home Plots</i>	
O8 All relocatable home 'plots' maintain a high standard of residential amenity by being capable of accommodating: § a range of relocatable homes commonly in use; § any associated carport structure; § one car parking space; and § private open space areas.	S8.1 None specified.
<i>Recreation & Open Space Areas</i>	
O9 The premises incorporate passive and active recreation areas both indoors and outdoors to meet the recreational needs of the park residents and visitors.	S9.1 Open space areas of a minimum of 10% of the total area of the premises (excluding landscape buffers) being dispersed throughout the premises. S9.2 A community building is provided for both active and passive recreation.
<i>Landscaping</i>	
O10 Landscaping is provided along all frontages of the premises such that the visual amenity of the locality is enhanced by presenting an attractive streetscape.	S10.1 Landscaping is providing along the frontages of the premises exclusive of accessways to a minimum width of: (i) 5 metres to a state controlled road; and (ii) 3 metres to any other road.
O11 The premises is landscaped to provide: § a high level of visual amenity and safety; § climate control so as to maximise comfort of residents and visitors in all seasons; and § buffer and screening mechanisms to any adjoining residential or incompatible uses such that the residential amenity of the locality and the premises is maintained.	S11.1 Existing vegetation and other natural features on the premises are retained wherever possible, with attractive or interesting views from the premises being enhanced / accentuated. S11.2 A minimum 3 m wide landscaped buffer is provided along side and rear boundaries.
<i>On-Site Facilities and Services</i>	
O12 All cabin, caravan, tent and relocatable home plots are provided with appropriate on-site facilities and services including: § laundry and ablution facilities; § refuse receptacles; § storage areas; § on-site kiosk where the premises is more than 1 kilometre from convenience shop; and § fire fighting equipment.	S12 All premises being provided with: (i) refuse bin storage areas are centrally located and screened from general view by landscaping and fencing; and (ii) a conveniently located and accessible kiosk not exceeding 80m GFA is provided and maintained on the premises for the exclusive use of residents and visitors of the park.
O13 Lighting on the premises is provided to ensure: § the safety of staff, visitors and residents; and § that light emitted from the premises does not cause nuisance or annoyance to residents in the immediate vicinity or to passing motorists.	S13.1 Heavily used spaces such as car parks, major pedestrian routes, entries to buildings and entries to public toilets are lit with the power of 50-100 lux (lumens). S13.2 Areas not intended for night-time use are not lit or are closed off to avoid giving a false impression of safety.



6.13 Intensive Agriculture Code

The following provisions comprise the Intensive Agriculture code—

- (a) compliance with the Intensive Agriculture code;
- (b) overall outcomes for Intensive Agriculture code; and
- (c) specific outcomes and probable solutions for Intensive Agriculture code;

Compliance with the Intensive Agriculture code

For assessable development, compliance with the Intensive Agriculture code is achieved when development is consistent with the specific outcomes of **TABLE 22**

Overall outcomes for the Intensive Agriculture code

- (1) The overall outcomes are the purpose of the Intensive Agriculture code.
- (2) The overall outcomes sought for the Intensive Agriculture code are to ensure that intensive agriculture development is undertaken to avoid any:
 - (a) excessive or unnecessary vegetation loss;
 - (b) changes to hydrological regimes in waterways;
 - (c) adverse impacts on ecological processes in the waterways catchment;or
 - (d) adverse impacts on the amenity and agricultural practices of neighbouring properties.

Specific outcomes, and probable solutions for the Intensive Agriculture code

The specific outcomes sought from the Intensive Agriculture Code are included in column 1 of **TABLE 22** The probable solutions are in column 2 of **TABLE 22**.



TABLE 22
SPECIFIC OUTCOMES, AND PROBABLE SOLUTIONS
FOR THE INTENSIVE AGRICULTURE CODE

INTENSIVE AGRICULTURE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Assessable Development</i>	
<p>O1. Development for Intensive Agriculture is sustainable and:</p> <ul style="list-style-type: none"> § minimises the extent of vegetation loss and earthworks required; and § contains downstream effects on waterway systems, including with regard to water demand, water quality and effects on ecological processes. 	<p>S1 Intensive agriculture is carried out in accordance with an approved management plan.</p>
<p>O2. Access to Intensive Agriculture is safe functional and efficient and properly designed to:</p> <ul style="list-style-type: none"> § Accommodate traffic flows arising from production during harvesting; § Connect with the local road network at safe and appropriate locations; § Avoid traffic conflicts with the operation of the cane train network; and § Avoid flooding or drainage impacts on roads in the local catchment. 	<p>S2 None specified.</p>



6.14 Intensive Animal Husbandry Code

The following provisions comprise the Intensive Animal Husbandry Code—

- (a) compliance with the Intensive Animal Husbandry Code;
- (b) overall outcomes for Intensive Animal Husbandry Code; and
- (c) specific outcomes and probable solutions for Intensive Animal Husbandry Code;

Compliance with the Intensive Animal Husbandry Code

For assessable development, compliance with the Intensive Animal Husbandry Code is achieved when development is consistent with the specific outcomes of **TABLE 23**.

Overall outcomes for the Intensive Animal Husbandry Code

- (1) The overall outcomes are the purpose of the Intensive Animal Husbandry Code.
- (2) The overall outcomes sought for the Intensive Animal Husbandry Code are to ensure that development is undertaken to avoid any:
 - (a) Nuisance to adjoining and adjacent properties; and or
 - (b) adverse impacts on the environmental values of a locality.

Specific outcomes and probable solutions for the Intensive Animal Husbandry Code

The specific outcomes sought from the Intensive Animal Husbandry Code are included in column 1 of **TABLE 23**. The probable solutions are in column 2 of **TABLE 23**

TABLE 23
SPECIFIC OUTCOMES, AND PROBABLE SOLUTIONS
FOR THE INTENSIVE ANIMAL HUSBANDRY CODE

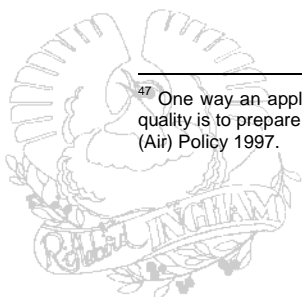
INTENSIVE ANIMAL HUSBANDRY CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Assessable Development</i>	
<i>Amenity</i>	
O1. Development maintains the amenity of surrounding land uses (particularly Residential zone), by incorporating suitable separation distances. ⁴⁶	S1 None specified.
O2. The visual amenity and landscape character of the locality is retained, particularly along roads servicing tourist or visitor needs.	S2 None Specified.

⁴⁶ Feedlots and piggeries are Environmentally Relevant Activities that require an authority from the Department of Primary Industries and Fisheries and separation distances from sensitive receptors relating to odour, dust and noise are determined on a case by case basis from performance standards and models.



INTENSIVE ANIMAL HUSBANDRY CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<p>O3. Intensive Animal Husbandry is developed on sites suitable for the use which:</p> <p>§ minimises the risk of contamination of ground water and surface water resources;</p> <p>§ minimise the risk of soil erosion and sedimentation in waterways; and</p> <p>§ minimises the requirement for bulk earthworks by avoiding slopes steeper than 10% (1 in 10).</p>	<p>S3 None Specified.</p>
<p>O4. Intensive Animal Husbandry maintains the amenity of the locality by:</p> <p>§ controlling noise, odour and dust nuisance;</p> <p>§ gaining access to a constructed road adequate for the traffic flows generated by the use;</p> <p>§ ensuring stock feed is stored in a controlled space safe from feral animals and wildlife; and</p> <p>§ ensuring large buildings and stock holding areas are screened from roads by effective landscaping with endemic trees and shrubs.</p>	<p>S4 None Specified⁴⁷.</p>

⁴⁷ One way an applicant may demonstrate how the development achieves the specific outcomes relating to noise and air quality is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) and (Air) Policy 1997.



6.15 Operational Works (Filling and Excavation) Code

The following provisions comprise the Operational Works (Filling and Excavation) Code—

- (a) compliance with the Operational Works (Filling and Excavation) Code;
- (b) overall outcomes for Operational Works (Filling and Excavation); and
- (c) specific outcomes and probable solutions for Operational Works (Filling and Excavation);

Compliance with the Operational Works (Filling and Excavation) Code

- (1) For assessable development, compliance with the Operational Works (Filling and Excavation) Code is achieved when development is consistent with the specific outcomes of **TABLE 24**
- (2) For self-assessable development, compliance with the Operational Works (Filling and Excavation) Code is achieved when development is consistent with the acceptable solutions of **TABLE 24** as set out for that component of the code being *Self Assessable and Assessable Development*.

Overall outcomes for the Operational Works (Filling and Excavation) Code

- (1) The overall outcomes are the purpose of the Operational Works (Filling and Excavation) Code.
- (2) The overall outcome sought for the Operational Works (Filling and Excavation) Code is to ensure that development involving excavation and filling is undertaken to avoid any:
 - (a) adverse impacts on the environmental values of a locality particularly adjacent land and waterways;
 - (b) instability through uncontrolled work on steep or highly erodible land; or
 - (c) adverse impacts on infrastructure services including footpaths and drainage.

Specific outcomes, acceptable solutions and probable solutions for the Operational Works (Filling and Excavation) Code

The specific outcomes sought from the Operational Works (Filling and Excavation) Code are included in column 1 of **TABLE 24**. The acceptable solutions and probable solutions are in column 2 of **TABLE 24**.



TABLE 24

**SPECIFIC OUTCOMES, ACCEPTABLE AND PROBABLE SOLUTIONS
FOR THE OPERATIONAL WORKS (FILLING AND EXCAVATION) CODE**

OPERATIONAL WORKS (FILLING AND EXCAVATION) CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions Acceptable Solutions
<i>Self Assessable and Assessable Development</i>	
O1. Excavation and filling on land maintains the amenity of adjoining land uses.	S1 Excavation is not carried out within 1.5metres of any site boundary
<i>Assessable Development</i>	<i>Probable Solutions</i>
O2. Excavation and filling ensures land stability and public safety is maintained and ensures no nuisance results.	<p>S2.1 All filling is to be contained on the applicant's land, and prevented from washing collapsing onto adjacent private or public land, including footpaths.</p> <p>S2.2 Filling material is compacted in layers not exceeding 200mm to a minimum standard of:-</p> <p>(i) 95% of relatively dry density standard compaction (AS 1289) for residential use; and</p> <p>(ii) 98% of relatively dry density standard compaction (AS1289) for commercial use.</p>
O3. Excavation and filling does not create any intensification of flooding and drainage problems.	<p>S3.1 Filling is shaped so that runoff from the subject land does not flow onto adjacent privately owned land and where the level of fill required at the rear or side boundaries of a premises exceeds the level of the adjoining premises by more than 100mm, a retaining wall is provided with at least a 50mm parapet above the fill to ensure water is not diverted onto adjoining premises.</p> <p>S3.2 Drainage lines are established so that runoff is discharged in graded drains to the table drain or to the kerbing and channelling in the frontage streets, as applicable.</p> <p>S3.3 Upstream drainage is intercepted and conveyed to an approved point of discharge.</p> <p>S3.4 Where applicable, the development provides for upstream neighbour's allotments to drain.</p>
O4. Filling and Excavation is stabilised and rehabilitated to avoid dust nuisance, soil erosion, sedimentation in waterways and drainage to adjoining properties through structural failure.	<p>S4 Sites are;</p> <p>(i) progressively rehabilitated; and</p> <p>(ii) landscaped with suitable ground cover, trees and shrubs as appropriate for the use;</p>
O5. Filling does not result in contamination of land.	S5 No contaminated material is to be used as fill.



6.16 Reconfiguring a Lot Code

The following provisions comprise the Reconfiguring a Lot Code—

- (a) compliance with the Reconfiguring a Lot Code;
- (b) overall outcomes for the Reconfiguring of a Lot; and
- (c) specific outcomes and probable solutions for Reconfiguring of a Lot;

Compliance with the Reconfiguring a Lot Code

For assessable development, compliance with the Reconfiguring a Lot Code is achieved when development is consistent with the specific outcomes of **TABLE 25** the whole of the code.

Overall outcomes for the Reconfiguring a Lot Code

- (1) The overall outcomes are the purpose of the Reconfiguring a Lot Code.
- (2) The overall outcomes sought for the Reconfiguring a Lot Code is the following:
 - (a) if rearranging the boundaries of a lot—the utility and access to all lots affected is improved, or maintained to an adequate extent;
 - (b) if creating an access easement from a constructed road—the useability of and access to all lots affected is improved, or maintained to an adequate extent;
 - (c) if a new lot or separate part of a lot is created, the lot or part of the lot—
 - (i) is, or is capable of being adequately serviced having regard to how the land is proposed to be used and the circumstances of its location; and
 - (ii) has an area and dimensions within the lot consistent with the outcomes sought for the zone in which it occurs and the use of the land, any significant physical constraints of the land and the provision of appropriate boundary clearances; and
 - (iii) retains remnant vegetation whenever practicable, particularly where that vegetation provides an ecological corridor or habitat for the mahogany glider or southern cassowary; and
 - (iv) future development will set aside areas for habitat and open space value with linkages to the existing network or natural areas and open space in the Shire.
 - (d) if reconfiguring a lot opens a new road, the subdivision design is consistent with—
 - (i) the outcomes sought for the zone in which it occurs and the use of the subject land; and
 - (ii) the efficient connection to available services;
 - (iii) any significant physical characteristics of the land, both landscape features and hazards; and
 - (iv) the design of adjoining lots.



- (e) additional flood-free residential land is made available through urban infill in appropriate locations of Ingham, Allingham / Forrest Beach, Lucinda and Taylors Beach and the reconfiguring of existing residential lots to permit dual occupancy residential development in appropriate locations; and
- (f) as reconfiguring occurs, productive rural and land holdings will be restructured and amalgamated, wherever possible; and
- (g) existing farm units and small holdings are not further reconfigured for non-agricultural purposes on good quality agricultural land.

Specific outcomes, and probable solutions for the Reconfiguring a Lot Code

The specific outcomes sought from the Reconfiguring a Lot Code are included in column 1 of **TABLE 25**. The probable solutions are in column 2 of **TABLE 25**.

TABLE 25
SPECIFIC OUTCOMES, AND PROBABLE SOLUTIONS
FOR THE RECONFIGURING A LOT CODE

RECONFIGURING A LOT CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Assessable Development</i>	
<i>Neighbourhood Design</i>	
O1. The layout for a new neighbourhood or part of a neighbourhood imparts a strong and positive identity, which is responsive to site characteristics, setting, landmarks and views with clearly readable and open space networks.	<p>S1.1 Neighbourhood design adopts the approach described and illustrated in the Queensland Residential Design Guidelines (QRDG) for Subdivision Element A1 – Neighbourhood Design.</p> <p>S1.2 Street patterns adopt the approach described and illustrated in QRDG: Subdivision Element A2 – Street Networks.</p>
<p>O2. Neighbourhood design displays:</p> <ul style="list-style-type: none"> § a clear hierarchy of roads linking safely and directly with external roads; § an open space network linking with other existing or potential open space; § an urban drainage system integrated with the open space and pathway network and major streams; § a pedestrian and bicycle path system integrated with the open space and road networks; § crime prevention through appropriate urban design; § the retention of remnant vegetation, and the protection of riparian corridors in open space; and § effective buffer distances/measures to ensure that the impacts of major transport corridors or industries do not negatively impact on residential amenity. 	S2 None specified.



RECONFIGURING A LOT CODE																					
Column 1		Column 2																			
Specific Outcomes		Probable Solutions																			
Lot layout																					
O3. The lot layout provides for: \$ a wide range of needs for land; \$ lots of a size and dimension suitable for their intended use; and		S3	The lot layout has minimum lot areas and frontages listed in Schedule 5 .																		
Truncation																					
O4. Reconfiguring of land includes corner truncation of land at: \$ the intersection of existing roads, whether at right angles or otherwise whose alignment with boundaries or parts thereof of the land; \$ the intersection of new roads; \$ the intersection of a new and existing road; \$ a corner where a future road will intersect with an existing roads; \$ any angle exceeded 10 degrees, not being an intersection, in an existing road.		S4	The truncated areas have the following: (i) Standard truncations are three chord, within a 6 metre radius; (ii) drainage or other works, obstructions, fences, trees are not in the truncated area; and (iii) are dedicated as road, free of cost to the Council.																		
Road Design and Construction																					
O5. New roads are designed to achieve: \$ the designated functional capacity; \$ orderly development, interconnectivity and permeability between and within the sites; \$ high levels of traffic and pedestrian safety; \$ high levels of accessibility and convenience; \$ coordination between roads and other associated infrastructure services; \$ provision for safe on-street parking in appropriate locations; and \$ promotion of energy efficiency by orientating the street network to provide solar access for dwellings.		S5	New roads are designed: (i) so as to comply with QRDG: Subdivision element A2 – Street Networks; (ii) to have the majority of streets and roads aligning generally in a north-south axis to provide allotments with their long sides aligned east-west.																		
O6. All new roads should be constructed to standards appropriate for their intended use.		S6	Pavements and carriageways are constructed to the following standard set in Schedule 4 , and the following reserve and carriageway widths:																		
			<table><tr><th>Road</th><th>Reserve Width (m)</th><th>Carriageway Width (m)</th></tr><tr><td>Arterial road</td><td>22.0</td><td>12.0</td></tr><tr><td>Collector street</td><td>20.0</td><td>10.0</td></tr><tr><td>Residential street</td><td>20.0</td><td>8.0</td></tr><tr><td>Lane</td><td>10.0</td><td>4.0</td></tr><tr><td>Rural road</td><td>30.0</td><td>6.0</td></tr></table>	Road	Reserve Width (m)	Carriageway Width (m)	Arterial road	22.0	12.0	Collector street	20.0	10.0	Residential street	20.0	8.0	Lane	10.0	4.0	Rural road	30.0	6.0
Road	Reserve Width (m)	Carriageway Width (m)																			
Arterial road	22.0	12.0																			
Collector street	20.0	10.0																			
Residential street	20.0	8.0																			
Lane	10.0	4.0																			
Rural road	30.0	6.0																			
Access Re-arrangement of Boundaries																					
O7. Reconfiguration of land which only involves the re-arrangement of boundaries must improve or as a minimum maintain utility and access to all lots.		S7	The reconfiguring ensures that access is provided to each lot from a constructed road reserve.																		
Stormwater Drainage																					
O8. The reconfiguring makes adequate provision for managing stormwater, to ensure that the environmental values of the surface and around water resources are not diminished.		S8	The reconfiguring ensures that: (i) Natural flow paths are incorporated into the design and maintained wherever possible to manage surface drainage.																		



RECONFIGURING A LOT CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Water Supply, Sewerage and Electricity Services</i>	
O9. The reconfiguring provides for the extension of water supply system and a sewerage system to each allotment that is intended to be used for; § residential; § retail/commercial; § village; § industrial; or § public purpose.	S9.1 All premises are connected to reticulated water and sewerage where available, or if water is unavailable premises have a reliable supply of potable water and if sewerage is unavailable then septic water is able to be disposed of in an approved on-site sewerage treatment and effluent disposal system.
O10. Where connection to a reticulated sewerage or water supply is not available to the premises then, provision of services to an acceptable standard on the premises as follows: (i) on-site sewerage treatment and effluent disposal systems are provided to avoid surface and groundwater contamination to meet the needs of the proposed use; and (ii) a supply of potable water is provided on the site to meet the needs of the proposed use and where necessary, provide for bushfire protection.	S10. None Specified.
O11. Electricity is supplied to each allotment in the reconfiguring of land, as well as street lighting.	S.11.1 With the exception of premises in the rural zone, electricity is available and connected to all newly created allotments. S.11.2 Electricity is available and connected to new rural settlement lots. S.11.3 Underground electricity service is provided to all new Residential, Commercial and Industry zoned land. S.11.4 Street lighting is provided in all new urban streets.
<i>Vegetation Management</i>	
O12. The reconfiguring protects: § riparian corridors; § coastal wetlands; and § ecosystems of high conservation value.	S12 Reconfiguring, except for Rural uses, retains riparian corridors, coastal wetlands and ecosystems of high conservation value by: (i) dedicating land as Open Space or Conservation by transferring into public ownership; or (ii) setting aside these areas as "common land" for open space and conservation purposes within a Community Title subdivision; or (iii) providing for large lot development to incorporate these areas with restricted building envelopes whilst retaining, as far as practical, the optimum lot yield for the site, or (iv) formally protecting these areas under a conservation covenant that prohibits the clearing of the area.



RECONFIGURING A LOT CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Bushfire Protection</i>	
<p>O13. Bushfire risk is minimised to the greatest extent possible by ensuring that:</p> <p>§ landscaping is designed to provide protection to buildings and not increase the level of bushfire risk;</p> <p>§ the land division is designed to provide for a fuel-modified buffer area and the creation of building sites that minimise the risk of fire;</p> <p>§ the road layout, design and construction takes account of the needs of emergency vehicles and possible evacuation.</p>	S13 None specified.
<i>Good Quality Agricultural Land⁴⁹</i>	
<p>O14. Good Quality Agricultural Land is retained for agriculture or intensive agriculture by:</p> <p>(a) Avoiding reconfiguring of good quality agricultural land for other purposes unless it can be demonstrated that :</p> <p>(i) the land is not actually good quality agricultural land; or</p> <p>(ii) there is an overriding need in terms of public benefit for the proposal and the proposal cannot be located on alternative areas that are not identified as good quality agricultural land, including if:</p> <ul style="list-style-type: none"> The proposed location has features that make it desirable for the proposal; and The features are not available in areas not identified as good quality agricultural land. 	S14 None Specified.
<i>Rural Settlement Sub Area (Arnot Creek and Mt Fox)</i>	
<p>O15. The appropriate location of any rural residential development has the following:</p> <p>§ provided with appropriate infrastructure and servicing;</p> <p>§ the land is not good quality agricultural land; and</p> <p>§ minimised impact on waterways and habitat corridors.</p>	<p>S15.1 Rural residential development is not located on good quality (class 1, 2 or 3) agricultural land.</p> <p>S15.2 Rural residential development is provided with:</p> <p>(i) reticulated water and sewerage built to council standards; or</p> <p>(ii) a potable supply of water with a storage capacity equivalent to 3 months supply; and</p> <p>(iii) on-site effluent treatment and drainage systems to avoid surface and ground water contamination by sediments or chemical residues.</p> <p>S15.3 Rural residential development is provided with the following road infrastructure:</p> <p>(i) Roads servicing the development will have 6 metre sealed and 20-metre road reserve width.</p>

⁴⁹ Good quality Agricultural Land Map No. 10 is based on land suitability for sugar cane classification produced by the Wilson, PR & Baker D.E., 1980 Queensland Department of Natural Resources.

6.17 Tourist (Facilities and Infrastructure) Code

The following provisions comprise the Tourist (Facilities and Infrastructure) Code—

- (a) compliance with the Tourist (Facilities and Infrastructure) Code;
- (b) overall outcomes for tourist facilities and infrastructure development; and
- (c) specific outcomes and probable solutions for development of tourist facilities and infrastructure.

Compliance with the Tourist (Facilities and Infrastructure) Code

- (1) For assessable development, compliance with the Tourist (Facilities and Infrastructure) Code is achieved when development is consistent with the specific outcomes of **TABLE 26**.

Overall outcomes for the Tourist (Facilities and Infrastructure) Code

- (1) The overall outcomes are the purpose of the Tourist (Facilities and Infrastructure) Code.
- (2) The overall outcomes sought for the Tourist (Facilities and Infrastructure) Code are the following:
 - (a) Hinchinbrook Shire will have a diverse range of tourist developments, while protecting the outstanding natural assets within the Shire and in the waters and islands off-shore;
 - (b) the economic benefits of tourism are maximised by facilitating the establishment of a range of support facilities and services, such as accommodation, shopping, communication and entertainment and leisure in appropriate areas;
 - (c) the sustainable and nature-based recreation and tourism opportunities are embraced in the lower Herbert River catchment, the Wet Tropics of Queensland World Heritage Area and the coast including the Great Barrier Reef World Heritage Area;
 - (d) encourage quality accommodation;
 - (e) other tourism markets (eg. agri-tourism, backpackers, Bed and Breakfast, self drive) are catered for through attractive functional and affordable accommodation and convenient and accessible facilities;
 - (f) opportunities for eco-tourism at a diverse range of tourist developments in Hinchinbrook Shire are facilitated in appropriate locations and are sited sensitively. Areas appropriate for eco-tourism include but not limited to:
 - § Orpheus Island;
 - § Dungeness; and
 - § Wet Tropics of Queensland World Heritage Area – Wallaman Falls, Jourama Falls, and Broadwater.



Specific outcomes, and probable solutions for the Tourist (Facilities and Infrastructure) Code

The specific outcomes sought from the Tourist (Facilities and Infrastructure) Code are included in column 1 of **TABLE 26**. The probable solutions are in column 2 of **TABLE 26**.

TABLE 26

SPECIFIC OUTCOMES, AND PROBABLE SOLUTIONS FOR THE TOURIST (FACILITIES AND INFRASTRUCTURE) CODE

TOURIST (FACILITIES AND INFRASTRUCTURE) CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Assessable Development</i>	
<i>Tourist Development Generally</i>	
<p>O1. Development for tourism uses will:</p> <p>§ minimise the likely impacts on the residential population and the natural and built environments;</p> <p>§ promote design theme in context with the site and its surroundings including the landscape and the local architecture;</p> <p>§ respect the proximity to any of the World Heritage Areas within or adjacent to the Shire, any other sensitive environmental feature or site of cultural heritage significance;</p> <p>§ maintain the visual and landscape setting of the locality and of the Shire generally;</p> <p>§ respond to any demand for additional services and public utilities which may arise as a result of the development; and</p> <p>§ respond to changing trends in visitor requirements for travel, accommodation and experience.</p>	<p>S1 Tourist development is:</p> <p>(i) located outside of an established residential area or not accessible only via a residential street;</p> <p>(ii) provided with infrastructure and services including water, waste disposal and stormwater drainage;</p> <p>(iii) vehicle parking is provided in accordance with Schedule 4;</p> <p>(iv) designed and sited to minimise the loss of significant vegetation;</p> <p>(v) buildings respect the landscape character and amenity of the locality in terms of:</p> <p>(a) building height does not exceed two storeys including ground level;</p> <p>(b) building materials and contours are subservient to the landscape; and</p> <p>(c) advertising devices do not detract from the landscape or urban setting of the site.</p>
<i>Orpheus Island</i>	
O2. Development on Orpheus Island is subservient to the landscape and the environmental and recreational carrying capacity of the island and surrounding waters.	S2 Development maintains the ecological, landscape and recreation values of Orpheus Island and its waters.
<i>Natural Attractions</i>	
O3. Development in or adjacent to the Wallaman Falls National Park, Mt Fox National Park or the Broadwater National Park is subservient to the landscape and within the environmental and recreational carrying capacity of the natural setting.	S3 Development maintains the ecological, landscape and recreation values of these areas.



TOURIST (FACILITIES AND INFRASTRUCTURE) CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Coastal Areas</i>	
<p>O4. Any tourist development adjacent to the coast or shoreline at Dungeness, Lucinda Point, Taylors Beach or Allingham does not:</p> <p>§ impair the stability of the coastal dunes or the active coastal area;</p> <p>§ diminish the quality of receiving waters in the Hinchinbrook Channel or other coastal waters where relevant; or</p> <p>§ diminish the scenic, recreational or cultural values of the undeveloped coastline by unacceptable built forms, excessive development intensities or excessive removal of coastal vegetation.</p>	<p>S4 Development maintains the ecological, landscape and recreation values of these areas.</p>
<i>Energy Efficiency</i>	
<p>O5. Buildings are designed and sited to:</p> <p>§ maximise indoor climatic comfort;</p> <p>§ minimise energy requirements for cooling during the summer months by minimising the need for air-conditioning;</p> <p>§ have adequate access to breezes and daylight in habitable rooms;</p> <p>§ incorporate lighting to meet usage requirements while minimising energy usage; and</p> <p>§ minimise the climatic environmental impact on adjoining properties.</p>	<p>S5.1 Where possible, private open space and habitable rooms have a northerly aspect.</p> <p>S5.2 East-west facing windows of habitable rooms are shaded by awnings, projections, solar window film, adjustable external opaque louvers or roller blinds.</p> <p>S5.3 Buildings do not cast a shadow over an adjoining residential lot between the hours of 9am and 3pm on the 22 June.</p>
<i>Lighting Nuisance</i>	
<p>O6. The operation of the activity does not cause undue disturbance to any person, activity or fauna because of the light it emits.</p>	<p>S6 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.</p>



DIVISION 4 – CODES FOR DEVELOPMENT AFFECTED BY AN OVERLAY

6.18 Acid Sulfate Soils Code

The following provisions comprise the Acid Sulfate Soils Code—

- (a) compliance with the Acid Sulfate Soils Code;
- (b) overall outcomes for development on land with actual or potential acid sulfate soils; and
- (b) specific outcomes and probable solutions for development on land with actual or potential acid sulfate soils.

Compliance with the Acid Sulfate Soils Code

For assessable development, compliance with the Acid Sulfate Soils Code is achieved when development is consistent with the specific outcomes of **TABLE 27**.

Overall outcomes for the Acid Sulfate Soils Code

- (1) The overall outcomes are the purpose of the Acid Sulfate Soils Code.
- (2) The overall outcomes sought for the Acid Sulfate Soils Code are the following:
 - (a) minimise the potential for environmental harm resulting from the disturbance of coastal land known to host acid sulfate soils through the adoption of appropriate management practices; and
 - (b) protect corrodible assets from acid sulfate soils.

Specific outcomes, and probable solutions for the Acid Sulfate Soils Code

The specific outcomes sought from the Acid Sulfate Soils Code are included in column 1 of **TABLE 27**. The probable solutions are in column 2 of **TABLE 27**.

TABLE 27
SPECIFIC OUTCOMES, AND PROBABLE SOLUTIONS
FOR THE ACID SULFATE SOILS CODE

ACID SULFATE SOILS CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Assessable Development</i>	
O1.1. Water quality and ecological health in receiving environments are maintained. O1.2. Environmentally sensitive areas are not detrimentally affected. O1.3. Assets are not subject to accelerated corrosion.	S1 None specified ⁵⁰

⁵⁰ State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulfate Soils (SPP2/02) and accompanying Guideline provides advice and information on investigation and management of acid sulphate soils.



6.19 Conservation and Biodiversity Code

The following provisions comprise the Conservation and Biodiversity Code—

- (a) compliance with the Conservation and Biodiversity Code;
- (b) overall outcomes for the Conservation and Biodiversity Code; and
- (c) specific outcomes and probable solutions for the Conservation and Biodiversity Code.

Compliance with the Conservation and Biodiversity Code

For assessable development, compliance with the Conservation and Biodiversity Code is achieved when development is consistent with the specific outcomes of **TABLE 28**.

Overall outcomes for the Conservation and Biodiversity Code

- (1) The overall outcomes are the purpose of the Conservation and Biodiversity Code.
- (2) The overall outcomes sought for the Conservation and Biodiversity Code are that natural features or resources identified as having significant natural values are protected from development or the effects of development that may significantly reduce those values in terms of:
 - (i) physical change; or
 - (ii) damage or removal; or
 - (iii) visibility; or
 - (iv) accessibility; or
 - (v) visual detracting.
- (3) Natural features or resources identified as having significant natural values are listed in schedule 2 and include:
 - (i) the scenic, largely undeveloped ranges / ridges bordering Hinchinbrook Shire;
 - (ii) World Heritage Areas and National Parks, nature reserve, marine parks and critical habitat;
 - (iii) mangrove communities for fisheries benefit;
 - (iv) rainforest remnants along Herbert River and near Dalrymple Creek, Elphinstone Creek, Broadwater Creek and Gowrie Creek, in the Abergowrie Area;
 - (v) remnant tea tree woodlands and forests along Trebonne Creek near Ingham;
 - (vi) Cattle Creek wetland upstream of the Bruce Highway;
 - (vii) rainforest on Francis Creek near the Bruce Highway; and
 - (viii) coastal wetlands and dunes near Allingham.

Specific outcomes, and probable solutions for the Conservation and Biodiversity code

The specific outcomes sought from the Conservation and Biodiversity Code are included in column 1 of **TABLE 28**. The probable solutions are in column 2 of **TABLE 28**.



TABLE 28

**SPECIFIC OUTCOMES, ACCEPTABLE AND PROBABLE SOLUTIONS
FOR THE CONSERVATION AND BIODIVERSITY CODE**

CONSERVATION AND BIODIVERSITY CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Assessable Development</i>	
<i>General</i>	
O1. Ecological features and processes within or adjoining the premises, are protected, managed and restored, where necessary, to ensure their long term viability.	S1 None specified.
O2. Potential effects of development, including edge effects, on ecological features and processes are identified and minimised through: (i) the appropriate location and on-going operation and management of uses; and (ii) the appropriate location, design and maintenance of works.	S2.1 Riparian vegetation is retained along each side of a waterway within at least: (i) 55 metres of each high bank of a river; (ii) 25 metres of each bank of a creek or waterway. S2.2 Development is set back 100metres from the maximum extent of a coastal wetland.
O3. Ecological corridors are identified and retained to create, maintain and / or improve connectivity between habitat areas and to allow wildlife movement between habitat areas.	S3 Vegetation is retained in corridors having a minimum width of 30m between: (i) each area of retained vegetation located within the premises or on adjoining land; and (ii) each area of retained vegetation and each waterway or coastal wetland located within the premises or on adjoining land
O4. Disturbed significant habitat areas are rehabilitated through revegetation and restoration that assists in maintaining and improving biodiversity values.	S4 Avoid disturbing significant habitat areas; and Rehabilitation initiatives include use of local native species.
O5. Those parts of the premises supporting significant ecological features or processes are protected from development and the effects of development.	S5 Those parts of the premises supporting significant ecological features are protected using one or more of the following mechanisms: (i) dedication as Open Space or Conservation by transferring into public ownership; (ii) setting aside as "common land" for open space and conservation purposes within a Community Title subdivision; (iii) location within larger lots with restricted building envelopes whilst retaining, as far as practical, the optimum lot yield for the site; or (iv) formal protection under a conservation covenant that prohibits the clearing of the area.
<i>Waterways and Coastal Wetlands</i>	
O6. Development near or in a waterway or coastal wetland has no significant adverse effects on the associated ecological features or processes in terms of: (i) hydrological regimes, including wet / dry regimes; or (ii) habitat; or (iii) water quality; or (iv) bank stability; or (iv) landscape quality.	S6 Avoid development in or near a wetland or waterway. "Near" means within 100m of maximum extent of the waterway; or S6.1 Locate works in existing disturbed or cleared areas; and S6.2 Coastal or waterway dependent activities are Appropriately designed and implemented.



CONSERVATION AND BIODIVERSITY CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Areas under the Nature Conservation Act 1992 or the Environmental Protection and Biodiversity Conservation Act 1999</i>	
<p>O7. Development near an area protected under the <i>Nature Conservation Act 1992</i> or the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> has no significant adverse effects on the ecological features or processes of the area, including in relation to:</p> <ul style="list-style-type: none"> (i) management of fire risk, including the use of natural fire breaks; or (ii) changes to natural drainage; or (iii) unmanaged public access; or (iv) effluent disposal; or (v) introduction and management of animal and plant pests; or (vi) changes to natural activities of animals with respect to the location and effects of uses, fencing, lighting and the like. 	<p>S7 Avoid development near protected areas; or Locate works in existing disturbed or cleared areas to the greatest extent practicable; and maintain natural buffer areas. "Near" means within at least 100m of boundary of the protected area.</p>



6.19 Flooding and Inundation Code

The following provisions comprise the Flooding and Inundation Code—

- (a) compliance with the Flooding and Inundation Code;
- (b) overall outcomes for development on land affected by flooding and inundation; and
- (c) specific outcomes and probable solutions for development on land affected by flooding and inundation.

Compliance with the Flooding and Inundation Code

- (1) For assessable development, compliance with the Flooding and Inundation Code is achieved when development is consistent with the specific outcomes of **TABLE 29** the whole of the code.
- (2) For self-assessable development, compliance with the Flooding and Inundation Code is achieved when development is consistent with the acceptable solutions of **TABLE 29** as set out for that component of the code being *Self Assessable and Assessable Development*.

Overall outcomes for the Flooding and Inundation Code

- (1) The overall outcomes are the purpose of the Flooding and Inundation Code.
- (2) The overall outcomes sought for the Flooding and Inundation Code is to ensure that development and personal safety are not at unreasonable risk from flooding while maintaining environmental values and flood conveyance of waterways.

Specific outcomes, acceptable solutions and probable solutions for the Flooding and Inundation Code

The specific outcomes sought from the Flooding and Inundation Code are included in column 1 of **TABLE 29**. The acceptable solutions and probable solutions are in column 2 of **TABLE 29**.



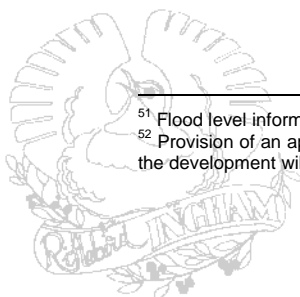
TABLE 29

**SPECIFIC OUTCOMES, ACCEPTABLE AND PROBABLE SOLUTIONS
FOR THE FLOODING AND INUNDATION CODE**

FLOODING AND INUNDATION CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions Acceptable Solutions
<i>Self Assessable and Assessable Development</i>	
O1. Development on land affected by flooding and Inundation as indicated in Natural Feature Maps 6, 6a, 6b, 6c, 6d, 6e & 6f has a reasonable flood immunity such that persons and property are not placed at unreasonable risk of injury or damage caused by flooding or inundation.	<p>S1.1 FOR AREAS OUTSIDE OF HIGH HAZARD FLOODWAYS Development on land affected by flooding and Inundation is undertaken in accordance with the following applicable control measures:</p> <ul style="list-style-type: none"> (i) All habitable floor levels of habitable buildings to be greater than or equal to the 1% AEP flood level (100 year) plus 300mm; and (ii) All floor levels of buildings used for commercial and industry purposes to be greater than or equal to the 1% AEP flood level (100 year).⁵¹ <p>S1.2 FOR AREAS IN HIGH HAZARD FLOODWAYS Development that is residential (including community facilities), commercial or industrial in nature is not located on land classified as high hazard floodway.</p>
<i>Assessable Development</i>	<i>Probable Solutions</i>
O2 Development on land affected by flooding and Inundation as indicated in Natural Feature Maps 6, 6a, 6b, 6c, 6d, 6e & 6f does not result in adverse flood impact elsewhere in the vicinity of the development. ⁵²	<p>S2.1 FOR AREAS OUTSIDE OF HIGH HAZARD FLOODWAYS None specified.</p> <p>S2.2 FOR AREAS IN HIGH HAZARD FLOODWAYS Development that is residential (including community facilities), commercial or industrial in nature is not located on land classified as high hazard floodway.</p>
<i>Flood Protection - Reconfiguring land</i>	
O3 Land that is within a residential, village or commercial zone and subject to flooding as identified on flooding and inundation area maps 6, 6a, 6b, 6c, 6d, 6e & 6f has a reasonable flood immunity such that persons and property are not placed at unreasonable risk of injury or damage caused by flooding or inundation.	<p>S3.1 FOR AREAS OUTSIDE OF HIGH HAZARD FLOODWAYS Minimum fill level to be equal to the 1% AEP flood level (100 year) for the land.⁵¹</p> <p>S3.2 FOR AREAS IN HIGH HAZARD FLOODWAYS No filling of land classified as high hazard floodway.</p>

⁵¹ Flood level information available from Hinchinbrook Shire Council.

⁵² Provision of an approved hydrology and hydraulics report, prepared by a suitably qualified person that demonstrates that the development will not result in adverse flood impact elsewhere may be required.



6.20 Coastal Processes Code

The following provisions comprise the Coastal Processes Code—

- (a) compliance with the Coastal Processes Code;
- (b) overall outcomes for development on land affected by coastal processes; and
- (c) specific outcomes and probable solutions for development on land affected by coastal processes.

Compliance with the Coastal Processes Code

- (1) For assessable development, compliance with the Coastal Processes Code is achieved when development is consistent with the specific outcomes of **TABLE 30**.
- (2) For self-assessable development, compliance with the Coastal Processes Code is achieved when development is consistent with the acceptable solutions of **TABLE 30** as set out for that component of the code being *Self Assessable and Assessable Development*.

Overall outcomes for the Coastal Processes Code

- (1) The overall outcomes are the purpose of the Coastal Processes Code.
- (2) The overall outcome sought for the Coastal Processes Code is to ensure that the coastal zone and coastal processes are recognised and accommodated in development and to ensure that development and personal safety are not at unreasonable risk from flooding and inundation caused by storm tide.

Specific outcomes, acceptable solutions and probable solutions for the Coastal Processes Code

The specific outcomes sought from the Coastal Processes Code are included in column 1 of **TABLE 30**. The acceptable solutions and probable solutions are in column 2 of **TABLE 30**.

TABLE 30
SPECIFIC OUTCOMES, ACCEPTABLE AND PROBABLE SOLUTIONS
FOR THE COASTAL PROCESSES CODE

COASTAL PROCESSES CODE	
Column 1 Specific Outcomes	Column 2 Probable Solutions Acceptable Solutions
<i>Self Assessable and Assessable Development</i>	
O1. Development on land affected by storm tide flooding and inundation as indicated in Natural Feature Maps 7a, 7b & 7c – Storm Tide Flooding and Inundation has a reasonable flood immunity such that persons and property are not placed at unreasonable risk of injury or damage caused by storm tide flooding or inundation.	S1 Development ensures that all habitable floor levels are equal to or greater than the minimum floor level identified on Natural Feature Maps 7a, 7b & 7c for the particular site location.



6.21 Heritage Code

The following provisions comprise the Heritage Code—

- (a) compliance with the Heritage Code;
- (b) overall outcomes for development on land affected by a Cultural Heritage Feature overlay; and
- (c) specific outcomes and probable solutions for development on land affected by a Cultural Heritage Feature overlay.

Compliance with the Heritage Code

- (1) For assessable development, compliance with the Heritage Code is achieved when development is consistent with the specific outcomes of **TABLE 31** the whole of the code.
- (2) For self-assessable development, compliance with the Heritage Code is achieved when development is consistent with the acceptable solutions of **TABLE 31** as set out for that component of the code being *Self Assessable and Assessable Development*.

Overall outcomes for the Heritage Code

- (1) The overall outcomes are the purpose of the Heritage Code.
- (2) The overall outcome sought for the Heritage Code is to promote development which:
 - (a) conserves places of high cultural heritage significance to the community;
 - (b) ensures that the impacts of development on the heritage place are assessed and mitigated; and
 - (c) ensures that development respects and incorporates any relevant aspects of cultural interests and values in the heritage place.

Specific outcomes, acceptable solutions and probable solutions for the Heritage Code

The specific outcomes sought from the Heritage Code are included in column 1 of **TABLE 31**. The acceptable solutions and probable solutions are in column 2 of **TABLE 31**.



TABLE 31

**SPECIFIC OUTCOMES, ACCEPTABLE AND PROBABLE SOLUTIONS
FOR THE HERITAGE CODE**

HERITAGE CODE	
Column 1 Specific Outcomes	Column 2 Probable Solutions Acceptable Solutions
<i>Self Assessable and Assessable Development</i>	
<i>Recognition</i>	
O1. Any work involving partial or total demolition or removal of a listed place identified on Schedule 1 of low cultural heritage significance is undertaken such that the cultural significance of the place and the locality is recognised.	S1 The erection of a plaque of 30cm in width and 30cm in height is erected at the frontage of the site and depicts:- (i) A photo of the heritage feature as at the time of removal or demolition; and (ii) an accurate description of the cultural heritage significance associated with the site.
<i>Assessable Development</i>	Probable Solutions
<i>DEVELOPMENT OF A HERITAGE PLACE</i>	
<i>Conservation</i>	
O2. All listed places are to be conserved consistent with the Burra Charter having regard to: (i) adaptation and reuse of the building; (ii) the setting of the building and its contents and material finishes; and (iii) the continued care and protection of the building or place.	S2 The fabric (including buildings) of the place is conserved and sensitively reused as part of the site development.
<i>Alterations and Additions</i>	
O3. Alterations or additions made to any building, other items or places of cultural significance are undertaken in a way that respects its heritage significance by the new work being designed and carried out to: (i) be sympathetic with and respectful of the character and appearance of the building, other item or place; (ii) provide a sensitive visual distinction between the original building and new work; (iii) maintain the visual prominence of the original fabric; and (iv) ensure mechanical plant and other new services have minimal impact on the appearance and integrity of the building.	S3 None Specified.



HERITAGE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>New Development</i>	
O4. Any new buildings or structures on any listed place, are designed and carried out so as: (i) not to obscure the appearance or prominence of an existing significant building, other item or place when viewed from adjacent public or semi-public streets or open spaces, nor intrude into important vistas to an existing significant building, other item or place; (ii) not to be sited between a significant building, other item or place and its relevant street frontage such that the view of the building, other item or place is detracted from or significantly obscured, (iii) to ensure that new buildings are set back from the relevant street frontage and are of a height such that the prominence of the significant building, other item or place is not compromised; and (iv) to ensure that new development occurs with minimal disturbance to the original fabric of significant buildings, other items or places wherever reasonably practicable.	S4 None specified.
<i>DEVELOPMENT ADJOINING A HERITAGE PLACE</i>	
<i>Building Design</i>	
O5. Where premises adjoin a listed place, it is designed and sited so as to respect and complement the identified cultural heritage values of the place including its fabric, setting, associations and meanings having regards to: (i) the importance, condition and location of the adjoining place of cultural heritage value, and (ii) the likely impact the development will have on the identified cultural heritage values of the adjoining place.	S5 None Specified.
<i>Operational Work or Changes to Buildings</i>	
O6. No aspect of the development, including landscape and building elements, impairs views of the place.	S6 None Specified.
O7. New fencing, landscaping or advertising devices are designed and sited so as not to detract from or significantly impact on the view of a listed building, other item or place, but will enhance the overall appearance of the streetscape and be in character with the site or area having regard to materials used, colour, scale and placement.	S7 None Specified.



6.22 Extractive Industry Resource Code

The following provisions comprise the Extractive Industry Resource Code—

- (a) compliance with the Extractive Industry Resource Code;
- (b) overall outcomes for development on land in or adjacent to extractive industry resource areas; and
- (c) specific outcomes and probable solutions for development on land in or adjacent to extractive industry resource areas.

Compliance with the Extractive Industry Resource Code

For assessable development, compliance with the Extractive Industry Resource Code is achieved when development is consistent with the specific outcomes of **TABLE 32**.

Overall outcomes for the Extractive Industry Resource Code

- (1) The overall outcomes are the purpose of the Extractive Industry Resource Code.
- (2) The overall outcomes sought for the Extractive Industry Resource Code are:
 - (a) the known resources of gravel, sand and other material suitable for the building and construction industries are protected by avoiding development in proximity which is incompatible; and
 - (b) protect all other known mining resources for future use from the constraints of proximate incompatible development.

Specific outcomes, and probable solutions for the Extractive Industry Resource Code

The specific outcomes sought from the Extractive Industry Resource Code are included in column 1 of **TABLE 32**. The probable solutions are in column 2 of **TABLE 32**.



TABLE 32
SPECIFIC OUTCOMES, AND PROBABLE SOLUTIONS
FOR THE EXTRACTIVE INDUSTRY RESOURCE CODE

EXTRACTIVE INDUSTRY RESOURCE CODE	
Column 1	Column 2
Specific Outcomes	Probable Solutions
<i>Assessable Development</i>	
O1. Development for material change of use or reconfiguring of a lot located within 100 metres of an existing operational extractive industry as identified on natural Features map 4 does not constrain the operations of the resource.	S1 Development does not result in the intensification of land use adjoining an extractive resource.
O2. Development does not result in the alienation of the extractive resource or constrain the future use of that extractive resource by preventing access to the resource or locating incompatible land uses in proximity to the haul route serving the resource.	S2.1 No residential building is developed on land in the Rural Zone and within 100m of an extractive industry haul route. S2.2 Land uses sensitive to vibration, dust or noise are not developed within:- (i) 1,000m of an extractive operation involving blasting and/or crushing of rock; (ii) 500m of an extractive operation involving blasting and/or crushing of rock where there is screening by topography; and (iii) 200m of an operation involving extraction from gravel and sand pits using mechanical means.
O3. Known extractive industry resources not yet recovered are protected from the constraints of incompatible development.	S3 Noise sensitive development is not developed on land in the Rural Zone and within 400m of a known extractive resource.



SCHEDULE 1 - HINCHINBROOK SHIRE CULTURAL HERITAGE REGISTER

Site No.	Heritage Site	Address	Real Property Description	Significance
1.	Lee's Hotel	54-64 Lannercost St, Ingham	Lot 1 RP715967 & Lot 2 RP716111, Parish of Trebonne	Low
2.	Royal Hotel	40-46 Lannercost St, Ingham	Lot 39 I2242, Parish Trebonne	Low
3.	The Herbert River Farmers League	1-9 Lannercost St, Ingham	Lots 9 & 10 I22440, Parish Trebonne	Low
4.	Ingham Post Office	15 Lannercost St, Ingham	Lot 1 RP735048, Parish Trebonne	Low
5.	Ingham Decorating Centre	51 Herbert St, Ingham	Lot 3 RP702598, Parish Cordelia	Low
6.	Cattana's East Ingham Hotel	43-49 Herbert St, Ingham	Lots 1 & 2 RP702598, Parish Cordelia	Low
7.	Ingham Railway Station	Lynch St, Ingham	Lot 20 SP132668,	Low
8.	Station Hotel	91 Cartwright St, Ingham	Lot 2 RP703714, Parish Cordelia	Low
9.	Former Old Italian Australian Hospital	1 Warren St, Ingham	Lot 2 RP718085, Parish Cordelia	Low
10.	Former Catholic Church / Former Convent	18 Abbott St, Ingham	Lot 1 CWL3518 & Lot 1 RP738932, Parish Trebonne	Low
11.	Hotel Noorla	5-9 Warren St, Ingham	Lots 23, 24, 25, 34 & 35 RP703720, Parish Cordelia	Low
12.	Seymour Hotel	24-28 Fulton Dr, Bemerside	Lots 1 & 2 RP709351 & Lot 11 RP706369, Parish Marathon	Low
13.	Lion Hotel	13-15 Farrell Dr, Macknade	Lot 2 RP716750, Parish Marathon	Low
14.	Memorial Alpini	International Club – Trebonne Rd, Ingham	Lot 1 CAR12430, Parish Trebonne	Low
15.	Frank X. Rupp & Sons	39 Macrossan St, Halifax	Lot 2 CWL1372, Parish Cordelia	Low
16.	C. Rollino & Son, Service Station	40 Macrossan St, Halifax	Lot 4 CWL1327, Parish Cordelia	Low
17.	Halifax Store	31-33 Macrossan St, Halifax	Lot 2 RP717865, Parish Cordelia	Low
18.	Halifax Takeaway Food Store	32 Macrossan St, Halifax	Lot 3 RP714795, Parish Cordelia	Low
19.	Herbert River TV Repairs	30 Macrossan St, Halifax	Lot 1 RP739681, Parish Cordelia	Low



Site No.	Heritage Site	Address	Real Property Description	Significance
20.	Butcher	25-27 Macrossan St, Halifax	L12 H2848, Parish Cordelia	Low
21.	Halifax Hotel	22-26 Macrossan St, Halifax	Lot 6 SP139296, Parish Cordelia	Low
22.	Hairdresser	20 Macrossan St, Halifax	Lot 1 RP729071, Parish Cordelia	Low
23.	Residence (Former shop)	12 Macrossan St, Halifax	Lot 2 RP709287, Parish Cordelia	Low
24.	Halifax Newsagency	16 Macrossan St, Halifax	Lot 1 RP708476, Parish Cordelia	Low
25.	Halifax Police	3 River Avenue, Halifax	Lot 537 N25470, Parish Cordelia	Low
26.	Church of Our Saviour	8 Anderssen St, Halifax	Lot 2 RP710739, Parish Cordelia	Low
27.	Victoria Plantation State School	Forrest Beach Rd, Victoria Estate	Lot 418 K103388, Parish Cordelia	Low
28.	AA Shaw Merchant / Herbert River Museum Gallery	2-4 Macrossan St, Halifax	Lot 1 RP703789, Parish Cordelia	High
29.	Herbert River Museum Gallery (2 shops)	2-4 Macrossan St, Halifax	Lot 1 RP703789, Parish Cordelia	High
30.	'The Great War' Memorial	Cnr Macrossan St & River Ave, Halifax		High
31.	Ripple Creek Mill Cottage	Ripple Creek	Lot 12 RP749362, Parish Marathon	High
32.	Uniting Church	71-73 Herbert St, Ingham	Lot 9 RP702598, Parish Cordelia	High
33.	Halifax Cemetery	11-23 Rosendahl St, Ingham	Lot 5 H2844, Parish Cordelia	High
34.	All Souls Anglican Church	Four Mile Road, Ingham	Lot11 CWL2835, Parish Cordelia	High
35.	Old Ingham Cemetery	Townsville Road, Ingham	Lot 205 C8145, Parish Trebonne	High



SCHEDULE 2 - IDENTIFIED NATURAL FEATURES, RESOURCES AND NATURAL HAZARDS

The table lists the identified natural features, resources and natural hazards for the Natural Features, Resources and Natural Hazards Overlays

Column 1 Natural Feature, Resource and Natural Hazards	Column 2 Property description or location	Column 3 Relevant overlay map
Areas of Environmental Significance under the Environmental Protection and Biodiversity Conservation Act 1999		
Great Barrier Reef Marine Park (World Heritage Area)		Natural Features Map 1
Wet Tropics of Queensland (World Heritage Area)		Natural Features Map 1
Protected Areas under the Nature Conservation Act		
Lumholtz National Park	Lot 18 on plan NPW667 Sheets 1 to 3	Natural Features Map 1
Orpheus Island National Park	Lot 424 on plan NPW617	Natural Features Map 1
Paluma Range National Park	Lot 37 on plan NPW629	Natural Features Map 1
Conservation Parks	Lot 123 NPW 597 Halifax Bay Wetlands	Natural Features Map 1
Nature Refuges	Lot 182 on CWL3465; Lot 46 on CWL2443; Lot 2 on CWL3626; Lot 23 on CWL504; Lot 153 on CWL2679; Lot 488 on OL226	Natural Features Map 2
Mount Fox Forest Reserve	Lot 458 on AP6262 in Cardwell County and Wairuna	Natural Features Map 1
Wet Tropics	L268 on AP6371 Paluma Forest L46 SP104057 L591 on FTY1586 L591 on AP6342	Natural Features Map 1
Critical Habitat (Mahogany Glider)		Natural Features Map 2
Marine Parks		Natural Features Map 1
Coastal Wetlands		
Declared Fish Habitat Areas		Natural Features Map 2
Various wetlands		Natural Features Map 3
Acid Sulfate Soils		
Indicatively described as land, soil and sediments at or below 5 m AHD		Natural Features Map 5
Flood Prone and Storm Tide Areas		
Lands identified in the Shire as being flood prone		Natural Features Map 6, 6a, 6b, 6c, 6d, 6e & 6f.
Lands identified in the Shire as being subject to Storm Tide inundation	Allingham Taylors Beach Lucinda/Dungeness	Natural Features map 7a, 7b & 7c.
Extractive Industry Resource Area		
Various major quarry locations and Mount Cordelia key resource area		Natural Features Map 4
Bushfire Hazard Area		
Land subject to high and medium bushfire risk		Natural Features Map 11



SCHEDULE 3 - DICTIONARY

DIVISION 1 – DEFINED USES AND USE CLASSES

Residential Use Class

Residential means the use of premises for the accommodation of people in housing including temporary and mobile housing and activities ancillary to housing, such as private open space and recreation facilities, home-based employment, car parking structures and outbuildings.

The term does not include accommodation used principally by tourists or visitors, or the accommodation component of correctional centres, institutions, educational establishments or hospitals.

Accommodation Building

Premises used for the accommodation of persons unrelated to the proprietor, comprising more than one dwelling unit. The use includes boarding houses, hostels and workers camps including the temporary use of workers camps.

The term does not include the residential component of an "Educational Establishment" or "Tourist Accommodation" as defined in this Planning Scheme.

Caravan Park

Premises used for the parking of caravans, relocatable homes, holiday cabins and camping sites by both the travelling public and long-term park residents.

Caretaker's Residence

Any dwelling unit, rooming unit or other premises used for the residential accommodation of a caretaker and dependents only in connection with the commercial use conducted on the same site.

Duplex Unit

A building comprising two dwelling units only and such necessary ancillary outbuildings, situated on one lot or parcel in a community titles plan, used for residential purposes.



Dwelling House

A single dwelling unit used for the exclusive residential accommodation of one family, or, one or more persons residing as one household where such dwelling unit, together with such necessary and ancillary outbuildings and structures, is located on a single lot.

Home Occupation

Premises used by the resident(s) of a detached dwelling, for the purpose of a business, commercial or professional enterprise as a secondary use in association with the residential use. The use does not exceed 50m² or one-third of the gross floor area, which ever is lesser, and operates within the hours of 7.30am - 9.00pm Monday to Friday and 7.30am - 8.00pm on Saturday and Sunday.

The term does not include any use included in this Planning Scheme under the "Industrial Definitions".

Multiple Unit Development

Premises comprising more than two dwelling units in one building or more than one building where more than two dwelling units are involved, together with any ancillary facilities and structures that are necessary for the use.

The term does not include "Duplex Units" or "Accommodation Building".

Relatives' Apartment

A dwelling unit used only for the residential accommodation of a person or persons directly related to the registered proprietor of the land and to the family or household residing in the dwelling house.

Retirement Village

The use of premises, including two or more rooming units or dwelling units, for the accommodation of retired or aged persons. The term includes any ancillary activities such as the rendering of medical or other professional care to the resident aged persons and any other activity necessarily required for the conduct of the use.



Commercial Use Class

Commercial means the use of premises for the conduct of businesses not included in any other category. The category includes activities such as retailing, displaying goods and services, providing personal, professional and trades services.

Child Care Centre

Premises used for a fee or reward for the education, recreation, minding or care, but not residence, of more than four unrelated children under school age.

Commercial Premises

Premises used for the administration, management, or delivery of any commercial services, business or other undertaking not otherwise defined in this Scheme.

Estate & Agency Office

Premises used for the purpose of offering for sale livestock or bulk produce, real estate or property, or goods and services required by primary producers. The term includes premises of a temporary nature, including a caravan or shed for the exclusive purpose of selling such property, when situated on an estate or in other premises.

The term does not include "Commercial Premises".

Fast Food Store

Premises used for the preparation and sale of food and refreshments primarily intended to be consumed elsewhere. The term may include the ancillary serving and consumption only of light meals or refreshments within the premises where the dining area does not exceed thirty per cent (30%) of the gross floor area to be used for the purpose of "Fast Food Store".

The term does not include "Restaurant" or "Shop".

Licensed Premises

Premises for which a license issued pursuant to the *Liquor Act 1992* refers. The term includes any land, facilities or structures, not the subject of a license, situated within the lot to which that license refers, and ancillary to the conduct of the use for the purpose of "Licensed Premises".



Local Surgery

Premises used for the delivery of medical care and services by a registered medical or dental practitioner, where the premises do not exceed 100m² in gross floor area, whether or not such premises are situated within a dwelling house.

The term does not include a "Home Occupation".

Medical Centre

Premises used for the conduct of a professional medical service by more than one medical or dental practitioner or other allied medical fields. The term includes the storage and analysing of medical goods, products and materials necessary to the conduct of the use where such activity does not impose loads or impacts upon the infrastructure network or adjoining uses.

The term does not include "Hospital", "Institution" or "Local Surgery".

Motel

Premises comprising more than two rooming units together with a caretaker's residence and ancillary facilities, used for the overnight accommodation of travellers. The term includes a restaurant, when conducted on the same premises and used principally by the motel guests.

The term does not include "Accommodation Building" or "Multiple Unit Development".

Produce Store

Premises used for the sale of primary produce, mostly in bulk or in large quantities. The term includes the storage, handling and distribution of such produce, but does not include processing or packaging of any kind.

The term does not include "Shop", "Roadside Stall" or "Rural Industry".

Restaurant

Premises used principally for the preparation and subsequent service of food to the public for consumption on the premises whether or not such premises are also the subject of a license issued pursuant to the *Liquor Act 1992* and whether or not entertainment is provided on a casual basis.

Roadside Stall

Premises, not exceeding 50m² in gross floor area used on a casual basis for the sale of primary produce grown on the land on which the premises are located. Such produce is sold mostly in small quantities.

The term does not include "Produce Store" or "Shop".



Service Station

Premises used primarily for refuelling motor vehicles and including ancillary use of the premises for:

- (i) retail sale of motoring requirements including motor fuels, lubricants, petroleum products, spare parts, tyres and motor vehicle accessories;
- (ii) retail sale of convenience shopping items and fast food, and the hire of a limited range of vehicles or trailers less than 1 tonne where the sales component does not exceed 100m² GFA;
- (iii) repairing, maintenance and servicing of motor vehicles including facilities for the public to clean their own vehicles or cleaning service for a fee; and
- (iv) the preparation, sale and consumption of light meals to travellers where the "food component" does not exceed 30% of the gross floor area of the premises

The term does not include "Restaurant", "Shop" or "Vehicle Repair Station".

Service Trades

Premises not exceeding 100m² in gross floor area, used for servicing the day-to-day needs of the public for domestic and household repairs and maintenance, cleaning of domestic goods and apparel, light repairs of household appliances and equipment, and other similar activities.

The term does not include the use of land for any purpose defined as a form of industry.

Shop

Premises used for the sale by retail of goods and personal services, or the hiring of out of goods for the personal use of patrons, such as medical and electrical equipment stored on the premises for that purpose. The term includes a video library. The term also includes the storage of goods and equipment necessary to the conduct of the use.

The term does not include "Commercial Premises", "Estate & Agency Office" or "Roadside Stall" as herein defined.

Shopping Centre

Premises, used principally for retailing to the public, and comprised of more than one shop in an integrated development with a gross floor area greater than 500m².



Vehicle and Machinery Sales

Premises used for the display, hire, sale or storage of motor vehicles and automated machinery. The term includes any ancillary administrative activity, staff amenities, and maintenance and repairs strictly of minor nature conducted preparatory to the sale or hire of the vehicle.

The term does not include "Commercial Premises", "Service Station", "Shop" or "Vehicle Repair Station".



Industry Use Class

Bulk Store

Premises used for the storage and handling of goods in bulk whether or not such goods are stored within a building or buildings, prior to their distribution and subsequent use elsewhere. The term does not include the treatment, processing or packaging of any kind of such goods to be stored.

The term also does not include "Produce Store".

Concrete Batching Plant

Premises used for the batching of concrete in bulk for delivery and use elsewhere. The term includes the ancillary storage of raw materials, maintenance of plant and equipment, and administrative facilities and staff amenities when conducted or located on the same lot.

The term does not include the temporary mixing or batching of small quantities of concrete, on site, for a single building project, and also does not include the use of land for the purpose of any other industry as defined in this sub-section.

Extractive Industry

The use of land for the winning, by any means, of any rock, gravel, sand or soil from the earth.

The term also includes:

- (i) the processing of such material whether or not such processing takes place on the same lot from which the material was won;
- (ii) the removal of any such material from the place from which it was won or processed; and
- (iii) land necessarily used for hauling materials from the site to a road.

Fuel Depot

Premises used for the storage and distribution only of any liquid, solid or gaseous fuel, for which a license is required pursuant to the *Dangerous Goods and Safety Management Regulation 2000*.



General Industry

Premises used for any industrial activity such as the manufacturing, processing, fabrication, packaging, repair, storage or maintenance of any item, machine or product, which activity involves one or more of the following:

- (a) the intense emission of noise, light, heat, waste material or by-products of any kind;
- (b) the generation of high traffic flows in the context of the locality or the road network; and
- (c) an elevated demand for services such as treated water, sewerage and solid waste disposal, electricity, roads, stormwater drainage and the like.

The term does not include the use of land for the purpose of any other industry defined in this sub-section.

Light Industry

Premises used for a small scale, low impact industrial activity, where the site does not exceed 2000m² in area. The term does not include "General Industry" or "Service Trades".

Noxious, Offensive or Hazardous Industry

Premises used for the handling, processing, treatment, or storage of any materials, whether or not such materials are considered to be hazardous. Such activity typically gives rise to such noxious, offensive or hazardous effects as excessive smoke, fumes odours, liquid or solid wastes and the like, all of which require special management.

Many such uses are by their nature, offensive to the general public, and may involve an element of public risk in their conduct or, when not adequately managed, involve detrimental effects to land beyond the site.

The term includes such uses as for example abattoirs, fibre-board or pulp mills, rendering works or sugar mills.

Road & Machinery Transport Depot

Premises used for the purpose of storing, maintaining, repair and operating road transport vehicles, including passenger coaches and other machinery, plant and equipment such as earthmoving and construction machinery, harvesters and haul out vehicles. The term also includes the ancillary storage of spare parts, fuels and lubricants to be used exclusively for the use.

The term does not include "Storage Depot", "Service Station" or "Vehicle Repair Station".



Storage Depot

Premises used for the purpose of casual storage of goods in small quantities less than 1 tonne or in small individual rental premises managed by a single entity.

The term also may include the receiving, distributing and storage of goods in transit for short periods of time. In either context the term includes the administration of the use and the provision of staff amenities.

The term does not include the use of land for the purpose of any other industry as defined in this Planning Scheme.

Vehicle Repair Station

Premises used for the repair of vehicles, plant and machinery, including such activities as panel beating, spray painting and the machining and reconditioning of automotive or machinery parts.



Rural Use Class

Agriculture

Premises used for producing primary products from forage cropping and grazing of stock, including the use of the land for any ancillary activity necessary for the conduct of the principal use. The term does include the growing of sugar cane, horticulture or viticulture when such use involves not more than 2 hectares in area.

Aquaculture - Minor

Means any premises used for the keeping and breeding of fish or other aquatic species for commercial purposes undertaken within tanks and inside buildings with a gross floor area of less than 5000m² and no discharge of waste water. The term does not include processing of the aquatic product other than preparing it whole for transport to retail or wholesale outlet.

Aquaculture - Moderate

Means any premises used for the keeping and breeding of fish or other aquatic species for commercial purposes undertaken within tanks with a gross floor area of greater than 5000m² but less than 50,000m² or in ponds of less than 5hectares in area in total and with no discharge of waste water to waterways. The term includes processing of the product by cleaning, filleting or other processing means in preparation for retail or wholesale distribution.

Aquaculture - Major

Means any premises used for the keeping and breeding of fish or other aquatic species for commercial purposes undertaken within tanks or in ponds of greater than 5hectares in area and/or discharges waste water to waterways.

Forestry

Premises used for propagating, planting, tending or harvesting trees whether or not such trees are naturally occurring or are situated in plantations established for the purpose.

Intensive Agriculture

Premises used for the intensive production of crops, including sugar cane, horticulture or viticulture at rates of production beyond the natural capability of the land. The term includes the establishment of any infrastructure necessary for the conduct of the use. The term does not include small-scale sugar production or horticulture conducted on premises or a site less than 2 hectares in area.



Intensive Animal Husbandry

Premises used for the keeping, breeding, feeding of prepared or manufactured stockfeed or care of animals for commercial purposes in, pens, yards or structures wherein the stocking density is greater than the carrying capacity of the land or water, were such animals to be ranging free.

The term also includes the storage and mixing of feed when conducted as an ancillary activity. The term does not include the use of land for any other purpose included in this sub-section as a Rural purpose.

Kennels

Premises used for the keeping, breeding, feeding and caring for more than two dogs or cats for commercial purposes and any activities which are necessary and ancillary to the conduct of the use.

The term includes the ancillary provision of training or instruction in the handling, care and behaviour of dogs.

Rural Industry

Premises used for the handling, packaging, processing, storage, transportation or treatment of primary produce where such use is conducted either on a seasonal basis or as an activity directly related to "agriculture", "intensive agriculture" or "intensive animal husbandry".

The term does not include any other industry as defined in this Planning Scheme or a use employing less than twenty people and contained within the land on which the produce is grown or produced.

Stables

Premises used for the keeping, breeding, feeding and caring of more than five (5) horses for commercial purposes in pens, yards, or structures erected for the purpose. The term includes the giving of tuition, on the premises, in riding, jumping or other equestrian skills for commercial purposes.

Stock Sales Yard

Premises used for the display and offering for sale of livestock.

Veterinary Hospital

Premises used for rendering veterinary care and surgery to animals and the keeping of such animals where necessary for the purposes of post-operative care and observation.



Public Use Class

Community Facilities

Premises used for any of the following purposes:

- (a) the delivery of community services whether or not such services are a function of government;
- (b) the holding of meetings by social or other groups;
- (c) community-based cultural, sporting, recreational or activities other than those defined elsewhere; or
- (d) any other community-based activity.

The term does not include "Educational Establishment", or "Sport and Recreation".

Educational Establishment

Premises used for educational purposes and includes such facilities as kindergartens, pre-schools, primary and secondary schools and places of higher learning. The term also includes the ancillary residential accommodation of staff and students where such accommodation is located within the same site.

Hospital

Premises used for the medical care, treatment and accommodation of sick, infirm or convalescing persons.

The term does not include "Accommodation Building", "Institution" or "Retirement Village".

Institution

Premises used for the medical care or training or supervision, and ancillary accommodation, of a number of unrelated persons including any persons engaged in the giving of such care, training, or supervision. The term includes any use of land within the scope of this definition which would be a public purpose were it conducted by a government or statutory authority.

The term does not include any other use defined herein.

Park

Land held and used by the public for any of the purposes of recreation, aesthetic amenity, conservation or environmental protection.



Place of Worship

Premises used by a religious organisation for worship, and includes a dwelling house or dwelling unit on the premises for the permanent accommodation of a minister of that religion. The term also includes any other building necessarily required for the conduct of the affairs of that religious organisation.

The term does not include "Accommodation Building", "Educational Establishment" or Community Facilities".

Public Purpose

Premises used by government, or an instrumentality of government for the provision or delivery of services, or for the conduct of its statutory duties and affairs.



Miscellaneous Use Class

Funeral Premises

Premises used for the receiving and preparation of deceased persons for burial or cremation at a cemetery or other approved place removed from the premises.

Host Farm

That part of a farm or other premises used principally for the purpose of "Agriculture" as herein defined, and used for providing short-term accommodation, victualling and entertainment to tourists.

The term does not include "Accommodation Building", "Multiple Dwelling" or "Motel".

Landing Place

Premises used for the landing of aircraft and includes the ancillary storage, servicing and repair of aircraft, and the ancillary use for the provision of staff and passenger facilities and freight storage and handling.

Marina

Premises used for:

- (i) the mooring, maintenance and repair of vessels;
- (ii) the loading and unloading of goods transported by boat;
- (iii) the embarkation and disembarkation of passengers; and
- (iv) shore based facilities necessary for the administration and operation of the marina and the provision of services to the boating public.

The term does not include any Residential Use, Commercial Use or Industrial Use defined elsewhere in this Planning Scheme.

Road

Has the same meaning as in the *Transport Infrastructure Act 1994*.

Sport, Recreation and Entertainment

Premises used for playing of a game, recreation, instruction, athletics, sport or entertainment, where these activities take place primarily either outdoors or in a building,

Indoors - eg. sports centre, gymnasium, snooker and pool centres or amusement centres, dance club, cinema, theatre or theatre restaurant, unlicensed clubs

Outdoors - eg sporting field, court, racetrack for cars, motor vehicles, or go-carts etc., public swimming pool, community youth groups, scouting, guides or rovers; or a place where activities are based on the appreciation or enjoyment of the natural features of a locality.



The term includes the ancillary establishment of facilities such as grandstands, toilets and amenities for participants and spectators, and meeting rooms. The term does not include "Licensed Premises", "Restaurant", "Community Facilities" or "Tourist Attraction".

Tourist Accommodation

Premises used for the accommodation of tourists including backpackers' lodgings and includes, dining, administration, housekeeping and maintenance facilities when carried on in conjunction with the use.

Tourist Facilities

Premises used for the purpose of entertaining, educating, victualling or otherwise catering to the daily needs of tourists whether or not such facilities are established in conjunction with "Tourist Accommodation" or any other defined purpose.

Use not defined

A development use not defined in this Division 1 will be considered to have its ordinary meaning and will be assessed as impact assessable development.



DIVISION 2 – ADMINISTRATIVE TERMS

Administrative Definitions

This Section defines administrative terms used throughout this Planning Scheme. Unless otherwise defined, the following terms shall have the meanings assigned to them: -

Access

The practical means of entry onto a lot from a constructed public road that abuts the frontage thereof or, where approved by the Council, such means of entry by way of easement.

Act

The *Integrated Planning Act 1997* (as amended).

Adjacent

Bordering or contiguous with.

Advertising Sign

Any device of any kind of a permanent or temporary nature used to advertise or draw notice to any business, activity, use or enterprise. The term does not include direction signs, place or street names, public notices, service club standards and the like.

Annual Exceedance Probability (AEP)

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%, it means that there is a 5% risk (ie. probability of 0.05 or a likelihood of 1 in 20) of a peak flood discharge of 500 cubic metres per second or larger occurring in any one year. The AEP of a flood event gives no indication of when a flood of that size will occur next.

Ancillary

Necessarily associated with a particular development, but incidental to that development.

Ancillary Activity

Refers to subordinate activity, which is associated with the main activity on the site.



Assessment Category

The type of assessment identified for development in accordance with the IPA, 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.

Buffer

A land or water separating incompatible land uses or activities.

Coastal Zone

Has the same meaning given to it in the *Coastal Protection and Management Act 1995*.

Coastal Wetlands

Includes tidal wetlands estuaries, salt marshes, melaleuca swamps (and any other coastal swamps) mangrove areas, marshes, lakes or minor coastal streams regardless of whether they are saline, freshwater or brackish nature.

Code assessable development

“assessable development requiring code assessment” as referred to in the *Integrated Planning Act 1997*.

Council

The Council of the Shire of Hinchinbrook.

Creek

Includes the following waterways:

Arnot Creek, Boundary Creek, Broadwater Creek, Bullock Creek, Cattle Creek, Crystal Creek, Dalrymple Creek, Dungeness Creek, Eleanor Creek, Elphinstone Creek, Frances Creek, Fungus Creek, Galdra Creek, Gap Creek, Gentle Annie Creek, Gowrie Creek, Hawkins Creek, Lagoon Creek, Lee Creek, Lillypond Creek, Log Bridge Creek, Lottery Creek, Lucy Creek, Macknade Creek, McAusland Creek, McGordon Creek, Merrybank Creek, Michael Creek, Midway Creek, Nelson Creek, Orient Creek, Palm Creek, Post Office Creek, Ripple Creek, Running Creek, Sandy Creek, Stony Creek, Swampy Creek, Tinkle Creek, Trebonne Creek, Victoria Creek, Waterfall Creek, Waterview Creek, Yard Creek and Yellerai Creek.

Defined Flood Event (DFE)

The flood event adopted by a local government for the management of development in a particular locality. The DFE is generally not the full extent of the flood-prone land. Council has adopted a DFE of 1% AEP.



Development

The meaning given to it in the *Integrated Planning Act 1997*.

Development Application

An application for a development approval made to the Hinchinbrook Shire Council.

Dwelling Unit

A building or that part of a building, which is, fully self-contained and intended to be used for the exclusive use and habitation by one family or one household. The term includes any incidental or ancillary space or outbuildings used exclusively by that family or household, may also be used by others.

Ecological Corridor

An area of land and / or water, including areas above or below ground, which functions to:

- allow wildlife movement between habitat areas;
- provide wildlife refuges and habitat;
- provide habitat connectivity;
- support the maintenance of biodiversity; and
- support the maintenance of ecological processes.

Ecological Features

Ecological features include those areas, features, species, communities and processes identified in the Natural Features or Resources Overlay.

Ecological Processes

Are the interactions between components of an ecosystem, including plants, animals, soil, water and air, e.g. predation and competition, and physico / chemical processes including hydrological, erosional, depositional and fire regime processes.

Extreme Floodwater Velocity

Areas where floodwater velocity is >2 metres/second and all buildings likely to be destroyed with high probability of death.

Edge Effects

Are adverse effects on the biodiversity values and ecological processes of habitat areas, caused by incompatible adjacent land uses / activities, e.g. invasive garden weeds, dogs and cats preying on native wildlife, stormwater run-off, rubbish dumping, light, noise and vandalism.



Family

A single family group usually comprised of at least one adult and dependants. The term also included a small group of not more than two unrelated adults and their dependants, or three unrelated adults, who are residing together as a household.

Gross Floor Area

The total floor area, inclusive of all external walls, of all buildings on an allotment, but not including:

- (i) any area used for the parking of vehicles;
- (ii) the area of stairwells and foyers at the ground floor;
- (iii) air conditioning, electrical plant rooms and other areas necessarily required for normal building use; and
- (iv) that part of any balcony greater than 2.5 m in width.

Habitat Area

The terrestrial and / or aquatic environment where an organism or group of organisms live through time, including growing, feeding, nesting or roosting.

High Hazard Depth

Areas where the floodwaters are deep (>1m) but are not flowing with high velocity with damage only to building contents.

High Hazard Floodway

Typically areas where there is deep water flowing with a high velocity and possible structural damage to light framed houses and high risk to life.

Highest Astronomical Tide (HAT)

The highest level of water which can be predicted to occur under any combination of astronomical conditions. This level may not be reached every year.

IDAS

The meaning given to it in the *Integrated Planning Act 1997*

Impact assessable development

"assessable development requiring impact assessment" as referred to in the *Integrated Planning Act 1997*.

IPA

The *Integrated Planning Act 1997* (as amended).

Locality

An identified geographical areas within the Planning Scheme area made up of a number of zones.



Lot

A piece, parcel, or subdivision of land, the boundaries of which are separately defined by metes and bounds on a plan of survey deposited in the Survey Office, or, in the case of land under the *Real Property Act 1961-1988*, which has been subdivided, any and every subdivision of such land the boundaries of which are separately defined by metes and bounds on the relevant plan of such land registered with the Registrar of Titles under and in accordance with the *Real Property Act 1961-1988*.

Material Change of Use

The meaning given to it in the *Integrated Planning Act 1997* (as amended).

Noise Sensitive Development

Dwelling Units (comprises Duplexes, multiple dwellings, accommodation units, relatives' apartments, retirement villages, motels, aged care accommodation, hostels and the like), child care centres, schools, libraries, kindergartens, colleges, universities or other educational institutions, hospitals, surgeries or medical institutions.

Operational Work

The meaning given to it in the *Integrated Planning Act 1997* (as amended).

Overlay

1. 'Overlay' means a layer over the zones and localities based on special physical attributes of an identified area, place or site.
2. Assessment categories are identified for development affected by an overlay

Person

The meaning given to it in the *Integrated Planning Act 1997* (as amended).

Planning Scheme

The Planning Scheme for the Shire of Hinchinbrook.

Planning Scheme Area

The whole of the Shire of Hinchinbrook.

Premises

Any land, building or other structure or any part thereof on land.

Principal Road

In this Planning Scheme any road determined by the Council to be the principal road to which an allotment has frontage where that allotment has more than one frontage.

Probable Solution

See Section 1.15



Proposal Plan

Any plan drawn to scale which delineates the proposed subdivision of any land into allotments, or otherwise shows any new road, street, lane or pathway, or reserve over such land or any part thereof.

Reconfiguring a Lot

The meaning given to it in the *Integrated Planning Act 1997*

Relocatable Home

A building, usually of a prefabricated nature and constructed so as to be suitable for relocation, and intended to be used as a dwelling house as defined in sub-section 2.2.1 of this Planning Scheme.

Riparian vegetation or Waterway vegetation

Refers to the vegetation along a waterway, which has species and a character dependent on a close location to and interaction with the waterway system.

River

Includes the following waterways:

Herbert River, Seymour River, Seymour River Annabranche and Stone River.

Road

Any road, as provided for in the *Local Government Act 1993*, dedicated to the Crown for public use:

- (a) an area of land dedicated to public use as a road; or
- (b) an area that is open to or used by the public and is developed for, or has as 1 of its main uses, the driving or riding of motor vehicles; or
- (c) a bridge, culvert, ferry, ford, tunnel or viaduct; or
- (d) a pedestrian or bicycle path; or
- (e) a part of an area, bridge, culvert, ferry, ford, tunnel, viaduct or path mentioned in paragraphs (a) to (d); but does not include a State-controlled road under the *Transport Infrastructure Act 1994*.

Rooming Unit

A building or part of a building used for residential purposes, where such building or part of a building is for the sole habitation by a person or family, but is not self-contained for that purpose.

Site

Land where a use is conducted on one allotment, an aggregation of allotments or part of an allotment or a number of allotments.



Site Coverage

The proportion of the total site area covered by buildings and other enclosed structures but not including:

- (a) carports or open car parking;
- (b) buildings or other structures associated with landscape and recreation space; and
- (c) cantilever balconies extending beyond 2.5 metres from the external walls and roof and window overhangs.

Storm Tide Inundation

Flooding along coastal areas and the tidal reaches of waterbodies associated with intense storm events.

(Note: Factors that contribute to storm tide flooding include inverted barometer effects, wind set-up, wave set-up and tidal effects, together with any other factors that increase tidal water levels).

Use

In relation to a use class, means a use for a single purpose that is part of that use class, such as “grazing” in an “agriculture” use class

Use Class

A group of uses having different purposes but broad characteristics in common, such as a “business” use class that includes uses for a shop, restaurant, hotel and the like.

Vegetation

Any vegetable growth and material of vegetable origin, whether living or dead, including trunks, branches, stems, leaves, fruits and flowers.

Waterway

Includes a river, stream, watercourse or inlet of the sea.

Wildlife

Any taxon or species of animal, plant, protista, prokaryote or virus.

Zone

1. “Zone” means an identified geographical area within the planning scheme area based on land use allocations
2. Each part of the planning scheme area is included in one zone only and a zone is part of a locality
3. Assessment categories are identified for development according to the zone in which it is proposed to occur.

Other terms within the Planning Scheme have the meaning assigned to them under the *Integrated Planning Act 1997*, the *Local Government Act 1994*, the *Building Act* and Standard Building By-Laws, and the Building Code of Australia or otherwise the common usage meaning for each term.



SCHEDULE 4 - VEHICLE PARKING, MOVEMENT AND ACCESS REQUIREMENTS

- (1) This section outlines the requirements of vehicle parking, movement and access for all development.
- (2) Table 33 specifies the car parking rates required for different uses
- (3) Section 1 specifies the access and manoeuvring areas requirements

TABLE 33

VEHICLE PARKING REQUIREMENTS

Column 1 Uses	Column 2 Vehicle Parking Required
Residential Purposes	
Accommodation Building	1 space per rooming unit, plus 1 space per 2 employees
Caravan Park	1 space per van or tent site, plus 1 space for manager's vehicle
Duplex Units	1 space per dwelling unit
Multiple Unit Development	1.5 spaces per dwelling unit
Retirement Village	1 space per 2 employees plus 1 space per 10 beds or rooming units plus 2 spaces for visiting medical practitioners
Commercial Purposes	
Child Care Centre	1 space per employee plus passenger set-down area of 4 vehicles
Commercial premises	1 space per 30m ² gross floor area
Fast Food Store	1 space per 10m ² service area plus 1 space per 3 employees
Motel	1 space per rooming unit plus 1 space per 2 employees plus 1 space per 10m ² dining area if a restaurant is present
Restaurant	1 space per 10m ² of dining area plus 1 space per 2 employees
Service Station	1 space per fuel pump plus 1 space per 2 employees
Shop	1 space per 20m ² of retail floor space
Industry Purposes	
Extractive Industry	1 space per employee
Other Industry	1 space per 100m ² gross floor area, or 1 space per 2 employees whichever is greater
Vehicle Repair Station	5 spaces per mechanic
Public Purposes	
Educational Establishment	
Schools up to secondary level	1 space per employee plus 1 visitor space per 25 students
Other Educational Establishments	1 space per employee plus 1 visitor space per 10 students
Place of Worship	1 space per 10 seats usually available
Public Purpose	1 space per 2 employees



Miscellaneous Purposes	
Sport, Recreation and Entertainment	
Indoor centre	1 space per 10m ² public area plus 1 space per 2 employees
Tennis, squash, bowls	4 spaces per court
Indoor cricket	18 spaces per court
Swimming	1 space per 50m ² of pool area
Tourist Accommodation	0.75 spaces per rooming unit plus 1 bus space per 30 rooming units plus 1 space per 2 employees
Tourist Attraction	1 space per 20m ² of public building area plus 1 bus space per 200m ² of public building area or part thereof plus 1 space per 2 employees

(1) Traffic and Road Standards

For all proposals involving the opening and construction of new road, the following standards shall apply:

(a) Rural Roads

"Rural Roads" includes any road outside a town or village area and serving rural areas within the Shire. Rural roads to be constructed in the Shire shall be designed and constructed in accordance with:

- (i) the "Guide for the Geometric Design for Rural Roads" and the "Code of Traffic Engineering Practice" (NAASRA Standards), and
- (ii) the "Pavement Design Manual" and the "Manual of Uniform Traffic Control Devices" (Queensland Department of Transport).

(b) Urban Roads

"Urban Roads" includes any road, within the towns of Allingham and Ingham, and the villages of Abergowrie, Halifax, Lucinda and Dungeness, Trebonne and Victoria Estate serving the urban areas within the Shire. Urban roads do not include declared "main roads" or state highways. Urban roads to be constructed in the Shire shall be designed and constructed in accordance with:

- (i) the "Structural Design Guide for Residential Street Pavements" (Mullholand P.J. 1989 for the Australian Road Research Board); or
- (ii) the "Subdivision Design Criteria" (Commerford L.E. 1986 for the Australian Road Research Board); or
- (iii) the Australian Model Code for Residential Development (AMCORD as updated from time to time; or
- (iv) otherwise in accordance with safe and generally accepted engineering practice acceptable to the Council.

Provided that the Council retains the right to seek variations or amendments to conceptual layouts and detailed engineering designs for any road construction included in development.



(c) Vehicle Parking Design Standards

- (i) Vehicle parking spaces are provided to meet the design requirements of Australian Standards AS 2890.1-1993 and AS 2890.2-1989 for car and commercial vehicle parking respectively.
- (ii) Except for dwelling houses, vehicle parking areas are constructed with gradients in accordance with the relevant provisions of the Australian Standards AS 2890.1-1993 and AS2890.2-1989.
- (iii) The parking area drains in such a way that adjoining and downstream land is not adversely affected by stormwater run-off.
- (iv) Each parking space is clearly marked.
- (v) The parking area optimises informal surveillance and is sufficiently well lit to enable visibility of all external edges and route providing access to the parking area. The parking area has more than one entry/exit point.



SCHEDULE 5 - MINIMUM LOT SIZES AND FRONTAGES

ZONE	DEVELOPMENT	FRONTAGE (m)	AREA (m ²)
Residential and Village Zones (excluding Allingham Village Zone)	Residential Purposes		
	Accommodation Building	20	1000
	Caravan Park	40	1ha
	Duplex Units	17	700
	Dwelling House (not able to be connected to sewerage)	15	700
	Dwelling House (able to be connected to sewerage)	10	500
	Multiple Unit Development	17	700
	Commercial Purposes		
	Motel	20	1000
Village Zone Allingham	All purposes	30	2000
Commercial Zone	Commercial Purposes		
	All commercial/retail (except motel)	10	400
	Motel	20	1000
	Residential Purposes		
	Accommodation Building	20	1000
	Caravan Park	40	1ha
	Duplex Units	17	700
	Multiple Unit Development	17	700
Industry Zone	Industry Purposes		
	Light Industry	20	1000
	All other purposes	20	4000
Rural Zone	Rural Purposes		
	Intensive Agriculture	200	30ha
	All other uses	500	100ha
	Rural Industry	50	1ha
	Rural Settlement Allotment (Arnot Creek)	50	2ha
	Rural Settlement Allotment (Mt Fox)	100	10ha
Public Purposes Zone	Public Purposes		
	All public purposes		1000



PART 7. PLANNING SCHEME POLICIES

PLANNING SCHEME POLICY 1 – CONSULTATION

7.1 When Local Government May Consult on an Application

Without limiting its discretion under the *Integrated Planning Act 1997*, section 3.2.7⁵³ the Hinchinbrook Shire Council may seek advice or comment about an application in any circumstances the local government determines, including, in the local government's opinion, if—

- (a) the development may be inconsistent with the specific outcomes in a code; or
- (b) specialised technical advice is required to assess the development; or
- (c) the development may affect premises being of special cultural interest to a person.

7.2 Who May be Consulted

- (1) The local government will consult with the Environmental Protection Agency in relation to any development applications received in respect of the following nine (9) properties:

Lot 23 on RP843480
Lot 19 on SP179180
Lot 12 on SP162495
Lot 13 on SP162495
Lot 14 on SP162495
Lot 9 on SP160666
Lot 11 on SP164492
Lot 12 on SP164492
Lot 146 on RP726631

- (2) The local government may seek advice or comment about an application for development from any person, including any considered by the local government to have specialist knowledge or a special interest in an application.
- (3) Without limiting subsection (1), Hinchinbrook Shire Council may seek advice or comment about an application for development if—

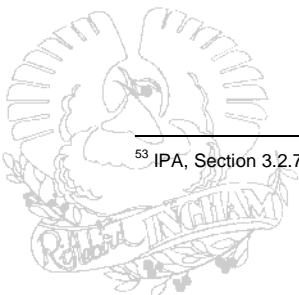
Extractive Industry Resource

- (a) within 1km of identified extractive Industry Resource—from the Department of Natural Resources and Mines;

Native Title

- (b) on land adjacent to land over which Native Title has been established or a claim has been made—from the Native Title claimant or Native Title holder;

⁵³ IPA, Section 3.2.7 (Additional third party advice or comment)



Acid Sulfate Soils

- (c) on land identified as containing acid sulfate soils—from the Department of Natural Resources and Mines;

Coastal Management Control Districts

- (d) on land identified within a Coastal Management Control District—from the Environmental Protection Agency;

Infrastructure

- (e) within 200m of a cane railway - from the cane railway owner.

Drainage

- (f) on land within a Water Authority area – from the relevant Water Management Authority.

7.3 How Consultation Might Occur

The local government may seek advice or comment in a way considered appropriate for the circumstances, including any or all of the following—

- (a) public notification in a newspaper;
- (b) placing a notice on the premises;
- (c) placing a notice at a public place;
- (d) personal notification or contact;
- (e) public meetings; or
- (f) meeting with a person having a special interest.



PLANNING SCHEME POLICY 2 – INFORMATION LOCAL GOVERNMENT MAY REQUEST

7.4 Information local government may request

Without limiting its discretion under the *Integrated Planning Act 1997*, section 3.3.674, the local government may request the following information from the applicant to assist the assessment of a development application—

Acid sulfate soils

- (a) if an application involving land identified as containing acid sulfate soils—information in accordance with the annexes to State Planning Policy 1/00 (Planning and management of coastal development involving acid sulfate soils);

Extractive Industry Resource

- (b) if an application for use or works located within 1km of an identified extractive industry resource—information identifying the nature and location of resources in the vicinity and assessment of how the proposed use and associated works may affect extraction of the resources;

Good quality agricultural land

- (c) if an application involving land identified as good quality agricultural land—information in accordance with State Planning Policy 1/92 Planning Guidelines—The Identification of Good Quality Agricultural Land;

Other overlay assessment

- (d) if an application requiring assessment against an overlays code (other than covered by section 1(a), (b) or (c))—
 - (i) an assessment of how the development or effects of the development may affect the values of the relevant feature or resource; or
 - (ii) an assessment of how the development may create or increase a risk of significant adverse effects on the natural or built environment or human health or safety; and
 - (iii) if applicable, an assessment of measures proposed to adequately manage the potential significant adverse effects arising from the development;

Infrastructure works

- (e) if a development application involving infrastructure works, including works for reconfiguring a lot, is outside the designated Priority Infrastructure Area (PIA) or is inconsistent with the planning assumptions of the Priority Infrastructure Plan (PIP) —
 - (i) an assessment of the capacity of existing infrastructure and the effect of the proposed use connecting; and
 - (ii) an assessment of any proposed variation of the standards stated in part 1, division 3, including a description of the existing situation, the



reason for the variation and an outline of other possible variations that have been considered but not proposed;

Zone assessment

- (f) if an application requiring assessment against a zone code (other than covered by section 1(e))—
 - (i) an assessment of how the development may contribute to or detract from achievement of the outcomes sought for the zone;
 - (ii) if applicable, an assessment of measures proposed to adequately manage the potential detraction from achievement of the outcomes.



PART 8. PRIORITY INFRASTRUCTURE PLAN

8.1 PRELIMINARY

8.1.1 Introduction

This priority infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009*.

8.1.2 Purpose

The purpose of the priority infrastructure plan is:

- (a) to integrate and coordinate land use planning and infrastructure planning;
- (b) to ensure that trunk infrastructure is planned and provided in an efficient and orderly manner;
- (c) to establish an infrastructure funding framework that is equitable and accountable.

8.1.3 Structure of priority infrastructure plan

The priority infrastructure plan:

- (a) identifies in Section 8.2 (application of priority infrastructure plan) how the priority infrastructure plan will be applied to development;
- (b) states in Section 8.3 (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;
- (c) identifies in Section 8.4 (priority infrastructure area) the area which will accommodate future urban growth;
- (d) states in Section 8.5 (desired standards of service) for each network of development infrastructure the desired standard of performance;
- (e) identifies in Section 8.6 (plans for trunk infrastructure) the existing and planned trunk infrastructure for the following network:
 - (i) water supply
 - (ii) sewerage
 - (iii) stormwater
 - (iv) transport
 - (v) public parks and land for community facilities.



8.2 APPLICATION OF PRIORITY INFRASTRUCTURE PLAN

8.2.1 Applying the priority infrastructure plan to development

The priority infrastructure plan states the basis for:

- (a) the imposition of a condition on development requiring:
 - (i) the supply of necessary trunk infrastructure;
 - (ii) the payment of additional trunk infrastructure costs;
- (b) the imposition by a state infrastructure provider of a condition:
 - (i) about protecting or maintaining the safety or efficiency of the provider's infrastructure network; or
 - (ii) for additional infrastructure costs; or
 - (iii) about protecting or maintaining the safety and efficiency of public passenger transport.

8.2.2 Supply of necessary trunk infrastructure

A condition may be imposed for the supply of necessary trunk infrastructure where:

- (a) existing trunk infrastructure necessary to service the premises is not adequate and trunk infrastructure adequate to service the premises is identified in the priority infrastructure plan; or
- (b) trunk infrastructure to service the premises is necessary, but is not yet available and is identified in the priority infrastructure plan; or
- (c) trunk infrastructure identified in the priority infrastructure plan is located on the premises.

8.2.3 Payment of additional trunk infrastructure costs

A condition may be imposed requiring the payment of additional infrastructure costs where:

- (a) the development:
 - (i) is inconsistent with the assumptions set out in Section 2.4.1; or
 - (ii) is located completely or partly outside the priority infrastructure area.



8.2.4 Test for inconsistency with assumptions for development inside the PIA

Development is inconsistent with the assumptions if:

- (a) the type of development was not anticipated to occur in that location based on the planning scheme land uses; or
- (b) the development results in the total number of dwellings forecasted for the relevant priority infrastructure area (PIA) locality being exceeded in Table 34, 35 & 36; or
- (c) the development results in the total amount of non-residential Gross Floor Area (GFA) forecasted for the relevant planning infrastructure area (PIA) locality being exceeded in Table 37 & 38.

8.3 PLANNING ASSUMPTIONS

8.3.1 Purpose

The planning assumptions summarised in Tables 34, 35, 36, 37 and 38 outline 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 and employment within the area to which the PIP applies. They form a logical basis for the planning of the networks.

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

8.3.2 Population and Housing projections

Table 34 Population and housing projections

Area	Dwelling Type	Existing and projected population (persons)			
		2006	2011	2016	2021
Inside PIA	Single dwelling	4689	4664	4623	4585
	Multiple dwelling	236	235	233	231
	Other	272	271	268	266
	Total	5197	5170	5124	5082
Outside PIA	Single dwelling	6358	6325	6268	6217
	Multiple dwelling	321	319	316	313
	Other	369	367	364	361
	Total	7074	7011	6948	6891
Total Planning scheme area	Single dwelling	11046	10989	10891	10802
	Multiple dwelling	557	554	549	545
	Other	641	638	632	627
	Total	12224	12181	12072	11973



Table 35 Average occupancy rate (persons/dwelling)

Area	Dwelling Type	Average occupancy rates (persons/dwelling)			
		2006	2011	2016	2021
Inside PIA	Single dwelling	2.5	2.5	2.5	2.5
	Multiple dwelling	1.56	1.57	1.56	1.57
	Other	1.94	1.95	1.94	1.95
	Total	2.4	2.4	2.4	2.4
Outside PIA	Single dwelling	2.5	2.5	2.5	2.5
	Multiple dwelling	1.57	1.57	1.57	1.57
	Other	1.94	1.94	1.95	1.95
	Total	2.4	2.4	2.4	2.4
Total Planning scheme area	Single dwelling	2.5	2.5	2.5	2.5
	Multiple dwelling	1.57	1.57	1.57	1.57
	Other	1.95	1.95	1.94	1.95
	Total	2.4	2.4	2.4	2.4

Table 36 Existing and projected dwellings

Area	Dwelling Type	Existing and projected dwellings			
		2006	2011	2016	2021
Inside PIA	Single dwelling	1872	1863	1846	1831
	Multiple dwelling	151	150	149	147
	Other	140	139	138	137
	Total	2163	2152	2132	2115
Outside PIA	Single dwelling	2539	2526	2503	2482
	Multiple dwelling	204	203	201	200
	Other	190	189	187	185
	Total	2933	2917	2891	2868
Total Planning scheme area	Single dwelling	4411	4388	4349	4313
	Multiple dwelling	355	353	350	347
	Other	329	328	325	322
	Total	5095	5069	5024	4983

8.3.3 Employment and non-residential floor space projections

Table 37 Existing and Projected Employment

Area	Land Use & Development type	Employment (employees)				Average floor space conversion rate (m ² GFA/employee)
		2006	2011	2016	2021	
Inside PIA	Commercial	497	494	490	486	20
	Retail	203	202	200	199	25
	Industry	365	363	360	357	110
	Community	156	155	154	153	NA
	Other	0	0	0	0	NA
	Total	1221	1214	1204	1194	NA
Outside PIA	Commercial	673	670	664	658	20
	Retail	275	274	271	269	25
	Industry	495	492	488	484	110
	Community	212	211	209	207	NA
	Other	1080	1074	1065	1056	NA



Area	Land Use & Development type	Employment (employees)				Average floor space conversion rate (m ² GFA/employee)
		2006	2011	2016	2021	
	Total	2735	2721	2697	2675	NA
Total Planning Scheme Area	Commercial	1170	1164	1153	1144	20
	Retail	478	476	472	468	25
	Industry	860	856	848	841	110
	Community	368	366	363	360	NA
	Other	1080	1074	1065	1056	NA
	Total	3956	3936	3900	3868	NA

Table 38 Existing and projected non-residential floor space

Area	Land Use & Development type	Floor Space (m ² GFA)			
		2006	2011	2016	2021
Inside PIA	Commercial	9930	9879	9791	9710
	Retail	5075	5049	5004	4963
	Industry	40154	39947	39590	39265
	Community	NA	NA	NA	NA
	Other	NA	NA	NA	NA
	Total	55159	54875	54384	53938
Outside PIA	Commercial	13465	13396	13276	13167
	Retail	6882	6846	6785	6729
	Industry	54448	54167	53683	53242
	Community	NA	NA	NA	NA
	Other	NA	NA	NA	NA
	Total	74794	74409	73744	73189
Total Planning Scheme Area	Commercial	23395	23275	23067	22877
	Retail	11957	11895	11789	11692
	Industry	94601	94115	93272	92508
	Community	NA	NA	NA	NA
	Other	NA	NA	NA	NA
	Total	129953	129285	128128	127077

8.4 PRIORITY INFRASTRUCTURE AREA

8.4.1 Purpose

The priority infrastructure area (PIA) identifies the area where council plans to provide trunk infrastructure for urban development up to 2021.

8.4.2 The PIA

8.4.2.1 Determination of the PIA

The determined PIA correlates with the provision of current trunk infrastructure and reflects the rationale of low projected growth.

8.4.2.2 The PIA map

The PIA is shown on Map: 12; 12A & 12B



8.5 DESIRED STANDARDS OF SERVICE

8.5.1 Water supply network desired standards of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Reliability/ continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> Customer Service Standards Customer Service Obligations
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> Water Supply network is sized and designed to meet the requirements of the Water Service Association of Australia Codes, IPWEA Standards and Customer Service Standards.
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> National Health and Medical Research Local Government Australian Drinking Water Guidelines
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with all environmental licenses and environmental management plans under the Water Act 2000 and the Environmental Protection (Water) Policy 1997
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> System Leakage Management Plan (Chapter 3, Part 3, Division 1A Water Act 2000)
Infrastructure design/planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> Water Services Association of Australia – WSA 03 – 2002 – Water Supply Code of Australia Australian Drinking Water Guidelines - National Health and Medical Research Local Government Planning Guidelines for Water Supply and Sewerage - Department of Environment & Resource Management



8.5.2 Sewerage network desired standards of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> • Customer Service Standards • Customer Service Obligations
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> • Specify local water quality guidelines prepared in accordance with the National Water Quality Management Strategy • Queensland Water Quality Guidelines 2006 – Department of Environment & Resource Management (where local guidelines do not exist) • National Water Quality Guidelines – National Water Quality Management Strategy (where local or regional guidelines do not exist)
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> • Compliance with all environmental licenses and environmental management plans under the Water Act 2000 and the Environmental Protection (Water) Policy 1997 • Compliance with DERM Licence Standards
Inflow / Infiltration	Ensure infiltration and inflow in the sewerage collection and transportation system remains within industry acceptable limits	<ul style="list-style-type: none"> • Compliance with all environmental licenses and environmental management plans under the Water Act 2000 and the Environmental Protection (Water) Policy 1997
Effluent re-use	Reuse effluent wherever possible.	<ul style="list-style-type: none"> • Guidelines for Sewerage Systems – Reclaimed Water – February 2000 • Queensland Water Recycling Guidelines – December 2005
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> • Planning Guidelines for Water Supply and Sewerage - Department of Environment & Resource Management • Water Services Association of Australia – WSA 02 – 2002 – Sewerage Code of Australia • Water Services Association of Australia – WSA 04 – 2005 – Sewerage Pumping Station Code of Australia • Refer to Trade Waste Policy



8.5.3 Stormwater network desired standards of service

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"> Queensland Urban Drainage 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"> Specify local water quality guidelines prepared in accordance with the National Water Quality Management Strategy Queensland Water Quality Guidelines 2006 – Department of Environment & Resource Management National Water Quality Guidelines – National Water Quality Management Strategy
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve DERM water quality objectives.	<ul style="list-style-type: none"> Department of Environment and Resource Management requirements (section 42 Environmental Protection (water) Policy 1997)
Infrastructure design/ planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> Queensland Urban Drainage Manual - Department of Environment and Resource Management Natural Channel Design Guidelines

8.5.4 Transport network desired standards of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Road network design/planning standards	<p>The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.</p> <p>Design of the road system will comply with established codes and standards.</p>	<ul style="list-style-type: none"> Design and development manual/standards/codes in Schedule 4 – Vehicle Parking, Movement & Access Requirements Road Planning and Design Manual - Department of Transport and Main Roads Australian Standards AUSTROADS guides



Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Public transport design/planning standards	New urban development is designed to achieve safe and convenient walking distance to existing or potential bus stops, or existing or proposed demand-responsive public transport routes.	<ul style="list-style-type: none"> Design and development manual/standards/codes in Schedule 4 – Vehicle Parking, Movement & Access Requirements Road Planning and Design Manual - Department of Transport and Main Roads Australian Standards AUSTROADS guides Design accords with the Performance Criteria set by Department of Transport and Main Roads.
Cycleway and pathway design/planning standards	<p>Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives.</p> <p>Design of the network will comply with established codes and standards.</p>	<ul style="list-style-type: none"> Australian Standards AUSTROADS guides Queensland Streets Manual

8.5.5 Public parks and land for community facilities network desired standards of service

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.	<p>Parks and Community Land is provided at a:</p> <ul style="list-style-type: none"> Local; District and LGA Wide Level <p>Parks and community land addresses the needs of both recreation and sport. Nature conservation is also provided for but not part of the charging regime.</p>
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> Accessibility standards are identified in Table 40
Land quality/suitability Area/1000 persons Minimum size Maximum grade Flood immunity	Public parks will be provided to a standard that supports a diverse range of recreational, sporting and health-promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> The rate of public park provision is identified in Table 39. The size for public parks is identified in Table 41



Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Facilities/embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> Standard embellishments for each type of park are identified in Table 42
Infrastructure design/ performance standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> Australian Standards

Table 39 Rate of land provision

Infrastructure type	Rate of provision (Ha/1000 people)		Local government -
	Local	District	wide
Recreation park	0.4	0.2	0.1

Table 40 Accessibility standard

Infrastructure type	Accessibility standard (km)		Local government -
	Local	District	wide
Recreation park	<500m	<2.5km	<60km

Table 41 Size of parks and community land

Infrastructure type	Minimum size (m ² /Ha)		Local government -
	Local	District	wide
Recreation park	600m ²	1ha	10ha

Table 42 Standard facilities/ embellishments for parks

Embellishment Type	Recreation Parks		
	Local	District	Local government wide
Parking		P	P
Fencing/ Bollards		P	P
Lighting		P	P
Toilet			P
Paths (pedestrian/ cycle)		P	P
Seating		P	P
Shade Structures			P
Covered seating and table			P
Tap/ bubbler		P	P
Bins			P
Landscaping (including earthworks, irrigation and revegetation)			P
Signage			P

8.6 PLANS FOR TRUNK INFRASTRUCTURE

8.6.1 Purpose

The plans for trunk infrastructure (PFTI) identify the existing and proposed



trunk infrastructure networks intended to service urban development

8.6.2 Trunk infrastructure networks, systems and items

Table 43 defines the trunk infrastructure networks, systems and items covered by the priority infrastructure plan.

Table 43 Size of parks and community land

Network	System	Elements
Water	Bulk Supply	Water sources
		Raw water mains
		Water treatment plants
		Associated monitoring systems
	Distribution	Reservoirs
		Pump Stations
		Distribution mains generally $\geq 200\text{mm}$ diameter
		Associated monitoring systems
Sewerage	Reticulation	Pump Stations
		Rising mains generally $\geq 200\text{mm}$ diameter
		Gravity sewers generally $\geq 225\text{mm}$ diameter
	Sewerage Treatment	Sewerage treatment plants
		Storage facilities
		Release systems
		Associated monitoring systems
Transport	Local government and state controlled roads	Arterial, sub-arterial and major collector roads, including associated intersections, local road drainage and kerb and channel
Storm Water Management	Quantity	Natural waterways
		Overland flow paths/ channels
		Piped drainage
Public parks and community land	Public parks	Land, works and facilities/ embellishments for local, district and local government wide parks

8.6.3 Plans for trunk infrastructure networks

Plans identifying the existing and future trunk infrastructure for each infrastructure network are shown on the following maps:

Maps	Title
Maps 13, 13A, 13B, 13C, 13D	Water supply network plans for trunk infrastructure
Maps 14, 14A, 14B	Sewerage network plans for trunk infrastructure



Maps 15, 15A, 15B, 15C, 15D, 15E, 15F	Stormwater network plans for trunk infrastructure
Maps 16, 16A, 16B, 16C, 16D, 16E	Transport network plans for trunk infrastructure
Maps 17, 17A, 17B, 17C, 17D, 17E, 17F	Public parks and community land network plans for trunk infrastructure.

8.7 EXTRINSIC MATERIAL

Extrinsic material to the Hinchinbrook Shire Priority Infrastructure Plan is available for viewing at Council.



Contents

FEATURES OF THE PLANNING SCHEME AND ITS RELATIONSHIP TO STATE LEGISLATION1

Features of the Planning Scheme.....	1
Desired Environmental Outcomes.....	2
Zones	2
Overlays	2
Assessment Tables.....	2
Assessment Criteria.....	2
Maps	2
Defined Uses	2
Planning Scheme Policies.....	3
The relationship between a planning scheme and the <i>Integrated Planning Act 1997 (IPA)</i>	3
A proposal may be assessable under both the planning scheme and the schedule 8 of IPA..	3

DETERMINING IF AN APPLICATION IS REQUIRED.....5

What development activities are involved in the proposal	5
The Definition of Development under IPA	5
Determining if Development is self-assessable or assessable	6
Exempt Development.....	6
Self-assessable development	6
Assessable Development.....	6
Code Assessment.....	6
Impact Assessment.....	6
Assessment Categories	7
Determining the assessment category under the Planning Scheme.....	7

MAKING AN APPLICATION.....9

Staging applications for a proposal	9
A well-prepared application.....	9
Completing the application form.....	9
Completing the Referrals Checklist.....	10
Where to make an application.....	10

ASSESSING AN APPLICATION11

Assessment Criteria.....	11
Self-assessable development	11
Code Assessment.....	11
Impact Assessment.....	11
Assessment process.....	11
The provision of additional information.....	11
Assessing an application against the planning scheme.....	12
Assessment against an applicable code	12
Broader assessment against the scheme	12
Deciding the application.....	12
Decision for code assessable development	12
Decision for impact assessable development.....	13
Direction by a concurrence agency	13
The type of decision.....	13
The type of approval	13

ACTING ON A DEVELOPMENT APPROVAL	14
When the approval may be acted upon.....	14
When the approval takes effect.....	14
How long the approval lasts	14
When approval lapses	15
Changing an existing approval	15
COMMENTING ON AN APPLICATION	16
Preparing a submission	16
How to find out the details of a development application	16
How to find out the policy and 'rules' that apply to a proposal	16
Contents of a submission.....	17
How to format a submission.....	17
Consideration of submissions	18
Availability of submitter's details	18
ASSESSMENT CHECKLIST	19

USER'S GUIDE 1

Features of the Planning Scheme and its Relationship to State Legislation

This guide is one of a series of guides which has been prepared to assist people interpret local government planning schemes and implement the Integrated Development Assessment System (IDAS).

User's Guide 1 provides an overview of the typical features of a planning scheme and is designed to help people understand how a planning scheme applies to development within a local government area. This guide also explains the relationship between a planning scheme and the *Integrated Planning Act 1997* (commonly referred to as IPA) and other State legislation.

Planning schemes are prepared by local governments to manage growth and change in their area. A scheme applies to the whole of the local government area and:

- identifies the broad outcomes sought for the local government area and more detailed outcomes in relation to certain matters or parts of the local government area;

- allocates land for different uses, including residential growth areas, having regard to a range of considerations;

- indicates the location and nature of major infrastructure proposed to be provided;

- identifies areas or places that constrain the use of land due to their environmental value or their adverse effects on development;

- identifies the kind of development that requires approval (assessable development) or that can be carried out without approval if certain requirements are met (self-assessable development); and

- specifies detailed criteria to be used together with the detailed outcomes for assessing the suitability of a development proposal.

The statements and assessment criteria contained in the planning scheme reflect the current views and interests of the local residents and the desire of the local government to provide an appropriate environment for existing and future residents and visitors.

A local government's planning scheme also integrates State and regional aspects of the matters dealt with in the scheme.

A planning scheme is unique to a local government area and the assessment criteria and triggers for an application may be different from those in other areas.

Features of the Planning Scheme

A planning scheme manages development by using features such as zones, overlays, development assessment tables and codes. Below is a brief explanation of some of the features that are typically included in a planning scheme.



Desired Environmental Outcomes

All planning schemes contain desired environmental outcomes (DEOs). The DEOs express what is sought to be achieved by the planning scheme and cover a broad range of issues such as community needs, economic activity and nature conservation.

Zones

Planning schemes allocate land within the local government area to zones, e.g. residential, business, recreation, rural. The zone of a particular parcel of land is identified on maps accompanying the planning scheme.

Zones may be further divided into smaller areas recognised as having certain characteristics, e.g. Arnot Creek and Mt Fox Rural Settlement areas.

Overlays

Overlays in a planning scheme are a separate layer that identify areas or places that constrain the use of land due to their environmental value or their adverse effects on development, e.g. cultural heritage features, wetlands, steep slopes.

An overlay applies across zones and is identified on maps or in lists accompanying the planning scheme.

Assessment Tables

Development assessment tables are the way to determine, for a specific proposal on a parcel of land, if:

- q an application is needed for a land use, works or reconfiguring a lot; or
- q the development must meet specified criteria.

Assessment Criteria

Planning schemes contain criteria against which development is assessed. These criteria may be contained in codes. Codes may relate to a zone, overlay or specific purpose or type of development.

Maps

Planning schemes contain maps that identify zones, overlays and major infrastructure.

Defined Uses

Planning schemes define certain uses for assigning assessment categories such as different residential, business or industrial uses, e.g. shop and restaurant. These definitions are necessary for using the assessment tables.

Administrative definitions are also provided for other terms used in the planning scheme (e.g. assessment category, site area, zone).



Planning Scheme Policies

Planning scheme policies support the planning scheme by providing further guidance about the interpretation and implementation of the scheme.

The relationship between a planning scheme and the *Integrated Planning Act 1997 (IPA)*

As previously discussed, the planning scheme is the way the local government identifies the circumstances when development must meet certain criteria (self-assessable) or a development application is required (assessable).

Schedule 8 of IPA is the way the State government identifies self-assessable development. For example Schedule 8 makes building work assessable against the standard Building Regulation (SBR)), Environmentally Relevant Activities and licensed brothels assessable development.

Unlike planning schemes that are unique to a particular local government area, schedule 8 applies consistently across the State.

The planning scheme and schedule 8 complement each other. However, if there is any inconsistency between them, schedule 8 prevails.

A proposal may be assessable under both the planning scheme and the schedule 8 of IPA.

A proposal may involve development identified as requiring a development application by both the planning scheme (e.g. to establish a new shop) and by schedule 8 (e.g. for erecting the building).

In some instances, the application is made to the local government who is then responsible for assessing both aspects of the proposal. However, in other instances the assessment arising from schedule 8 may be required to be undertaken by a State government department. In this instance, the application is made to the local government and the State government department becomes involved as a referral agency.

Alternatively, the applicant may choose (if possible) to make separate applications (i.e. one for the planning scheme assessment and one for the schedule 8 assessment).

If the application is triggered by schedule 8 only, the assessment manager for the application may be either the local government or, as is more often the case, a State government department such as the Environmental Protection Agency (EPA) or Department of Natural Resources and Mines (DNR&M).

If an application is required, it will be assessed and decided using the Integrated Development Assessment System (IDAS). This is the case regardless of whether the application is required by the planning scheme or schedule 8, and regardless of whether the assessment manager is the local government, a State government department, or a private building certifier.



For further details about determining if a development application is required, refer to User's Guide 2.

Aboriginal Cultural Heritage Act 2003

In carrying out your activity you must take all reasonable and practicable measures to ensure that it does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). You will comply with the cultural heritage duty of care if you are acting in accordance with gazetted cultural heritage duty of care guidelines. An assessment of your proposed activity against the duty of care guidelines will help determine whether or to what extent Aboriginal cultural heritage may be harmed by your activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may also be obtained from www.nrme.qld.gov.au.

What other guidance is available?

To provide further assistance, the following user's guides have been prepared:

Assessment Checklist

User's Guide 2: Determining if an application is required

User's Guide 3: Making an application

User's Guide 4: Assessing an application

User's Guide 5: Acting on an approval

User's Guide 6: Commenting on an application



USER'S GUIDE 2

Determining if an Application is Required

This guide is one of a series of guides which has been prepared to assist people interpret local government planning schemes and implement the Integrated Development Assessment System (IDAS).

User's Guide 2 explains the fundamental concepts in determining whether an application is required.

What development activities are involved in the proposal

To require a development application, a proposal must first involve an activity that falls within the definition of "development" under *Integrated Planning Act 1997* (commonly referred to as IPA).

The Definition of Development under IPA

Development is broadly defined in IPA as one or more of the following activities:

Carrying out **building work** – including building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a building or other structure on the premises (e.g. designing / constructing / extending a building).

Carrying out **plumbing or drainage work** – including on-site, privately owned water and sewerage services (e.g. domestic plumbing and house drainage).

Carrying out **operational work** – including clearing vegetation, erecting an advertising device, filling, excavating or otherwise undertaking work in, on, over or under premises (e.g. engineering works required by the subdivision of land including the construction of new road, the provision of water reticulation, etc.).

Reconfiguring a lot – including subdivision, rearranging lot boundaries, subdivision by lease (exceeding 10 years), creating an access easement.

Making a **material change of use** – including starting a new use, increasing the intensity of a use, and re-establishing an abandoned use.

A proposal will generally involve at least 2 of the above development activities. For example:

The erection of a new office or shop involves:

Material change of use for the start of the new use on the premises;

Building work to erect the new building;

Plumbing and drainage works for water and sewerage fixtures; and

Operational works if a new vehicle crossover or open-air car parking area is proposed.

Subdividing land for new houses involves:

Material change of use for the change or intensification of the use of the land;

Reconfiguring a lot to subdivide the land;

Operational work if the subdivision involves a new road or the provision of new services such as water and sewerage reticulation.



Determining if Development is self-assessable or assessable

Not all development activities associated with a proposal require an application to be made. Instead, there are 3 categories (or levels) of development:

Exempt development;

Self-assessable development; and

Assessable development.

Exempt Development

Exempt development does not require an application and no codes apply. All development is exempt development unless it is made assessable or self-assessable through either a planning scheme or schedule 8 of IPA.

Self-assessable development

Self-assessable development does not require an application to be made but it must comply with any applicable State code, or planning scheme code.

For self-assessable development the person proposing to undertake the activity must do the assessment. The development must comply with all applicable codes. If it does not comply, the development is no longer self-assessable but assessable.

Assessable Development

If certain development is made assessable either through a planning scheme or schedule 8 of IPA, a development application is required. Within the category of assessable development, there are two sub-categories – code and impact.

Code Assessment

If proposed development requires code assessment, it is assessed by the assessment manager against the applicable codes and the common material.

Impact Assessment

If proposed development requires impact assessment, the application is publicly notified and a broader assessment of it is carried out, having regard to:

the common material;

the planning scheme;

any State planning policies not identified in the planning scheme as being appropriately reflected in the planning scheme;

any development approval for, and lawful use of, premises the subject of the application or adjacent.

An application is only required if at least one of the development activities is categorised as assessable.



However, a single application may involve both code and impact assessment. This will occur when an application involves two or more assessable development activities and one of the activities is identified as code assessable under either the planning scheme or schedule 8 and another is identified as impact.

Assessment Categories

A single proposal may involve several development activities and each activity may have a different assessment category determined by the planning scheme or schedule 8 of IPA. For example, the building work may be code assessable and the operational works for the advertising device self-assessable.

Under a planning scheme, assessment categories are assigned generally as listed below, according to the nature or scale of the use or works, or other stated circumstances:

making a material change of use;
 carrying out works not associated with a material change of use;
 carrying out operational works for reconfiguring a lot; and
 reconfiguring a lot.

Determining the assessment category under the Planning Scheme

To determine if a proposal involves self-assessable or assessable development, first identify the zone applying to the land and refer to the relevant assessment table. *(The use definitions contained in the planning scheme will assist in using the table for a material change of use).*

Secondly, if the maps indicate that the property is affected by one or more overlays, refer to the assessment table applicable to the overlay. The assessment category for an overlay may prevail over the assessment category under the zone or another overlay. The highest category prevails, as shown in the table below.

Zone Category	Overlay Category			
	Exempt	Self-assessable	Code	Impact
Exempt	Exempt	Self-assessable	Code	Impact
Self-assessable	Self-assessable	Self-assessable	Code	Impact
Code	Code	Code	Code	Impact
Impact	Impact	Impact	Impact	Impact

For more information about making an application, refer to User's Guide 3.



What other guidance is available?

To provide further assistance, the following user's guides have been prepared:

Assessment Checklist

User's Guide 1: Features of the planning scheme and its relationship to State Legislation

User's Guide 3: Making an application

User's Guide 4: Assessing an application

User's Guide 5: Acting on an approval

User's Guide 6: Commenting on an application



USER'S GUIDE 3

Making an Application

This guide is one of a series of guides which has been prepared to assist people interpret local government planning schemes and implement the Integrated Development Assessment System (IDAS).

User's Guide 3 explains the steps involved in making an application.

Staging applications for a proposal

If a development activity is assessable, an application is required to be made. A proposal may involve one or more assessable development activities (e.g. material change of use and building work). A single application need not deal with all aspects of development at once. The person making the application may choose to stage the proposal by making two or more applications. For example, the first application may be for the material change of use and any associated works under the planning scheme followed by a second application for the building work assessed against the Standard Building Regulation (SBR).

A well-prepared application

Early identification of the relevant assessment criteria under both the planning scheme and other legislation will help to ensure a well-prepared application. A well-prepared application consists of:

the completed relevant parts of the application form;

the application fee; and

supporting information including scaled plans and a written explanation of the proposal along with details of any consultation that has occurred during preparation of the application.

Completing the application form

Form 1 Development Application is the standard form for making an application. This application form applies across the State regardless of whether the application is made to a Queensland local government, a State government department or a private building certifier.

The form has a modular structure enabling it to be tailored by the applicant according to the nature of the proposal. The form consists of a number of parts (e.g. Part A Common Material, Part B for building work assessed against the Building Act, Part D for an application for material change of use under a planning scheme, etc.), a Referrals Checklist and several Attachments. Only components of the form relevant to the particular proposal need to be completed.

The **Assessment Checklist** in this series of guides assists in determining the Parts of the application form that apply to a particular application.



Form 1 is available at local government counters or on the IPA website at www.ipa.qld.gov.au. Guide 1 Making an IDAS Application accompanies the form and provides assistance on tailoring the form to a proposal and filling out the required details. Guide 1 is one of a series of guides prepared to assist in the completion of the application forms.

Completing the Referrals Checklist

The Form 1 Referrals Checklist has been designed to assist in the identification of the referral agencies applicable to a particular application. A referral agency is usually a State government department that has a statutory responsibility to assess certain development activities (e.g. the Environmental Protection Agency for environmentally relevant activities, the Department of Natural Resources, Mines and Energy for clearing native vegetation on freehold land).

Where to make an application

Where to make an application depends on the assessable development activities involved:

An application assessable under the planning scheme (whether or not the application also includes other assessable development) is made to the local government)

An application assessable under schedule 8 of IPA for:

building work under the *Building Act 1975* only is made to the local government or a private building certifier;

clearing of native vegetation on freehold land only is made to the Department of Natural Resources and Mines;

an Environmentally Relevant Activity (ERA) only is made to the Environmental Protection Agency (unless the ERA is devolved to the local government, or delegated to the Department of Primary Industries);

a licensed brothel is made to the local government.

What other guidance is available?

To provide further assistance, the following user's guides have been prepared:

Assessment Checklist

User's Guide 1: Features of the planning scheme and its relationship to State Legislation

User's Guide 2: Determining if an application is required

User's Guide 4: Assessing an application

User's Guide 5: Acting on an approval

User's Guide 6: Commenting on an application



USER'S GUIDE 4

Assessing an Application

This guide is one of a series of guides which has been prepared to assist people interpret local government planning schemes and implement the Integrated Development Assessment System (IDAS).

User's Guide 4 explains the development assessment process under IDAS.

Assessment Criteria

Self-assessable development

For self-assessment an application is not required. However, the person undertaking the development activity is responsible for ensuring compliance with the applicable code(s).

Code Assessment

For code assessment, the local government assesses the application against the:

"common material" – all material about the application the assessment manager has received and any current development approval; and

applicable planning scheme code(s).

Impact Assessment

For impact assessment, the local government assesses the application having regard to:

the "common material" for the application;

the planning scheme;

any "State planning policy" not reflected in the planning scheme;

any approval for the land or adjacent land; and

any "lawful use" of the land or adjacent land.

Assessment process

- An application must be assessed using the Integrated Development Assessment System (IDAS) established under IPA. IDAS is the step-by-step process for making, assessing and deciding applications in Queensland.

The provision of additional information

Depending on the level of information submitted with an application, the local government may consider it necessary to request the applicant to provide further information to assist in the assessment. A well-prepared application may reduce the need for the local government to request further information during the assessment of the application.



Assessing an application against the planning scheme

Assessment against an applicable code

A planning scheme will contain codes relating to a variety of issues including:

- a particular zone;
- a particular overlay or group of overlays; and
- a stated purpose of type of development.

The format of the code may differ based on whether it is applicable to self-assessable or code assessable development. A code for self-assessable development contains a list of precise requirements so that it is easy for the person undertaking the development to recognise whether the proposal satisfies the requirements. A code for code assessable development contains a clearly stated purpose that is supported by specific outcomes and sometimes probable solutions for achieving the specific outcomes.

The specific outcomes may relate to all development to which the code relates, or may be specific to a type of development activity, certain uses, the location of the proposal, etc., in which case only the outcomes relevant to the proposal are applicable. A probable solution provides a guide for achieving all or part of the applicable specific outcome. The applicant may demonstrate achievement of the specific outcomes in another way and the local government may vary the specific criteria in an approval.

Broader assessment against the scheme

Impact assessment involves a broader assessment, having regard to all relevant provisions of the planning scheme.

Deciding the application

The assessment manager (e.g. the local government) must decide the application based on the assessment.

Decision for code assessable development

The assessment manager's decision may conflict with an applicable code if there are sufficient grounds to justify the decision, having regard to the purpose of the code. However, if the application is:

- for building work – the decision must not conflict with the *Building Act 1975*;
- assessable against the planning scheme – the decision must not comprise the achievement of the desired environmental outcomes and cannot be inconsistent with any State planning policy.

The assessment manager may only refuse the application if:

- the development does not comply with the applicable code(s); and
- compliance with the applicable code(s) cannot be achieved by imposing conditions.



Decision for impact assessable development

The assessment manager's decision must not:

compromise the achievement of the desired environmental outcomes for the planning scheme;
 conflict with the planning scheme unless there are sufficient grounds to justify the decision; and
 be inconsistent with any State planning policy that has not been reflected in the planning scheme.

Direction by a concurrence agency

If an application is referred to a concurrence agency (e.g. the Environmental Protection Agency for an environmentally relevant activity) and the concurrence agency requires the application to be refused, the assessment manager must refuse it. Alternatively, if a concurrence agency requires certain conditions to be imposed, the assessment manager must impose these conditions in any approval.

The type of decision

The assessment manager may:

Approve the application:

- in full, with or without conditions; or
- in part, with or without conditions; or

Refuse the application.

The type of approval

There are two types of approvals that may be given:

“Development permit” – the final approval which must be obtained for each assessable development activity (e.g. if a proposal involves material change of use assessable against the planning scheme and building work assessable against the Standard Building Regulation (SBR), a development permit must be obtained for both development activities, through either a single or multiple applications);

“Preliminary approval” – a legally binding approval that does not authorise assessable development to occur. It is not necessary to obtain a preliminary approval prior to making an application for development permit but it may assist in the staging of the applications.

What other guidance is available?

To provide further assistance, the following user's guides have been prepared:

Assessment Checklist

User's Guide 1: Features of the planning scheme and its relationship to State Legislation

User's Guide 2: Determining if an application is required

User's Guide 3: Making an application

User's Guide 5: Acting on an approval

User's Guide 6: Commenting on an application



USER'S GUIDE 5

Acting on a development approval

This guide is one of a series of guides which has been prepared to assist people interpret local government planning schemes and implement the Integrated Development Assessment System (IDAS).

User's Guide 5 explains when an approval takes effect and how long an approval remains valid.

When the approval may be acted upon

A development approval may be acted upon once the approval has taken effect.

Acting on an approval means:

for development that is a material change of use – starting or intensifying the use of the premises;

for development that is reconfiguring a lot – lodging the survey plan authorised by the development permit with the local government for endorsement prior to registration;

for other development – substantially starting work.

When the approval takes effect

For a code assessable application, the approval takes effect if:

the applicant does not appeal the decision – from the day the decision is given;

the applicant appeals the decision – when the decision of the Court or tribunal is made (and subject to the decision of the Court or tribunal). Development may not start until the appeal is decided, unless permission is granted from the Court.

For an application involving impact assessment, the approval takes effect if:

there is no submitter for the application and the applicant does not appeal the decision – from the day the decision is given;

there is a submitter for the application and both the submitters and applicant do not appeal the decision – from the day both the submitter's and applicant appeal period end;

if the applicant or a submitter for the application appeals the decision – from the day the appeal is decided.

How long the approval lasts

Once an approval is given, it remains current for a specified period (i.e. the currency period). If an approval is not acted on before expiry of the currency approval, the approval lapses and can no longer be acted upon.

The currency period for an approval starts the day the approval takes effect and ends at the time stated in the approval. If the approval does not state a currency period, the default currency period apply. These are:

4 years for a material change of use or reconfiguring a lot requiring operational works; and

2 years for other development.



When approval lapses

A development approval lapses at the end of the currency period unless:

for development that is a material change of use – the change of use happens before the end of the currency period;

for development that is reconfiguring a lot – the survey plan authorised by the development permit is given to the local government for endorsement before the end of the currency period;

for other development – development under the approval substantially starts before the end of the currency period.

In addition, if a condition of an approval requires the development or part of the development to be completed within a particular time, the approval lapses unless the development or part of the development is completed by the given time.

Changing an existing approval

If an approval is issued but you wish to change the approved plans, the conditions of approval or the length of time available to start the development, a request can be made to change the approval, provided it is still current. The request is made to the assessment manager for the original application, using Form 2 Request to Change an Existing Approval.

What other guidance is available?

To provide further assistance, the following user's guides have been prepared:

Assessment Checklist

User's Guide 1: Features of the planning scheme and its relationship to State Legislation

User's Guide 2: Determining if an application is required

User's Guide 3: Making an application

User's Guide 4: Assessing an application

User's Guide 6: Commenting on an application



USER'S GUIDE 6

Commenting on an application

This guide is one of a series of guides which has been prepared to assist people interpret local government planning schemes and implement the Integrated Development Assessment System (IDAS).

User's Guide 6 explains how to find out about the particulars of an application and provide comment to the assessment manager.

Anyone may comment (i.e. make a submission) about an application being assessed by the assessment manager (e.g. the local government, the Environmental Protection Agency or Department of Natural Resources and Mines).

Submissions may be sought in relation to impact assessable development in accordance with the provisions of the *Integrated Planning Act 1997* (IPA). In this situation, a submitter is notified of the decision in relation to the application and may appeal against it to the Planning and Environment Court.

Preparing a submission

When preparing a submission, it is important to have a basic understanding of the proposed development as well as the development provisions applying to the land. Any comments made should be relevant to the application and in a format that provides all the necessary information for the assessment manager (e.g. the local government) to fully consider the submission during the assessment of the application.

How to find out the details of a development application

The details of all development applications are available through the public scrutiny process. This information is available while the application is being assessed and decided. Anyone can access this information by visiting the office of the assessment manager.

This enable any person to view the application form, the plans and any reports submitted in support of the application and any comments about the application.

How to find out the policy and 'rules' that apply to a proposal

The planning scheme applies to the whole of the local government area. The scheme contains the local government's policy direction for the area and specifies what kinds of development requires an application to be made and the assessment criteria used to assess the suitability of development proposed in the local government area.

The planning scheme is also available for viewing at the relevant local government's customer service office.



Schedule 8 of the IPA also identifies the kinds of development that the State government has determined requires an application. Other State government legislation contains the criteria for assessing these applications (e.g. the Environmental Protection Act 1994 includes assessment criteria for environmentally relevant activities).

Existing use rights and prior approvals over land that are still current will provide certain development entitlements for the land.

Contents of a submission

A submission should express concerns and / or support for a proposal. To ensure the assessment manager can consider the issues raised, the submission should be based on the assessment criteria for the application (e.g. the applicable provisions of the planning scheme or those contained in another piece of legislation against which the application is being assessed).

The code assessment of an application under the planning scheme will include an assessment of whether the proposal is consistent with the codes for:

the zone and overlay; if applicable; and
any applicable codes for the purpose or type of development proposed.

The types of issues that may be dealt with during the assessment of an application under the planning scheme may include whether:

a proposed use is of a type specified as appropriate for the location;
a proposal minimises adverse effects on nearby uses;
proposed buildings and other works are consistent with the scale and design of existing buildings and other works in the area;
a proposal maintains the values of a nearby cultural or natural feature; and
a proposal maintains the health and safety of residents and visitors and the amenity they enjoy.

How to format a submission

The local government may seek community input in any form, but to be most effective a submission should:

be expressed in writing;
state the reasons for the submission;
contain the names and addresses of each person making the submission;
be signed by each person making the submission;
be given to the assessment manager (i.e. the authority responsible for assessing and determining the application, .e.g. the local government or a State government department) and
be given before the application is decided.

For submissions on impact assessable development, they must be received by the date specified on the public notices.



Consideration of submissions

When deciding the application, the assessment manager must consider the issues raised in the submissions. This consideration may result in the proposal being modified to address the issues.

Availability of submitter's details

Submissions are not confidential, however, the local government may choose to delete the names and addresses of submitters from the submission.

Submissions for part of the material available for public scrutiny so that the applicant has the opportunity to address the issues raised.

What other guidance is available?

To provide further assistance, the following user's guides have been prepared:

Assessment Checklist

User's Guide 1: Features of the planning scheme and its relationship to State Legislation

User's Guide 2: Determining if an application is required

User's Guide 3: Making an application

User's Guide 4: Assessing an application

User's Guide 5: Acting on an approval



CHECKLIST

Assessment Checklist

This checklist is part of a series of guides which has been prepared to assist people interpret local government planning schemes and implement the Integrated Development Assessment System (IDAS).

This checklist is designed to help people determine:

the development activities involved in a proposal;

whether one or more proposed development activities is self-assessable or requires an application under the planning scheme and / or schedule 8 of the *Integrated Planning Act 1997* (IPA); and

if necessary, the application forms required to be completed.

STEP 1 Proposed Development Site

Identify the proposed development site.

Street Address

Lot and plan details

STEP 2 Applicable planning scheme

Identify the local government's planning scheme that applies to the development site

Hinchinbrook Planning Scheme

STEP 3 Zone

Determine the zone and any sub-area applying to the land by referring to the planning scheme maps contained in the applicable planning scheme

- | | |
|---|---|
| <input type="radio"/> Residential Zone | <input type="radio"/> Rural Settlement Area |
| <input type="radio"/> Commercial Zone | |
| <input type="radio"/> Village | |
| <input type="radio"/> Rural | |
| <input type="radio"/> Industry | |
| <input type="radio"/> Open Space and Recreation | |
| <input type="radio"/> Public Purpose | |

STEP 4 Overlay

Determine which (if any) overlays apply to the land by referring to the planning scheme maps in the applicable planning scheme.

- | |
|--|
| <input type="radio"/> None |
| <input type="radio"/> Overlay – Cultural Heritage Features |
| <input type="radio"/> Overlay – Natural Features Resources and Natural Hazards |

STEP 5 Type of development

Identify all of the development activities involved in your proposal.

- | |
|---|
| <input type="radio"/> Material change of use of premises |
| <input type="radio"/> Building work |
| <input type="radio"/> Operational works (filling and excavation of land) |
| <input type="radio"/> Reconfiguring a lot |
| <input type="radio"/> Plumbing and drainage work (<i>currently exempt under both the planning scheme and schedule 8 of IPA</i>) |



STEP 6 Assessment category under the planning scheme

Identify which (if any) of the development activities involved in your proposal are assessable under the planning scheme.

The separate actions below will assist in determining whether the development activities involved in the proposal are assessable under the planning scheme. Only deal with those that relate to the development activities involved.

For material change of use

(a) Go to the assessment table for material change of use that applies to the zone in which the land is located and find the use or use class in Column 1 that best describes the proposal and any other applicable criteria in column 2, to determine the assessment category.	For some proposals, more than one use may be involved.
(b) If the development site is also covered by an overlay go to the overlay assessment table for material change of use and find the use or use class in column 1 and any other applicable criteria in column 2, to determine the assessment category.	Refer to tables 9 and 11 of the Hinchinbrook Planning Scheme.
(c) If self-assessable or code assessable, identify the applicable codes.	
(d) If impact assessable, identify the relevant assessment criteria.	Impact assessment is a broader assessment than code assessment and involves the assessment of the application against all relevant elements of the scheme.
(e) If the building work is assessable development (code or impact), complete Form 1 Development Application: <ul style="list-style-type: none"> • Part A; and • Part B; and • The Referrals Checklist 	



For building work not associated with a material change of use

(a) Go to the assessment table for 'other development' that applies to the <u>zone</u> in which the land is located and find the <u>description of building work</u> in column 1 that best describes the proposal and any <u>other applicable criteria</u> in column 2, to determine the assessment category	Refer to table 8 of the Hinchinbrook Planning Scheme.
(b) If the development site is also covered by an <u>overlay</u> go to the overlay assessment table for 'other development' and find the <u>description of building work</u> in column 1 and any <u>other applicable criteria</u> in column 2, to determine the assessment category.	Refer to tables 10 and 12 of the Hinchinbrook Planning Scheme.
(c) If self-assessable or code assessable, identify the applicable codes.	
(d) If impact assessable, identify the relevant assessment criteria.	Impact assessment is a broader assessment than code assessment and involves the assessment of the application against all relevant elements of the scheme.
(e) If the building work is assessable development (code or impact), complete Form 1 Development Application: <ul style="list-style-type: none"> • Part A (if not already completed); and • Part B 	An application for building work requiring assessment against the planning scheme must be made to the Hinchinbrook Shire Council.

For operational works not associated with a material change of use

(a) Go to the assessment table for 'other development' that applies to the <u>zone</u> in which the land is located and find the <u>description of operational works</u> in column 1 that best describes the proposal and any <u>other applicable criteria</u> in column 2, to determine the assessment category	Refer to table 8 of the Hinchinbrook Planning Scheme.
---	---



<p>(b) If the development site is also covered by an overlay go to the overlay assessment table for 'other development' and find the <u>description of operational works</u> in column 1 and any <u>other applicable criteria</u> in column 2, to determine the assessment category.</p> <p><i>For land covered by an overlay, the assessment category for the overlay may be different from the assessment category for the zone. Table 3 gives an example of how an overlay may change the assessment category.</i></p>	<p>Refer to Table 12 of the Hinchinbrook Planning Scheme</p>
<p>(c) If self-assessable or code assessable, identify the applicable codes.</p>	
<p>(d) If impact assessable, identify the relevant assessment criteria.</p>	<p>Impact assessment is a broader assessment than code assessment and involves the assessment of the application against all relevant elements of the scheme.</p>
<p>(e) If the operational works is assessable development (code or impact), complete Form 1 Development Application:</p> <ul style="list-style-type: none"> • Part A (if not already completed); and • Part E; and • The Referrals Checklist 	<p>An application for operational works must be made to the local government.</p>

For reconfiguring a lot

<p>(a) Go to the assessment table for 'other development' that applies to the <u>zone</u> in which the land is located and find the <u>description reconfiguration</u> in column 1 that best describes the proposal and any <u>other applicable criteria</u> in column 2, to determine the assessment category</p>	<p>Schedule 8 of IPA makes all reconfiguring a lot assessable development except if the proposal is:</p> <ul style="list-style-type: none"> • for the amalgamation of 2 or more lots; • for a building format plan that does not subdivide land; • in relation to the <i>Acquisition of Land Act 1967</i>; • on Strategic Port Land. <p>Refer to Table 8 of the Hinchinbrook Planning Scheme.</p>
---	---



<p>(b) If the development site is also covered by an overlay go to the overlay assessment table for 'other development' and find the <u>description for reconfiguration</u> in column 1 and any <u>other applicable criteria</u> in column 2, to determine the assessment category.</p> <p><i>For land covered by an overlay, the assessment category for the overlay may be different from the assessment category for the zone. Table 3 gives an example of how an overlay may change the assessment category.</i></p>	<p>Refer to Table 12 of the Hinchinbrook Planning Scheme.</p>
<p>(c) If self-assessable, identify the applicable codes.</p>	
<p>(d) If impact assessable, identify the relevant assessment criteria.</p>	<p>Impact assessment is a broader assessment than code assessment and involves the assessment of the application against all relevant elements of the scheme.</p>
<p>(e) If the reconfiguring is assessable development, complete Form 1 Development Application:</p> <ul style="list-style-type: none"> • Part A (if not already completed); and • Part F; and • The Referrals Checklist 	<p>An application for reconfiguring a lot must be made to the Hinchinbrook Shire Council.</p>



STEP 7 Assessment category under schedule 8 of IPA	
<p>(a) Go to schedule 8, part 1 of IPA to determine if any of the development activities are assessable development and schedule 1 of the <i>Integrated Planning Regulation 1998</i> to determine the assessment category.</p>	<p>Schedule 8 of IPA makes the following development assessable:</p> <ul style="list-style-type: none"> • Building work that is not declared to be self-assessable or exempt development under the Standard Building Regulation (SBR) – code assessable. • Material change of use for a licensed brothel – code assessable in an industrial area, otherwise impact assessable • Material change of use for an environmentally relevant activity – code assessable. • Operational work for the clearing of native vegetation on freehold land – code assessable where the clearing is not: <ul style="list-style-type: none"> — necessary to build a single residence and associated buildings and structures; — for essential management; — associated with forestry practices; — of non-remnant vegetation as delineated on the Regional Ecosystem or Remnant Maps — in an urban area that is not delineated as “endangered” regional ecosystem or declared to be high nature conservation value; — for routine management in a non-urban area; — the natural and ordinary consequence of other assessable development where the development infrastructure occupies less than 5 hectares and in a non-urban area; — for reconfiguring a lot, not involving opening of a road.
<p>(b) If the development is assessable, complete Form 1 Development Application:</p> <ul style="list-style-type: none"> • Part A (if not already completed); and • Part B (for building work); or • Part G (for an ERA); or • Part H (for a licensed brothel); or • Part J (for vegetation clearing); and • Referrals Checklist (for other than Part B or J). 	<p>An application assessable under schedule 8 of IPA for:</p> <ul style="list-style-type: none"> • Building work under the <i>Building Act 1975</i> only is made to the local government or a private building certifier; • Clearing of native vegetation on freehold land only is made to the Department of Natural Resources, Mines and Energy; • An environmentally relevant activity (ERA) only is made to the Environmental Protection Agency (unless the ERA is devolved to the local government, or delegated to the Department of Primary Industries); • A licensed brothel is made to the local government.

STEP 8A Self-assessing a proposal	
<p>If a proposed development activity is self-assessable, check that it complies with the applicable code.</p>	<p>If the development activity does not comply with the acceptable solutions in the code, it is assessable.</p> <p>The acceptable solutions in the code are like conditions of an approval and continue to apply to the development through its life.</p>



STEP 8B Making the application

If a proposed development activity is assessable, lodge the applicable parts of Form 1 Development Application together with any supporting information, including plans.

An application requiring assessment against the SBR may be lodged with the local government building certifier or a private building certifier.

An application for material change of use requiring assessment against schedule 8 of IPA must be made to the local government unless the application is for an environmentally relevant activity (ERA) only (i.e. no assessment is required under the planning scheme). In this case the application is made to the Environmental Protection Agency or the local government if the ERA is devolved or the Department of Primary Industries if the ERA is cattle feedlotting or pig farming.

An application for vegetation clearing must be made to the Department of Natural Resources, Mines and Energy.

What other guidance is available?

To provide further assistance, the following user's guides have been prepared:

Assessment Checklist

User's Guide 1: Features of the planning scheme and its relationship to State Legislation

User's Guide 2: Determining if an application is required

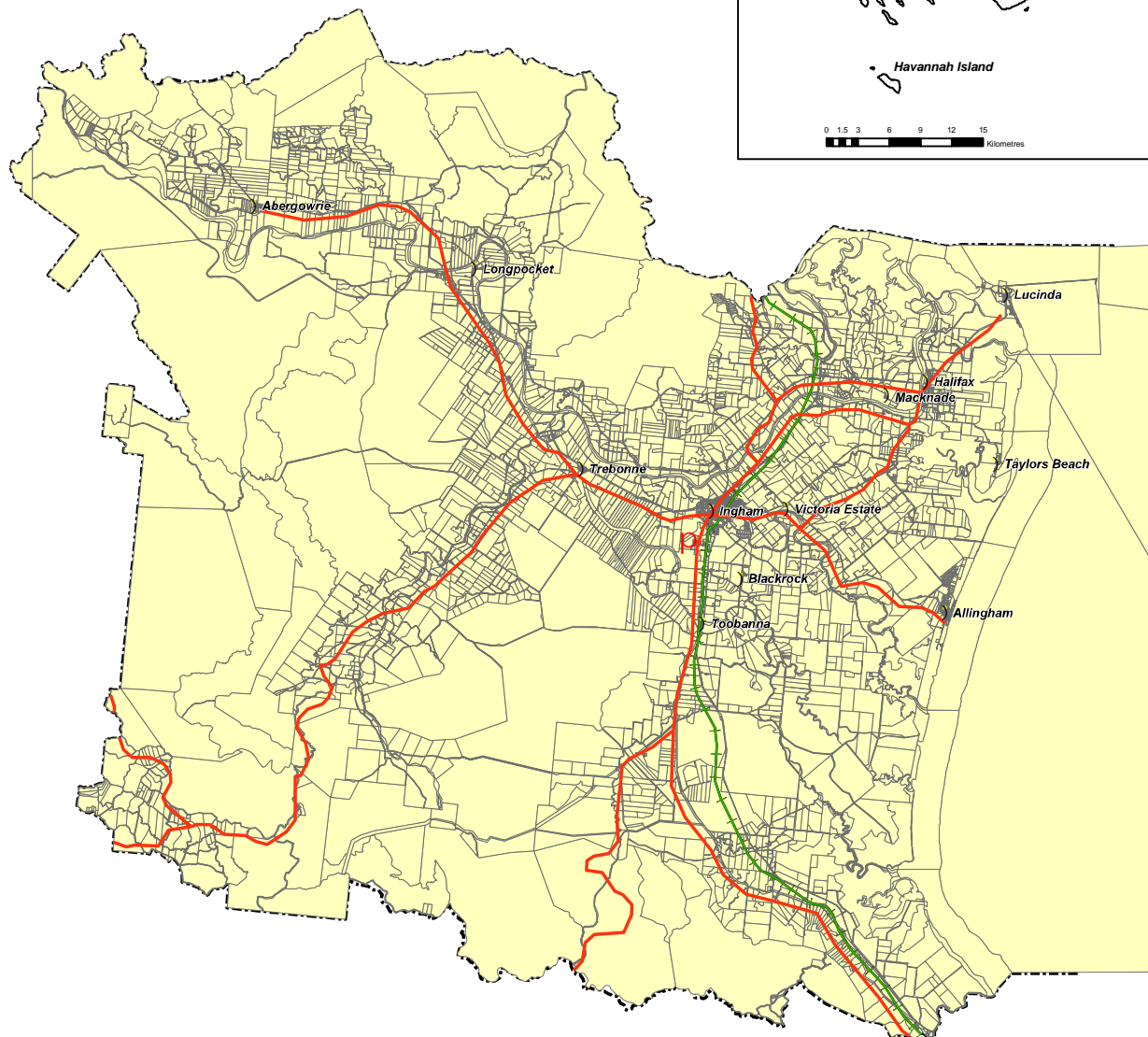
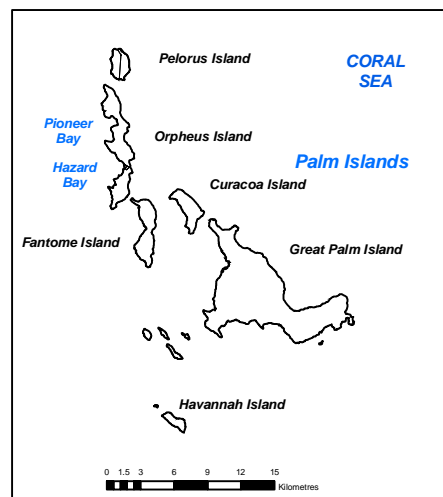
User's Guide 3: Making an application

User's Guide 4: Assessing an application

User's Guide 5: Acting on an approval

User's Guide 6: Commenting on an application





0 1.25 2.5 5 7.5 10 12.5 15 17.5 20 22.5 25
Kilometres
Universal Transverse Mercator Projection Geocentric Datum of Australia 1994 Zone 55

Legend

- Towns
- State Roads
- Cane Railway
- North Coast Railway
- Ingham Airport
- Port of Lucinda
- Hinchinbrook Shire Boundary
- Properties

Infrastructure Map 1 Hinchinbrook Shire

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.
Cane Railway Data sourced from CSR Rail line Mapping accurate to 1:5000 and current to June 2002.

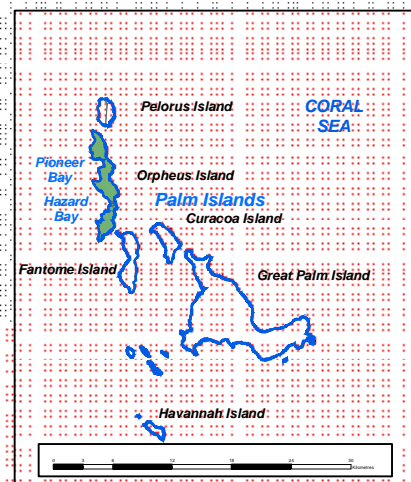
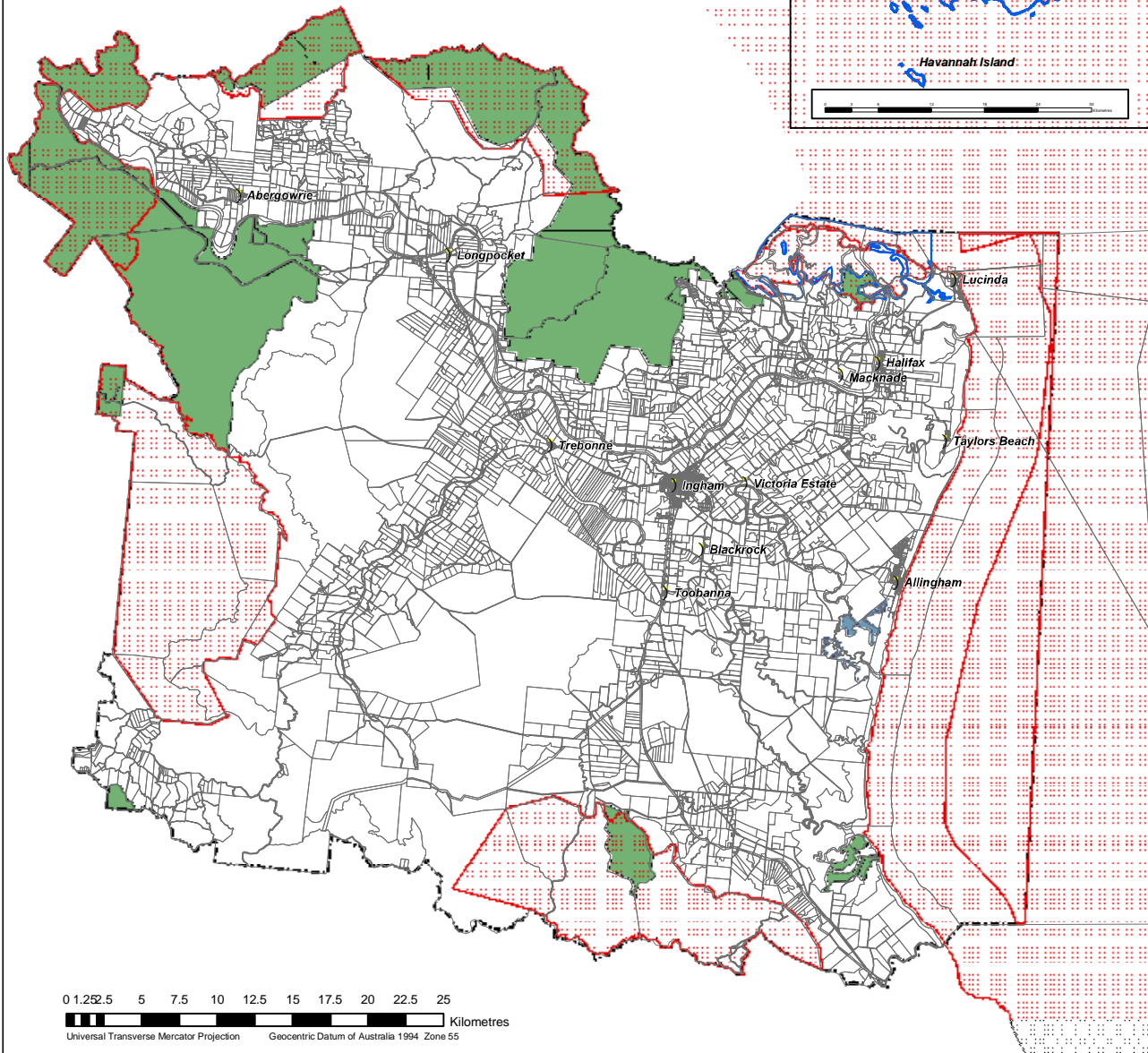
While every care is taken to ensure the accuracy of the data used on this map, the HIRC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.

Copyright Hinchinbrook Shire Council 2005





The Great Barrier Reef World Heritage Area is identified for information purposes only. Development in the vicinity thereof may require referral to Environmental Australia under the Environment Protection and Biodiversity Conservation Act.



Legend

- Towns
- Hinchinbrook Shire Boundary
- National Parks
- World Heritage Areas
- Conservation Parks
- Marine Parks
- Properties

Natural Features Overlay - Hinchinbrook Shire Natural Features Map 1 Conservation and Biodiversity

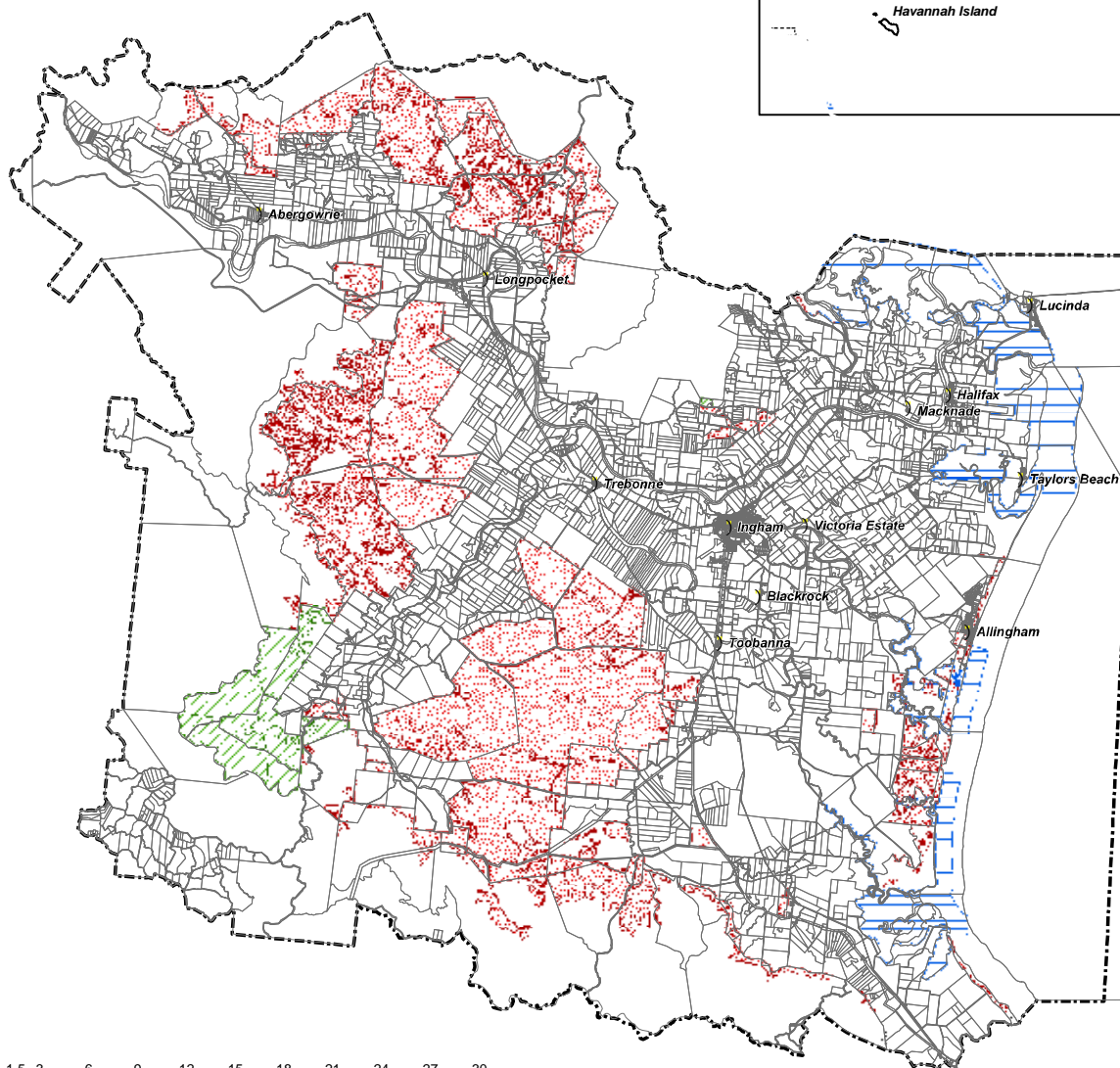
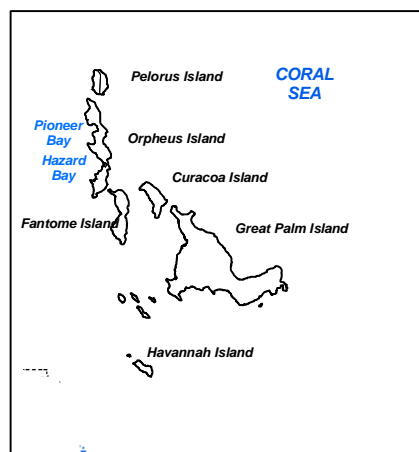
Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.
Conservation and Biodiversity information sourced from Environmental Protection Agency accurate to 1:100000 and current to March 1997.

While every care is taken to ensure the accuracy of the data used on this map, the HIRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.

Copyright Hinchinbrook Shire Council 2005





0 1.5 3 6 9 12 15 18 21 24 27 30
Kilometres
Universal Transverse Mercator Projection Geocentric Datum of Australia 1994 Zone 55

Legend

-) Towns
- Hinchinbrook Shire Boundary
- Critical Mahogany Glider Habitat
- ▨ Nature Refuges
- ▨ Declared Fish Habitat
- Properties

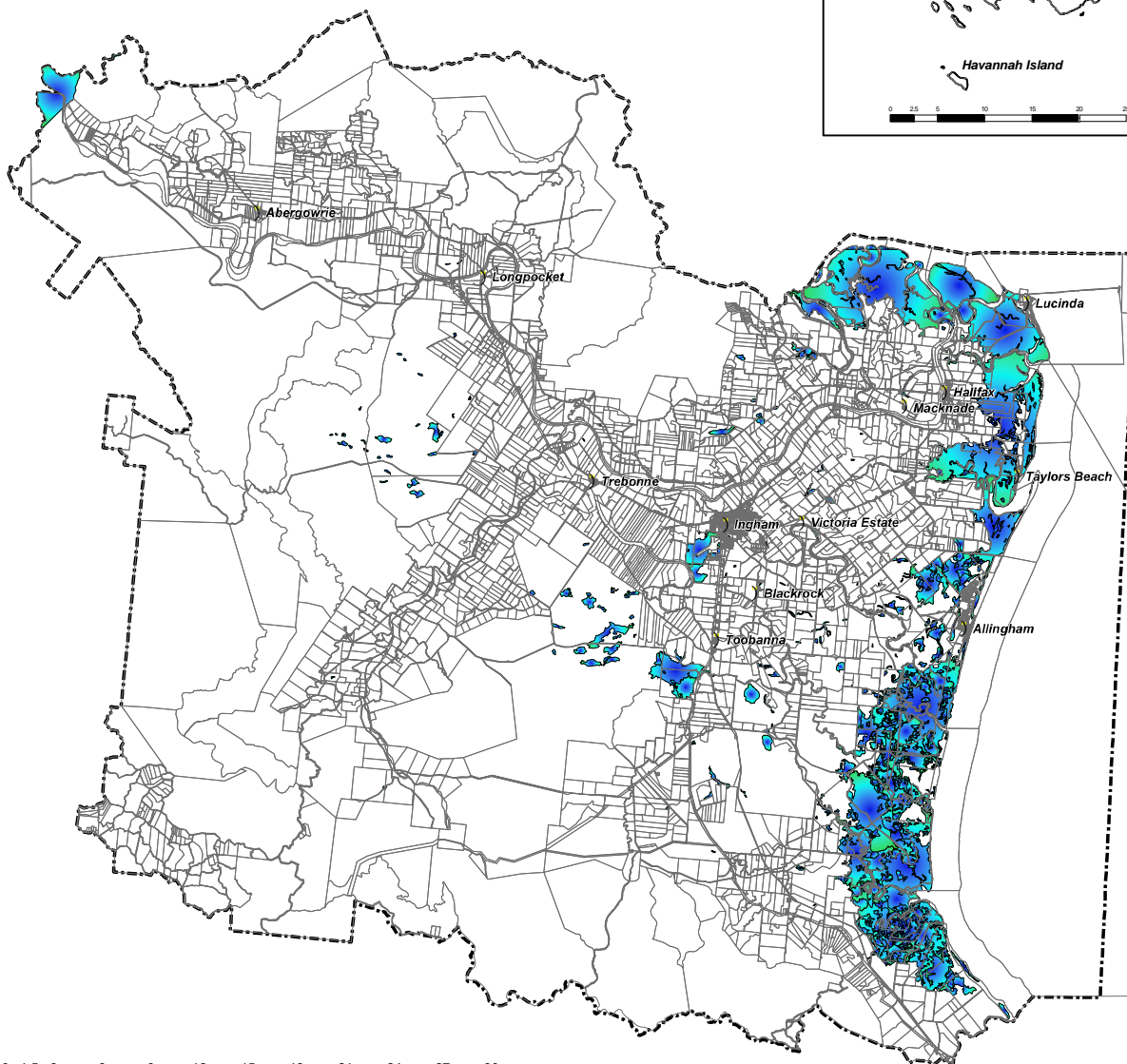
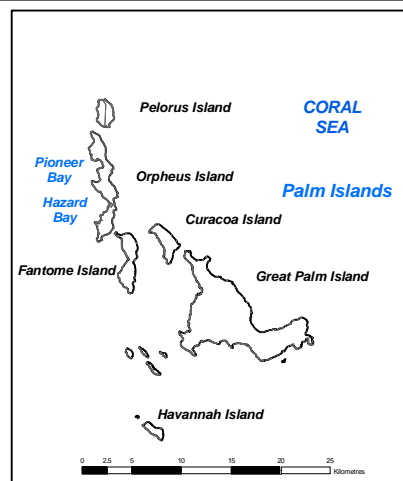
Natural Features Overlay - Hinchinbrook Shire Natural Features Map 2 Conservation and Biodiversity

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.
Conservation and Biodiversity information sourced from Environmental Protection Agency accurate to 1:100000 and current to March 1997.

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.
Copyright Hinchinbrook Shire Council 2005





Legend

- ⌋ Towns
- Wetlands
- Properties
- ▭ Hinchinbrook Shire Boundary

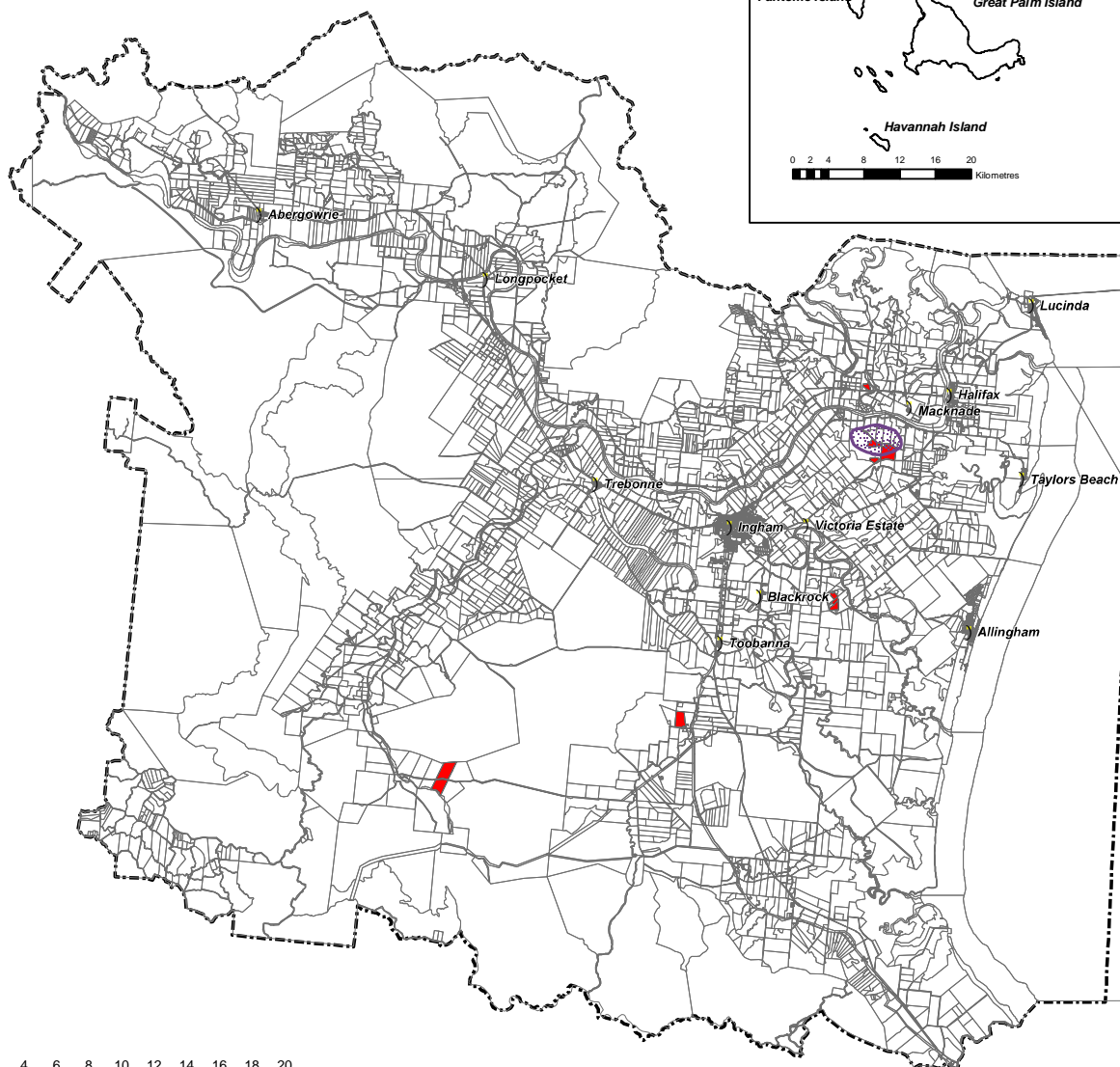
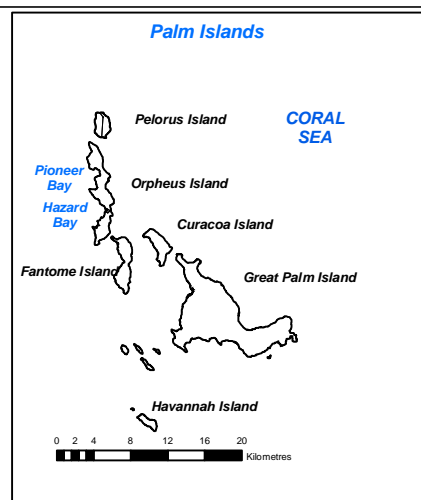
Valuable Features Overlay - Hinchinbrook Shire Natural Features Map 3 Conservation & Biodiversity

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:100000 and current to November 2005.
Conservation and Biodiversity information sourced from Environmental Protection Agency accurate to 1:100000 and current to March 1997.

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.
Copyright Hinchinbrook Shire Council 2003





0 1 2 4 6 8 10 12 14 16 18 20
Kilometres
Universal Transverse Mercator Projection Geocentric Datum of Australia 1994 Zone 55

Resources Overlay - Hinchinbrook Shire Natural Features Map 4 Extractive Industry Resource Area

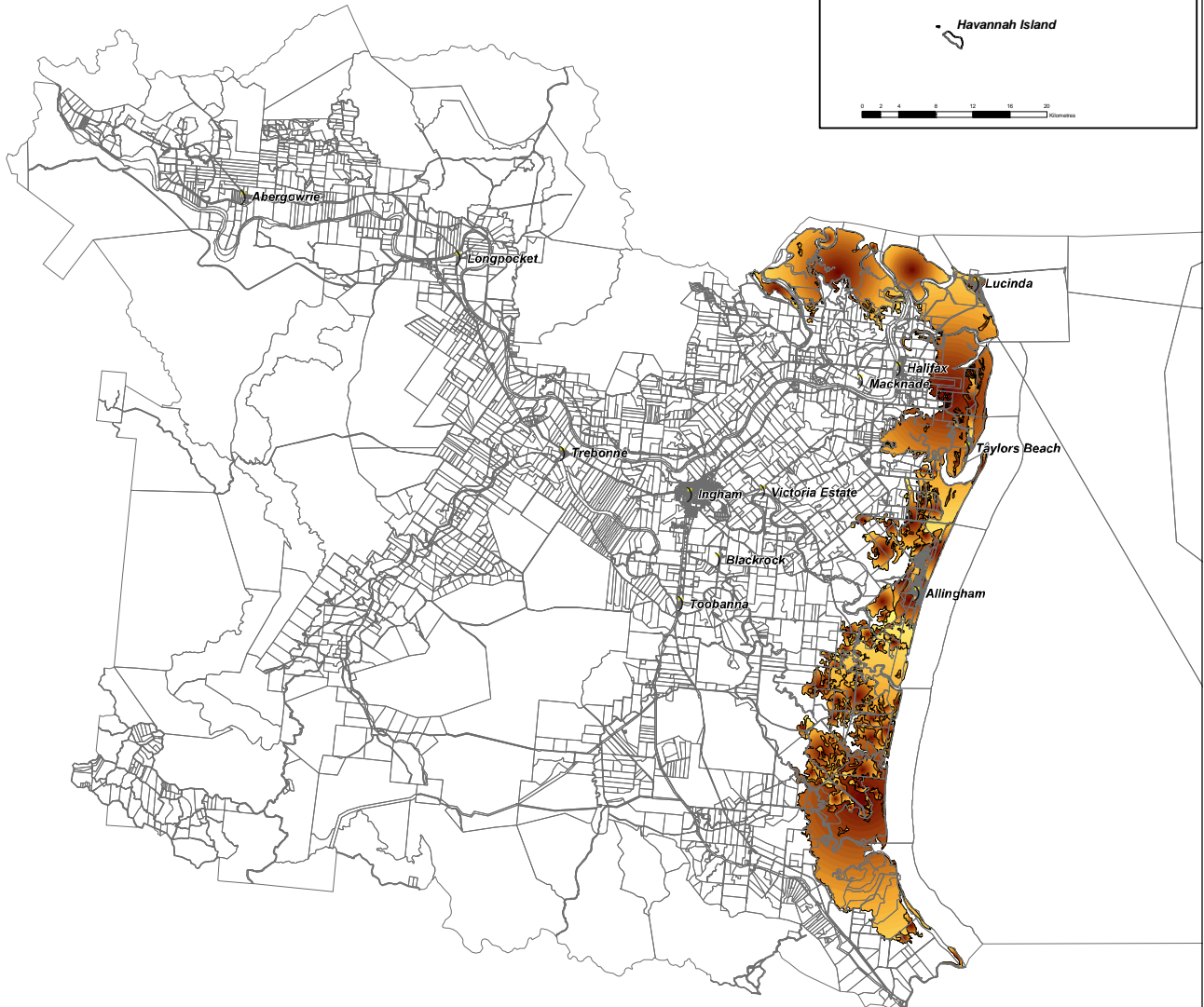
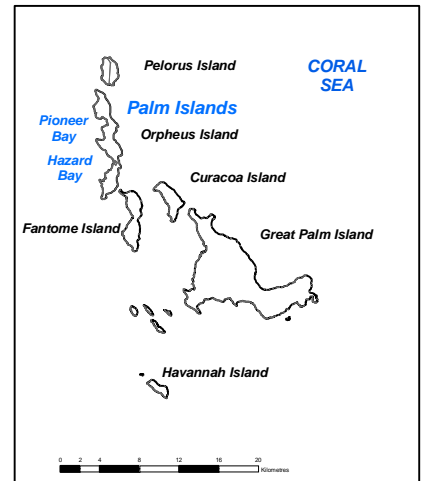
Legend

- Towns
- Hinchinbrook Shire Boundary
- Extractive Industry Resources
- Properties
- Mt Cordelia Key Resource Area

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.
While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.
Copyright Hinchinbrook Shire Council 2005





0 1.5 3 6 9 12 15 18 21 24 27 30
Kilometres
Universal Transverse Mercator Projection Geocentric Datum of Australia 1994 Zone 55

Legend

- Towns
- Potential Acid Sulfate Soils
- hinchrates

Natural Features Overlay - Hinchinbrook Shire Natural Features Map 5 Potential Acid Sulfate Soils

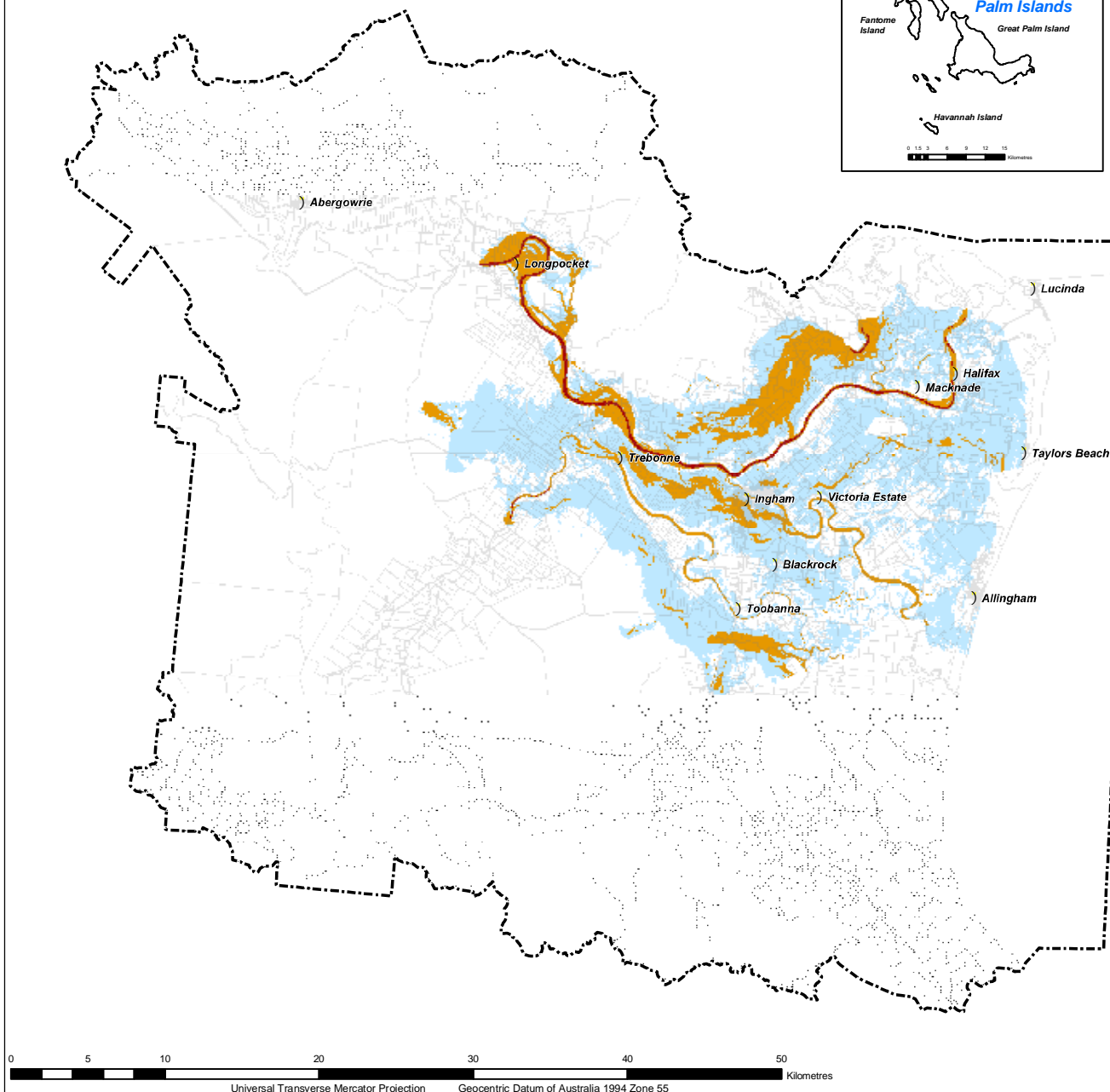
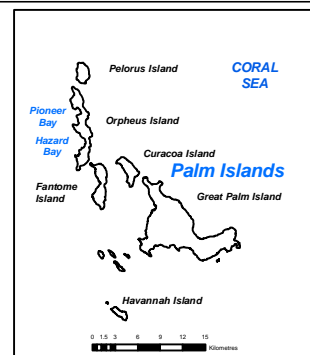
Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:100000 and current to November 2005.
Conservation and Biodiversity information sourced from Environmental Protection Agency accurate to 1:100000 and current to March 1997.

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.

Copyright Hinchinbrook Shire Council 2005





Legend

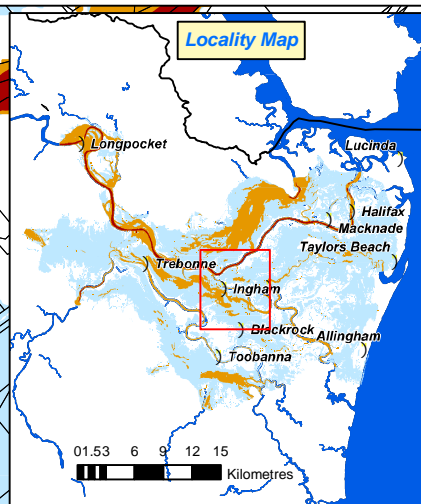
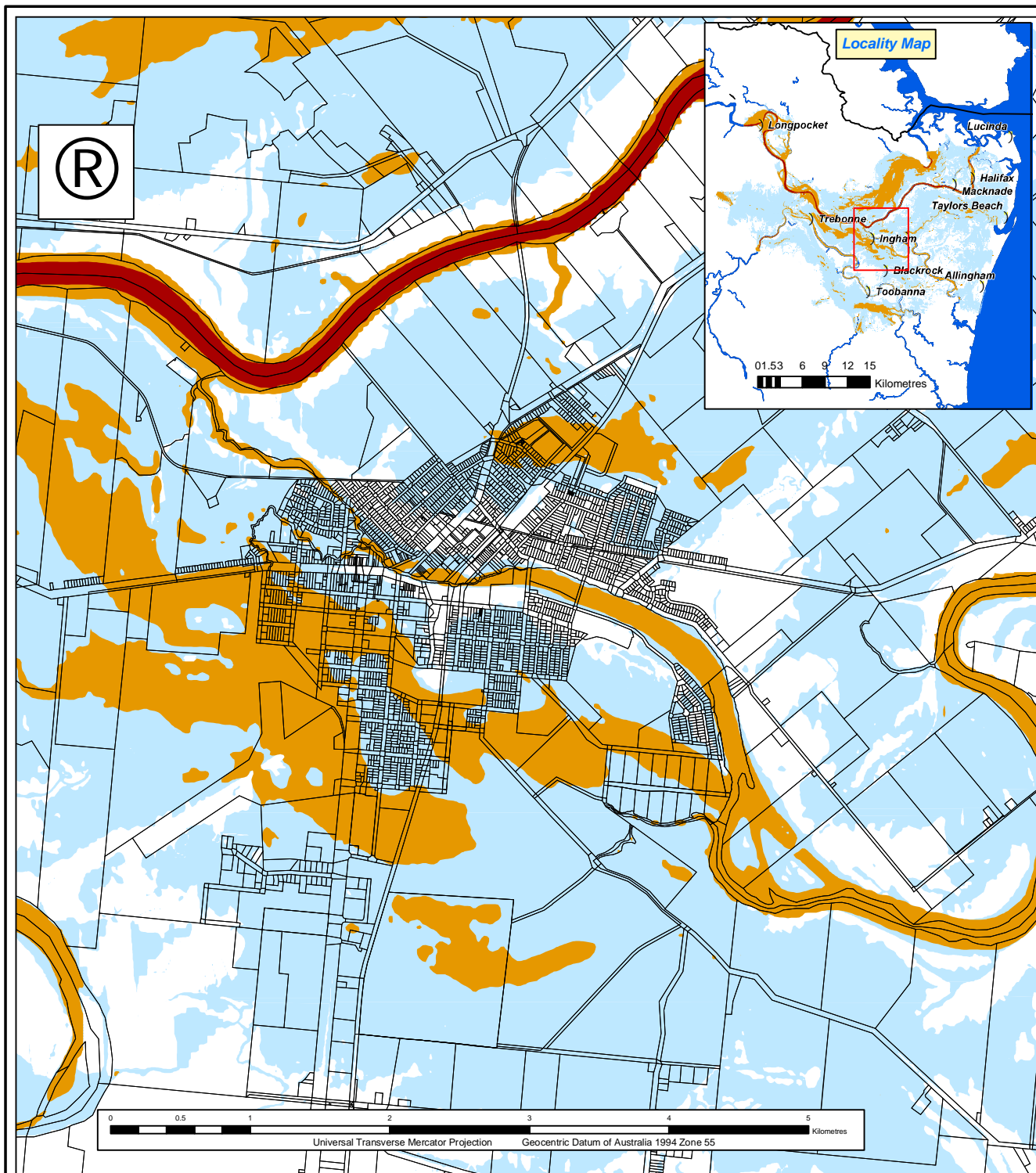
-) Towns
- - - Hinchinbrook Shire Boundary
- Extreme Velocity (>2 m/s)
- High Hazard Floodway (Velocity x Depth > 1m)
- High Hazard Depth (Depth > 1m)
- Properties

Natural Hazard Overlay - Hinchinbrook Shire Natural Features Map 6 Flooding and Inundation - 1% AEP Flood Event Hinchinbrook

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.
Major Flooding Data sourced from Herbert River Improvement Trust 100 Year ARI accurate to 1:100,000 and current to 2003.
While every care is taken to ensure the accuracy of the data used on this map, the HIRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.
Copyright Hinchinbrook Shire Council 2005





Legend

- Properties
- Hinchinbrook Shire Boundary
- Extreme Velocity (>2 m/s)
- High Hazard Floodway (Velocity x Depth > 1m)
- High Hazard Depth (Depth > 1m)

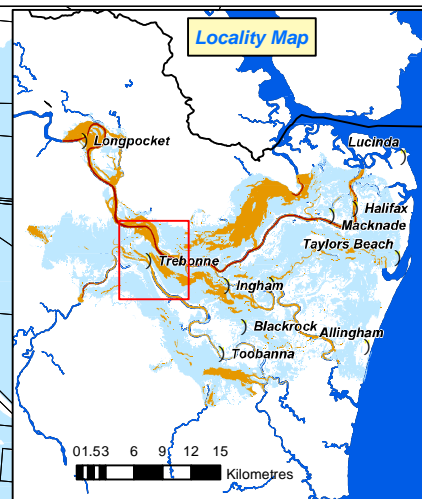
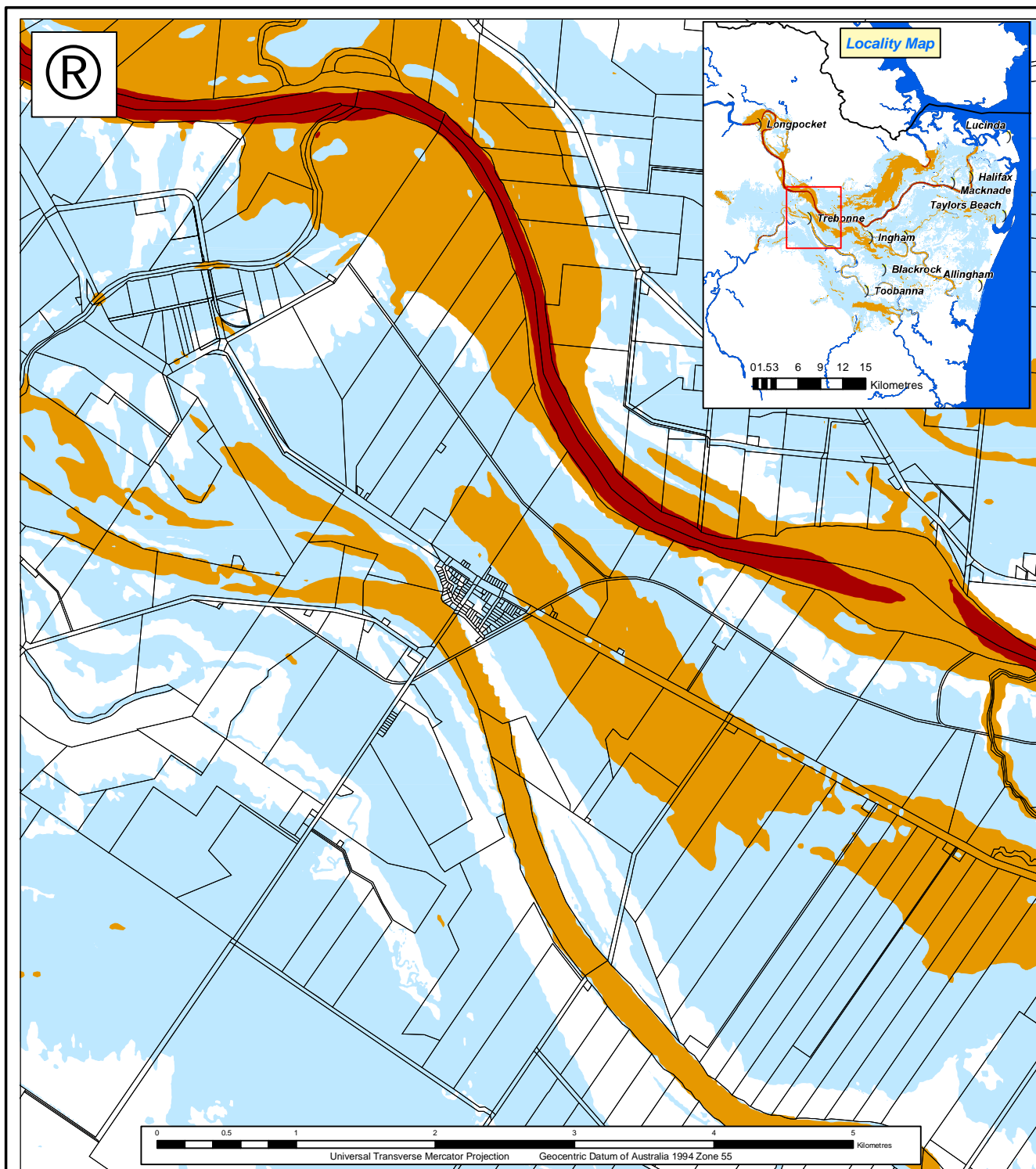
Natural Hazard Overlay - Hinchinbrook Shire Natural Features Map 6a Flooding and Inundation - 1% AEP Flood Event Ingham

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:100,000 and current to November 2005.
Major Flooding Data sourced from Herbert River Improvement Trust 100 Year ARI accurate to 1:100,000 and current to 2003.

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.
Copyright Hinchinbrook Shire Council 2005





Natural Hazard Overlay - Hinchinbrook Shire
Natural Features Map 6b
Flooding and Inundation - 1% AEP Flood Event
Trebonne

Legend

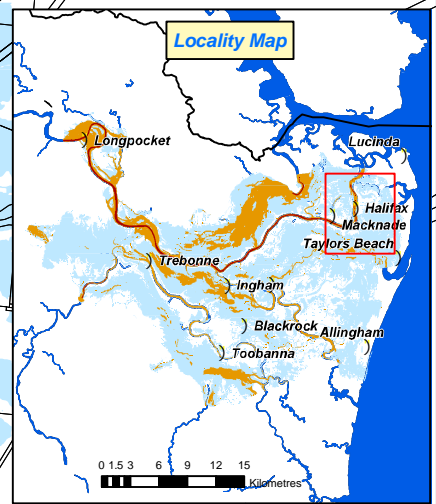
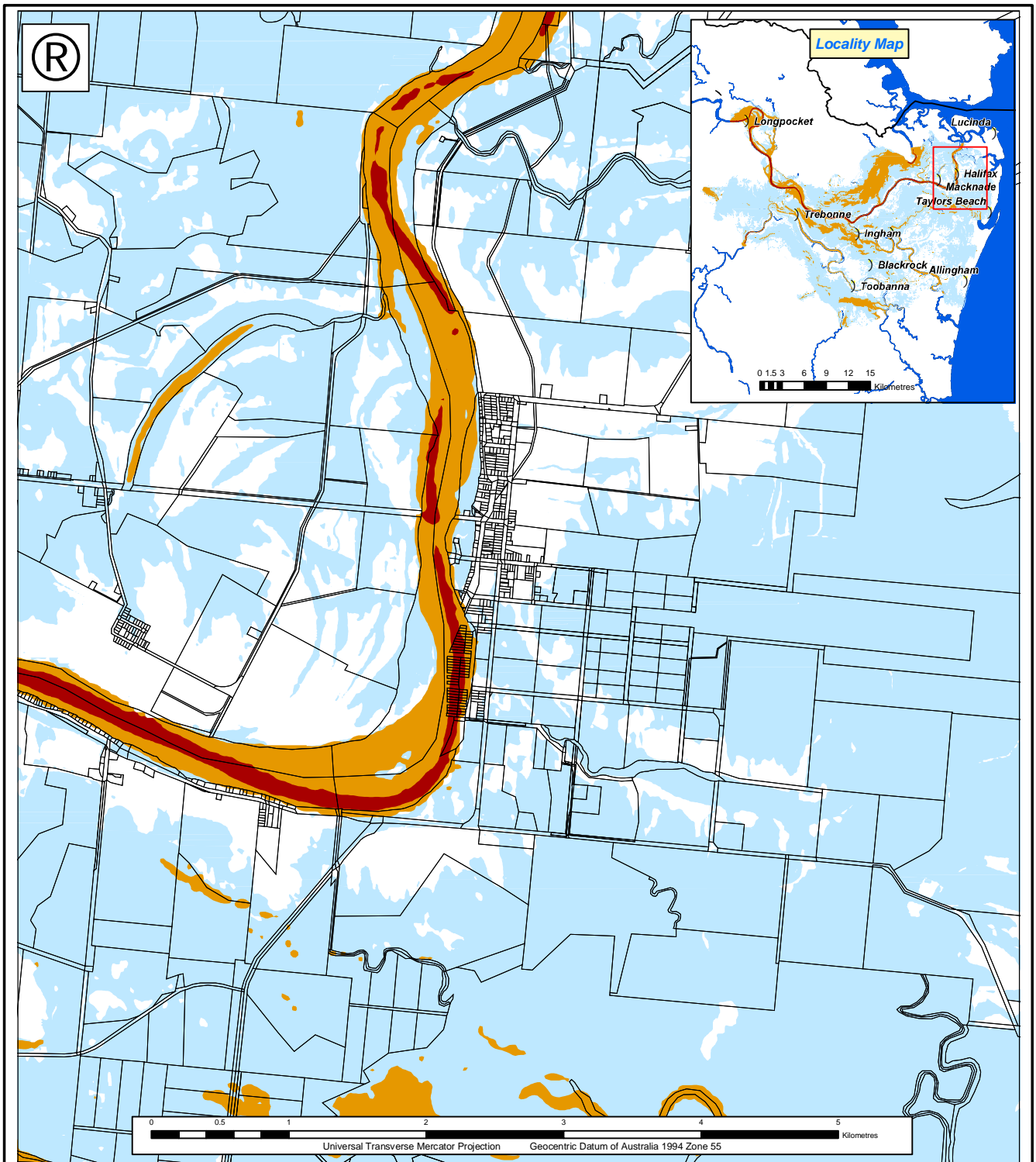
- Properties
- Hinchinbrook Shire Boundary
- Extreme Velocity (>2 m/s)
- High Hazard Floodway (Velocity x Depth > 1m)
- High Hazard Depth (Depth > 1m)

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.
 Major Flooding Data sourced from Herbert River Improvement Trust 100 Year ARI accurate to 1:100,000 and current to 2003.

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.
 Copyright Hinchinbrook Shire Council 2005





Legend

- Properties
- Hinchinbrook Shire Boundary
- Extreme Velocity (>2 m/s)
- High Hazard Floodway (Velocity \times Depth > 1 m)
- High Hazard Depth (Depth > 1 m)

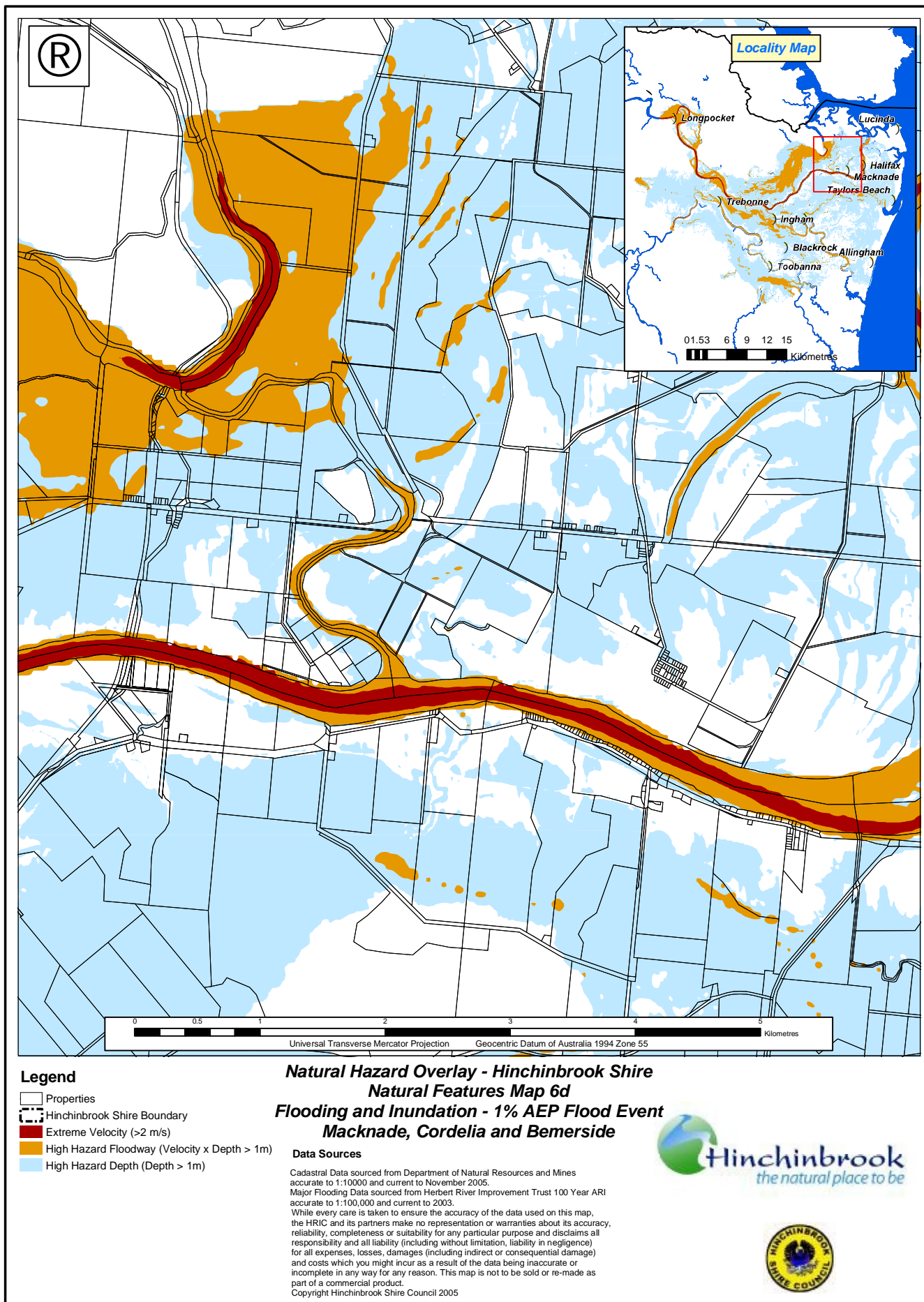
Natural Hazard Overlay - Hinchinbrook Shire Natural Features Map 6c - 1% AEP Flood Event Flooding and Inundation Halifax

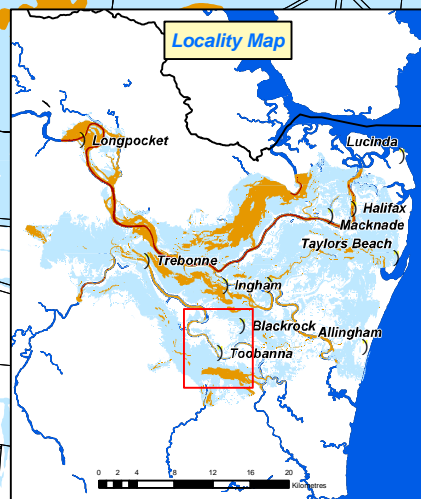
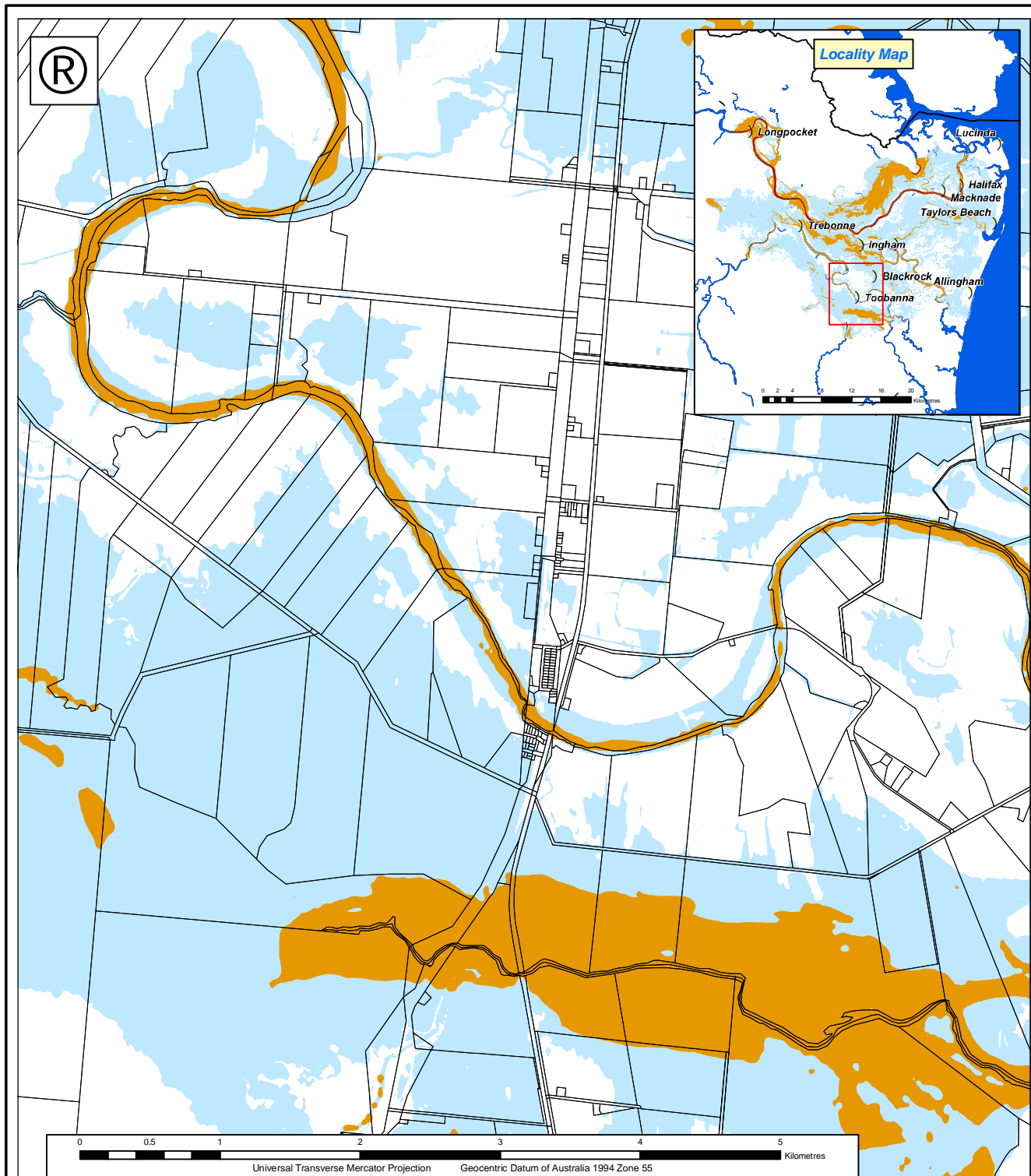
Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.
Major Flooding Data sourced from Herbert River Improvement Trust 100 Year ARI accurate to 1:100,000 and current to 2003.

While every care is taken to ensure the accuracy of the data used on this map, the Hinchinbrook Shire Council and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.
Copyright Hinchinbrook Shire Council 2005







Legend

- Properties
- Hinchinbrook Shire Boundary
- Extreme Velocity (>2 m/s)
- High Hazard Floodway (Velocity x Depth > 1m)
- High Hazard Depth (Depth > 1m)

Natural Hazard Overlay - Hinchinbrook Shire Natural Features Map 6e Flooding and Inundation - 1% AEP Flood Event Toobanna

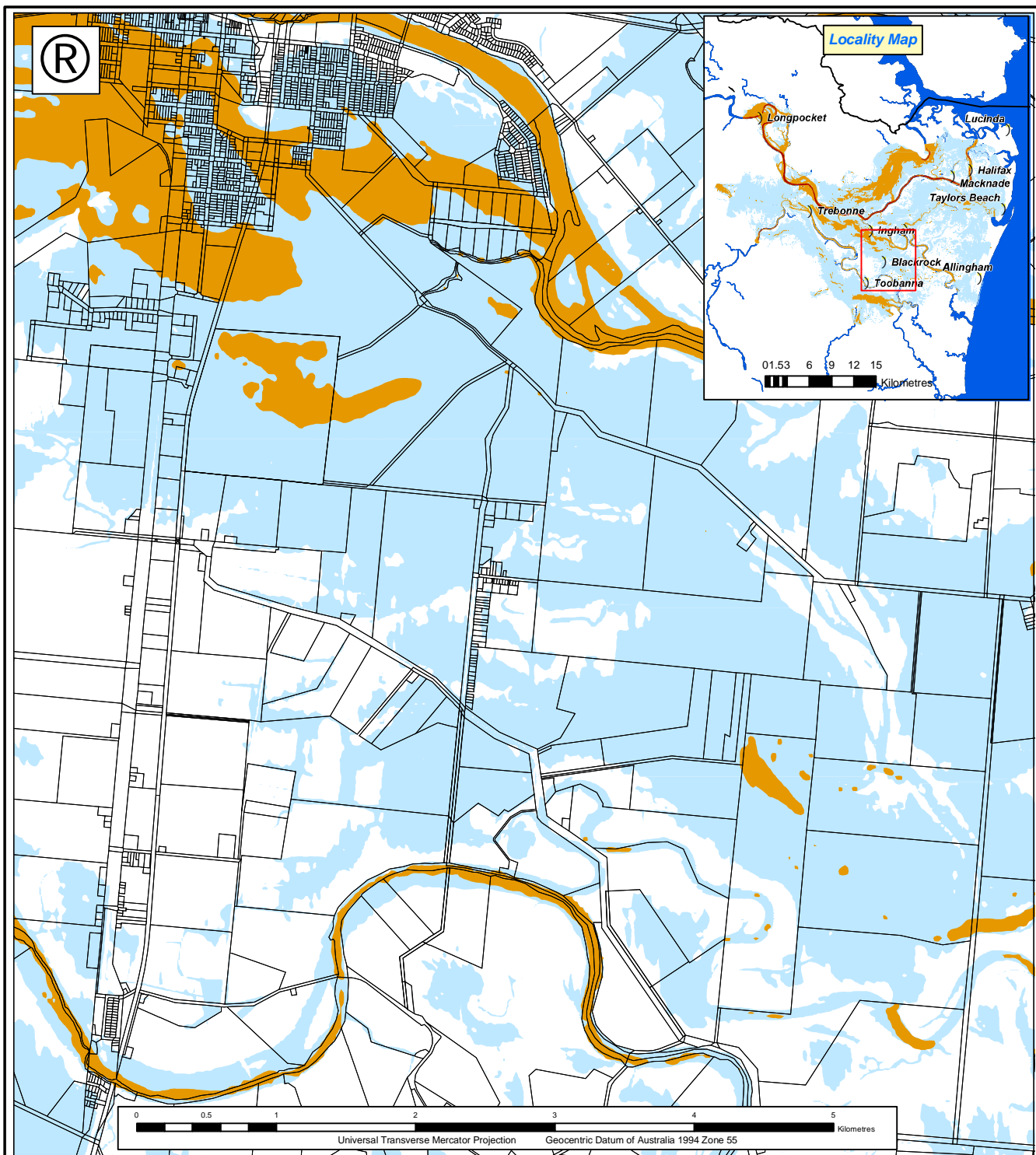
Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.
Major Flooding Data sourced from Herbert River Improvement Trust 100 Year ARI accurate to 1:100,000 and current to 2003.

While every care is taken to ensure the accuracy of the data used on this map, the HIRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.

Copyright Hinchinbrook Shire Council 2005





Legend

- Properties
- Hinchinbrook Shire Boundary
- Extreme Velocity (>2 m/s)
- High Hazard Floodway (Velocity x Depth > 1m)
- High Hazard Depth (Depth > 1m)

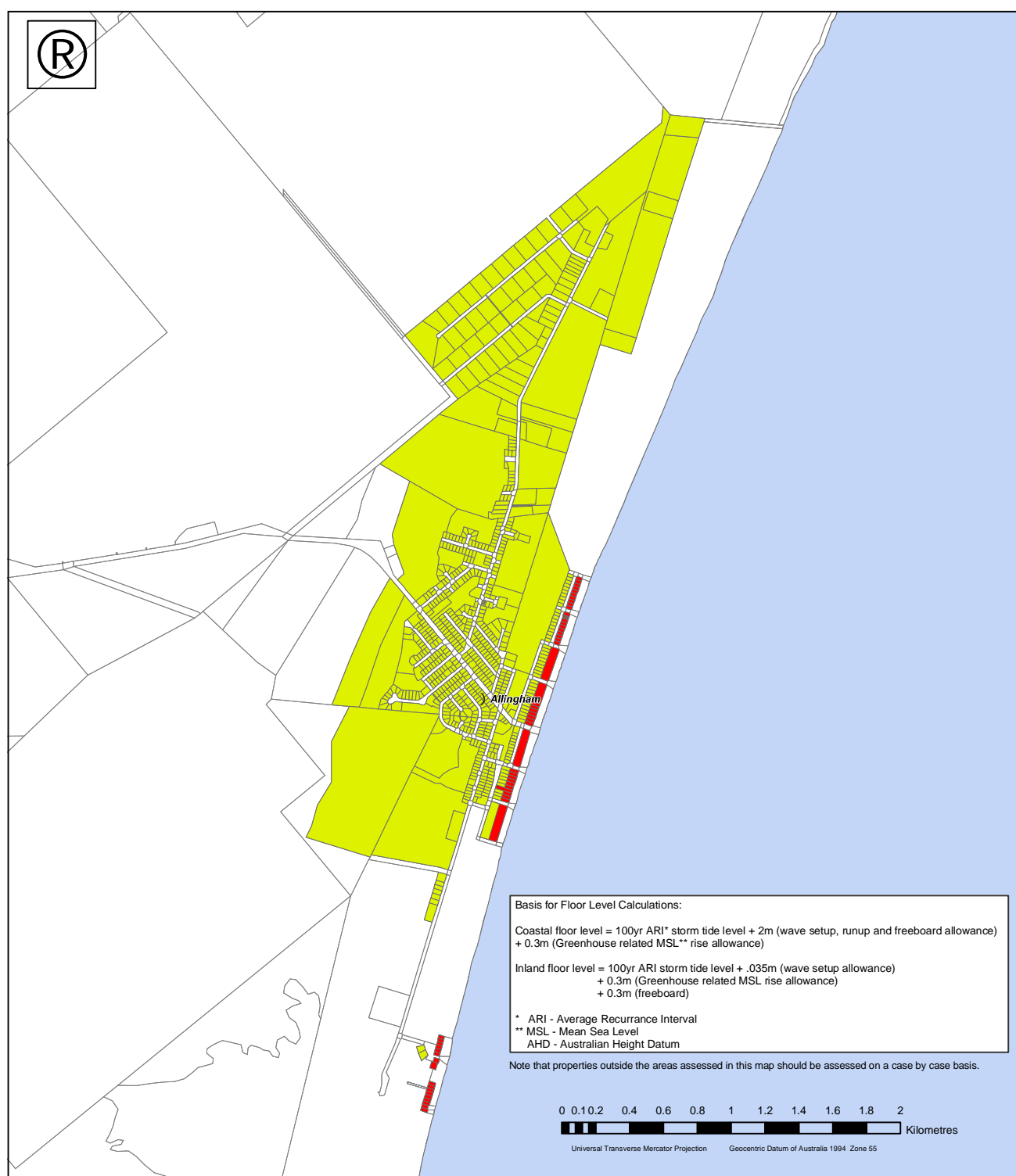
Natural Hazard Overlay - Hinchinbrook Shire Natural Features Map 6f Flooding and Inundation - 1% AEP Flood Event Blackrock

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.
Major Flooding Data sourced from Herbert River Improvement Trust 100 Year ARI accurate to 1:100,000 and current to 2003.

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.
Copyright Hinchinbrook Shire Council 2005





Basis for Floor Level Calculations:

Coastal floor level = 100yr ARI* storm tide level + 2m (wave setup, runup and freeboard allowance)
+ 0.3m (Greenhouse related MSL** rise allowance)

Inland floor level = 100yr ARI storm tide level + .035m (wave setup allowance)
+ 0.3m (Greenhouse related MSL rise allowance)
+ 0.3m (freeboard)

* ARI - Average Recurrence Interval

** MSL - Mean Sea Level

AHD - Australian Height Datum

Note that properties outside the areas assessed in this map should be assessed on a case by case basis.

0 0.1 0.2 0.4 0.6 0.8 1 1.2 1.4 1.6 1.8 2
Kilometres

Universal Transverse Mercator Projection

Geocentric Datum of Australia 1994 Zone 55

Legend

- ⌋ Towns
- Properties
- Sea

Recommended Minimum Floor Level

AHD derived

- 3.27
- 3.32
- 3.47
- 3.58
- 4.52
- 4.62
- 4.67
- 4.93

**Natural Hazard Overlay - Hinchinbrook Shire
Storm Tide Flooding and Inundation Map 7a
Allingham**

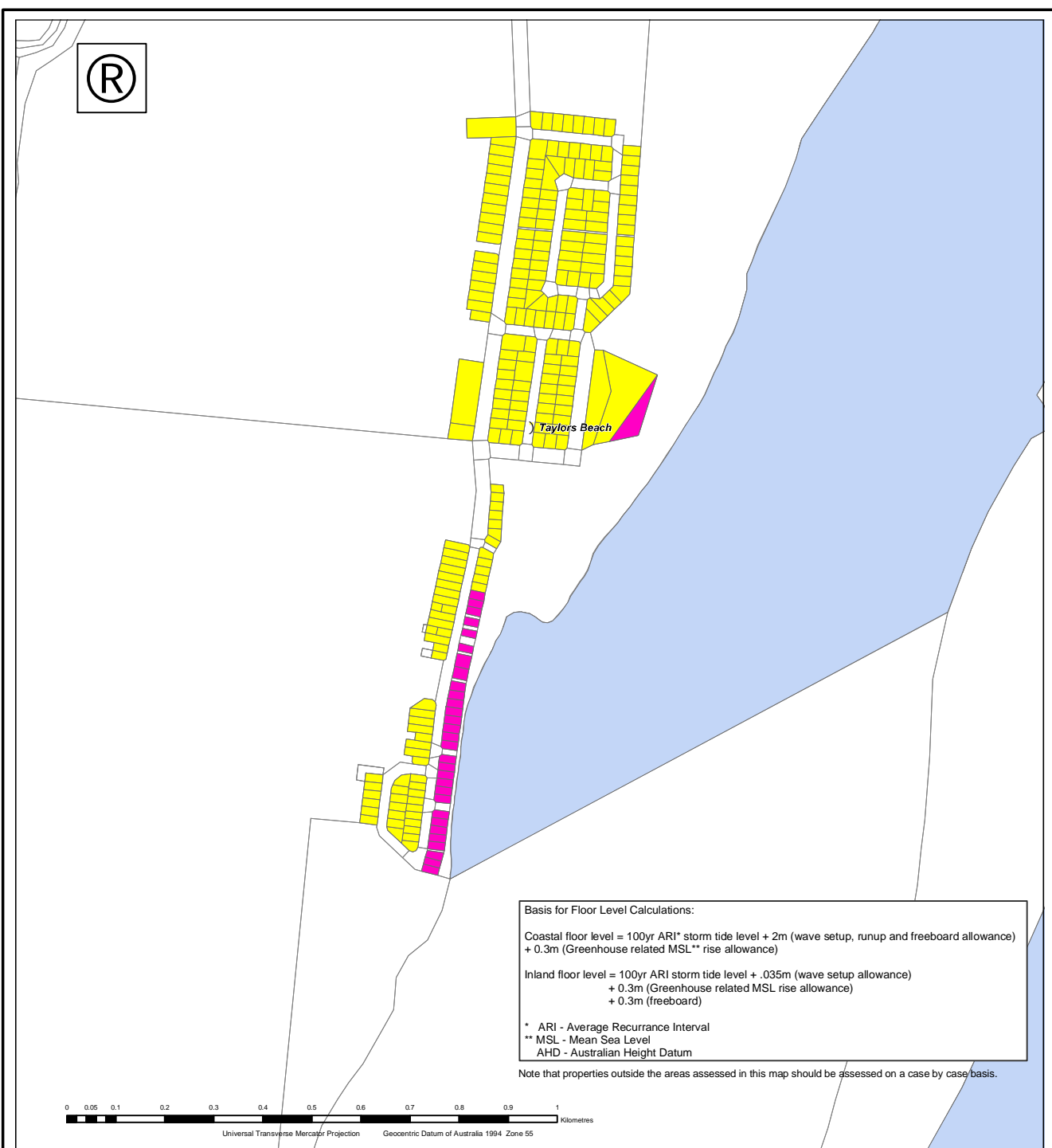
Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.
Conservation and Biodiversity information sourced from Environmental Protection Agency accurate to 1:100000 and current to March 1997.

While every care is taken to ensure the accuracy of the data used on this map, the Hinchinbrook Shire Council and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.

Copyright Hinchinbrook Shire Council 2005





Legend

- Towns
- Properties
- Sea

Recommended minimum Floor Level

AHD Derived

- 3.27
- 3.32
- 3.37
- 3.58
- 4.52
- 4.62
- 4.67
- 4.93

Natural Hazard Overlay - Hinchinbrook Shire Storm Tide Flooding and Inundation Map 7b Taylors Beach

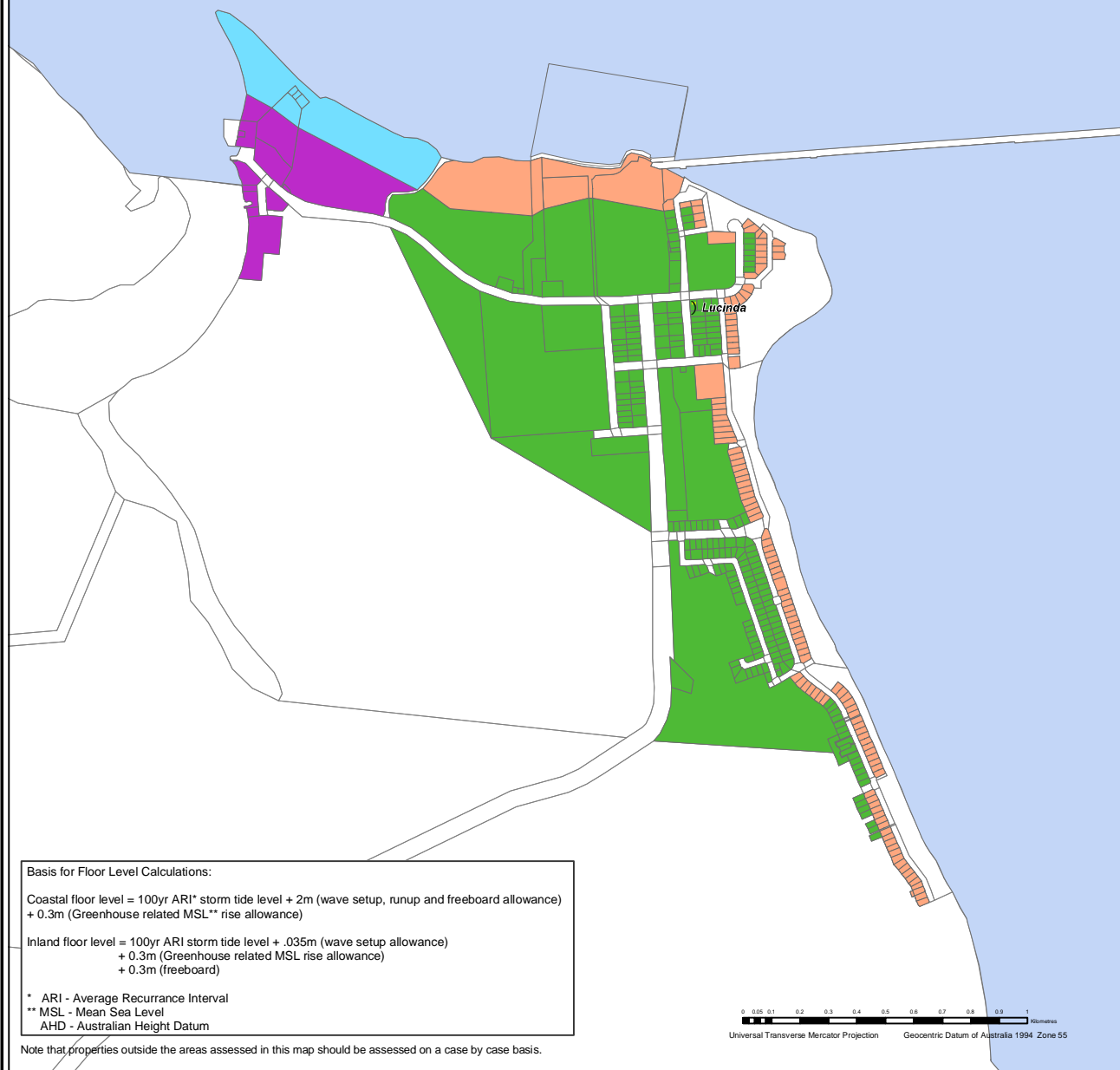
Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.
 Conservation and Biodiversity information sourced from Environmental Protection Agency accurate to 1:100000 and current to March 1997.

While every care is taken to ensure the accuracy of the data used on this map, the Hinchinbrook Shire Council and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.

Copyright Hinchinbrook Shire Council 2005





Basis for Floor Level Calculations:

Coastal floor level = 100yr ARI* storm tide level + 2m (wave setup, runup and freeboard allowance)
+ 0.3m (Greenhouse related MSL** rise allowance)

Inland floor level = 100yr ARI storm tide level + .035m (wave setup allowance)
+ 0.3m (Greenhouse related MSL rise allowance)
+ 0.3m (freeboard)

* ARI - Average Recurrence Interval
** MSL - Mean Sea Level
AHD - Australian Height Datum

Note that properties outside the areas assessed in this map should be assessed on a case by case basis.

Legend

- Towns
- Properties
- Sea

Recommended minimum floor levels

AHD Derived

- 3.27
- 3.32
- 3.47
- 3.58
- 4.52
- 4.62
- 4.67
- 4.93

Natural Hazard Overlay - Hinchinbrook Shire Storm Tide Flooding and Inundation Map 7c Lucinda / Dungeness

Data Sources

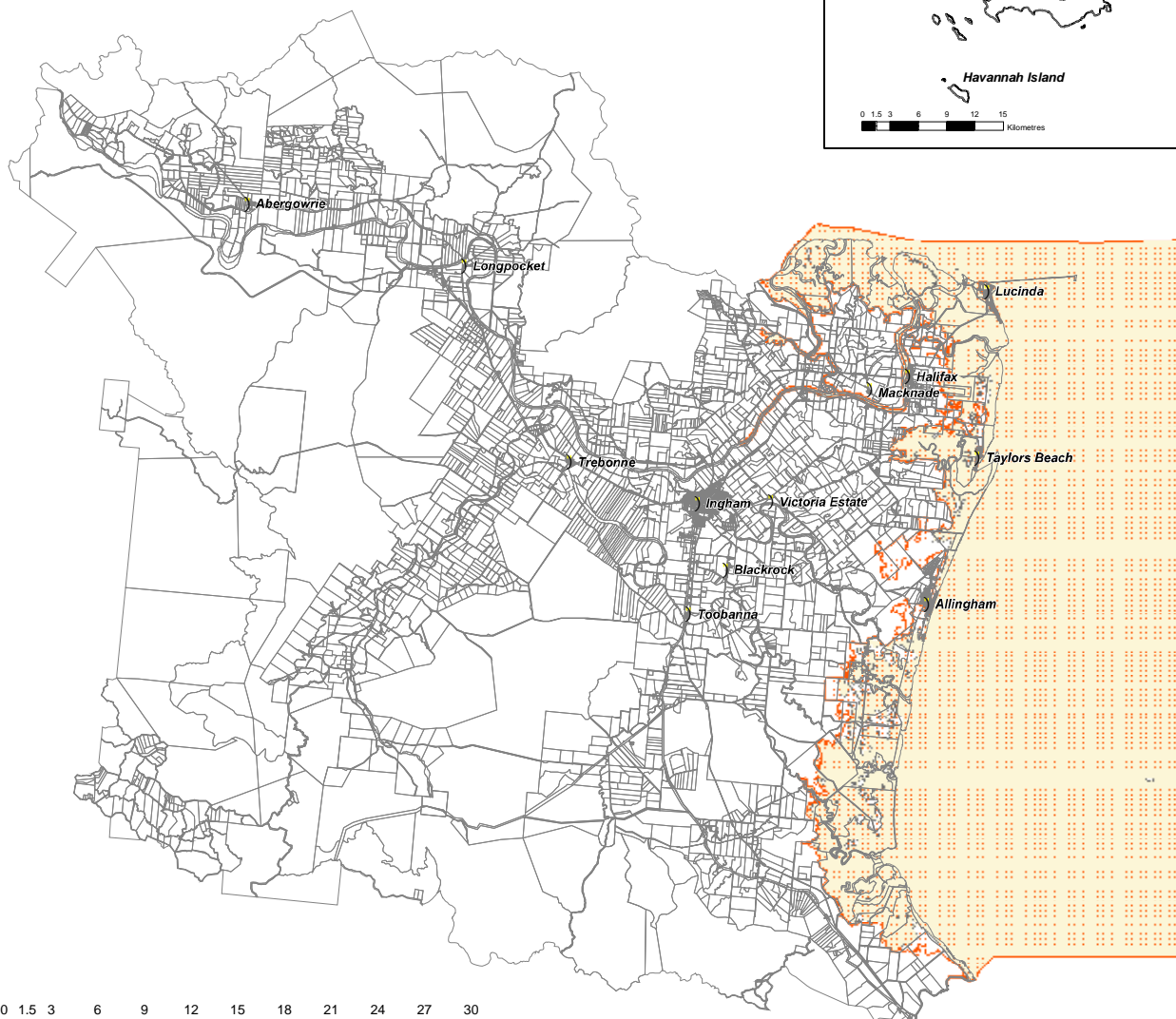
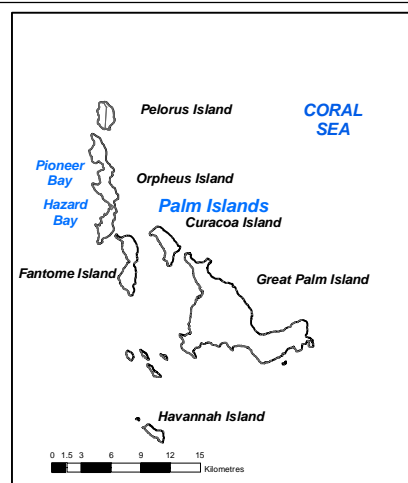
Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.
Conservation and Biodiversity information sourced from Environmental Protection Agency accurate to 1:100000 and current to March 1997.

While every care is taken to ensure the accuracy of the data used on this map, the Hinchinbrook Shire Council and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.
Copyright Hinchinbrook Shire Council 2005





The Coastal Management District and Erosion Prone Area is identified for information purposes only as required by policy 2.2.2 and 2.9.5 of the Cardwell-Hinchinbrook Regional Coastal Management Plan. MCU development involving building work of at least 1,000m² GFA, operational works and reconfiguration of lots within the CMD will require assessment by the Environmental Protection Agency.



0 1.5 3 6 9 12 15 18 21 24 27 30
Universal Transverse Mercator Projection Geocentric Datum of Australia 1994 Zone 55 Kilometres

Coastal Management District and Erosion Prone Area Hinchinbrook Shire Map 8

Legend

-) Towns
- Properties
- Coastal Management District
- ErosionProneArea

Data Sources

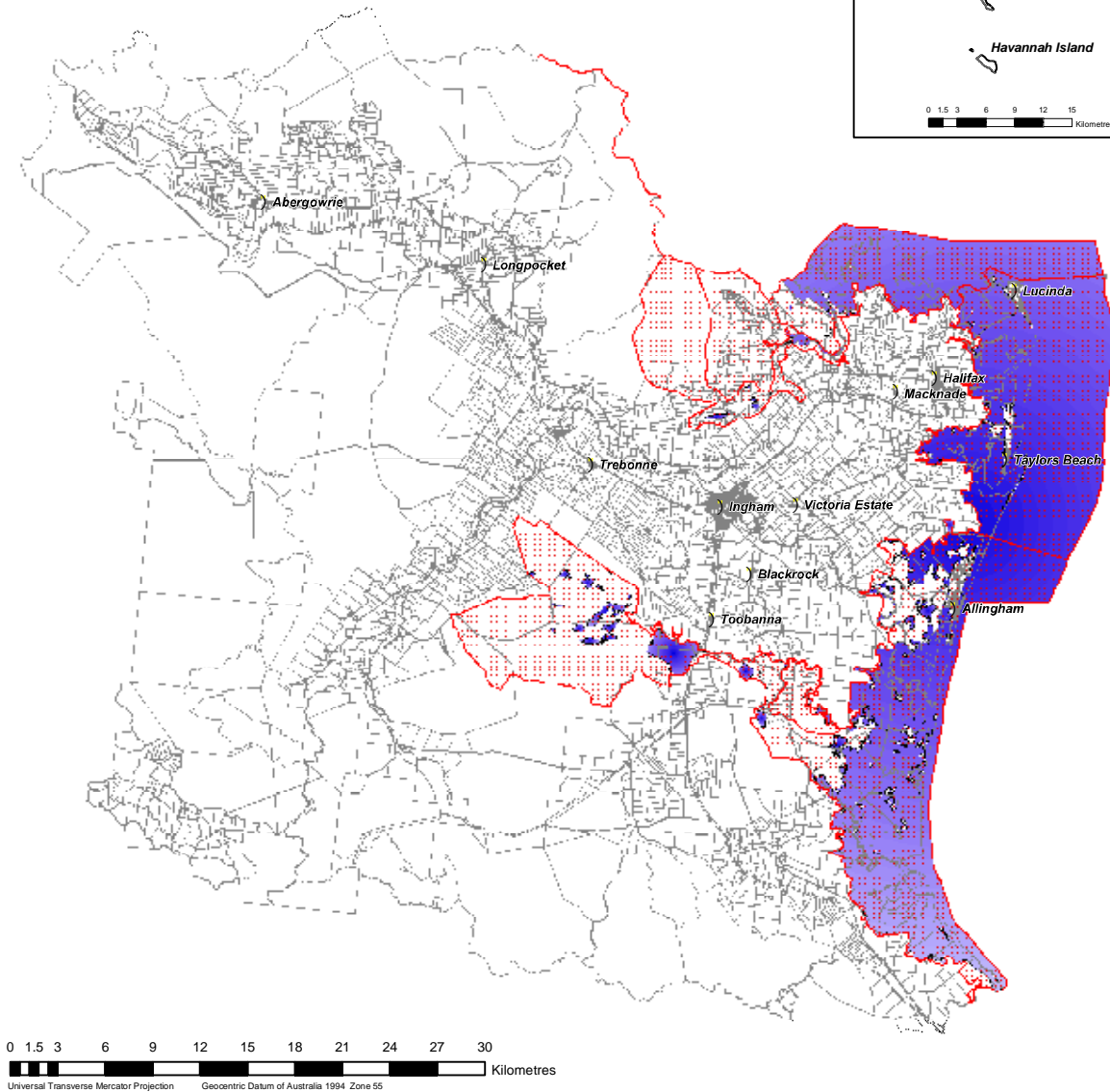
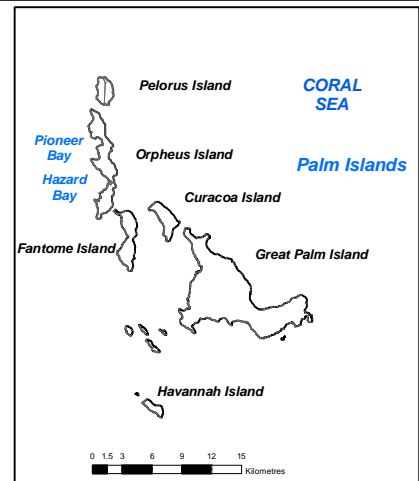
Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.
Conservation and Biodiversity information sourced from Environmental Protection Agency accurate to 1:100000 and current to March 1997.

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.
Copyright Hinchinbrook Shire Council 2005





Map provided for Information Purposes Only.
Refer to the Cardwell-Hinchinbrook Regional Coastal
Management Plan, policy 2.8.1 Areas of state significance
(natural resources) for further details.



Legend

-) Towns
- Properties
- Natural Resources
- Key Coastal Sites

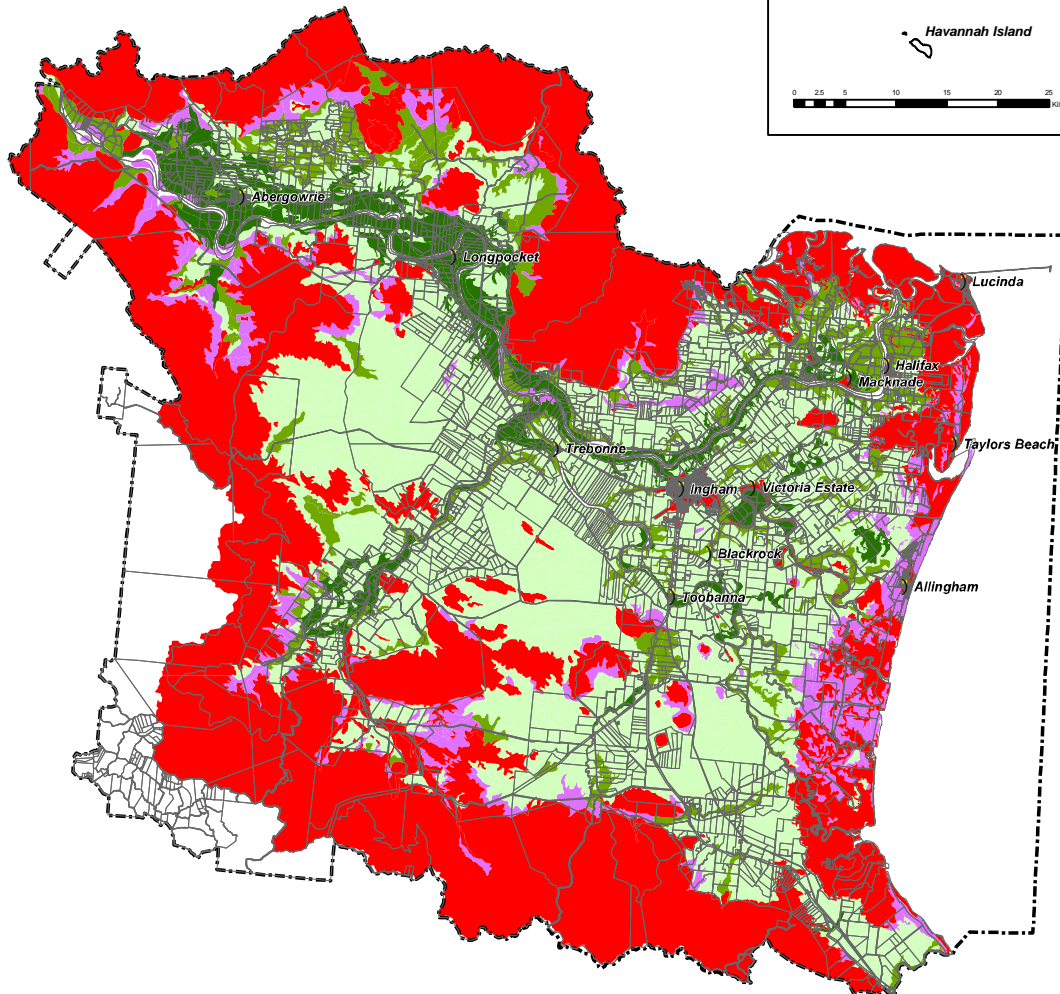
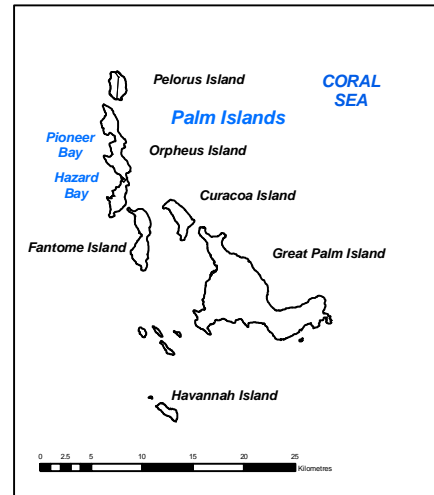
Areas of State Significance Map 9 (Natural Resources)

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines
accurate to 1:10000 and current to November 2005.
Conservation and Biodiversity information sourced from Environmental Protection Agency
accurate to 1:100000 and current to March 1997.

While every care is taken to ensure the accuracy of the data used on this map,
the HRIC and its partners make no representation or warranties about its accuracy,
reliability, completeness or suitability for any particular purpose and disclaims all
responsibility and all liability (including without limitation, liability in negligence)
for all expenses, losses, damages (including indirect or consequential damage)
and costs which you might incur as a result of the data being inaccurate or
incomplete in any way for any reason. This map is not to be sold or re-made as
part of a commercial product.
Copyright Hinchinbrook Shire Council 2005





Legend

) Towns

□ Properties

▬ Hinchinbrook Shire Boundary

SUGAR CANE

- Class 1 Suitable with negligible Limitations
- Class 2 Suitable with minor limitations
- Class 3 Suitable with moderate limitations
- Class 4 Marginal/Presently unsuitable
- Class 5 Unsuitable

Good Quality Agricultural Land Hinchinbrook Shire Map 10

Data Sources

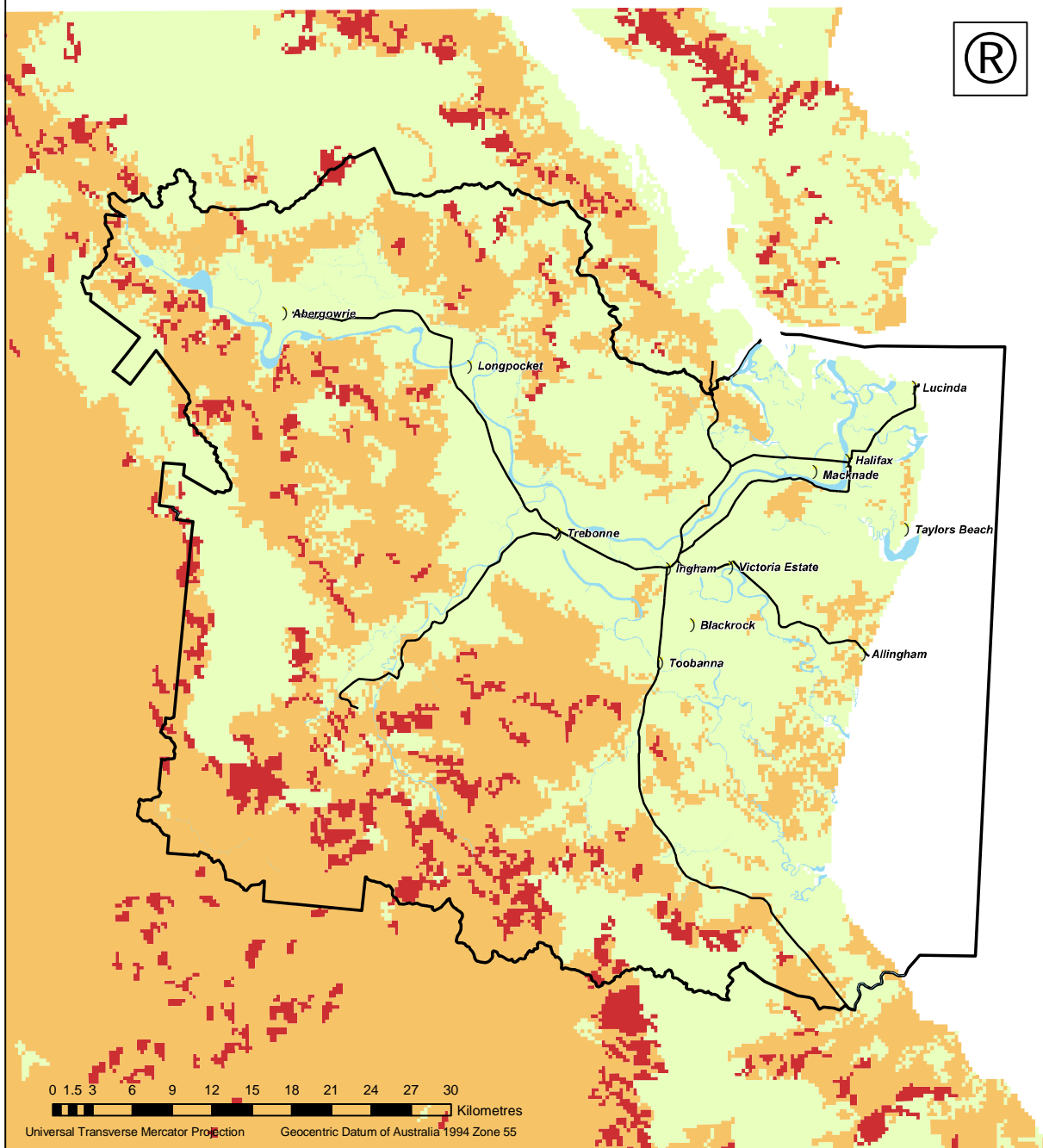
Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.

Soil suitability information sourced from Department of Natural Resources and Mines is accurate to 1:100000 and current to 1991.

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.

Copyright Hinchinbrook Shire Council 2005





Legend

-) Towns
- Hinchinbrook Shire Boundary

Bushfire Risk Analysis

- Low Bushfire Hazard
- Medium Bushfire Hazard
- High Bushfire Hazard
- Watercourse

Natural Hazard Overlay - Hinchinbrook Shire Bushfire Risk Analysis Map 11

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.
Derived from data produced by the Rural Fire service of the Qld Fire and Rescue Service dated 16th December 2002.

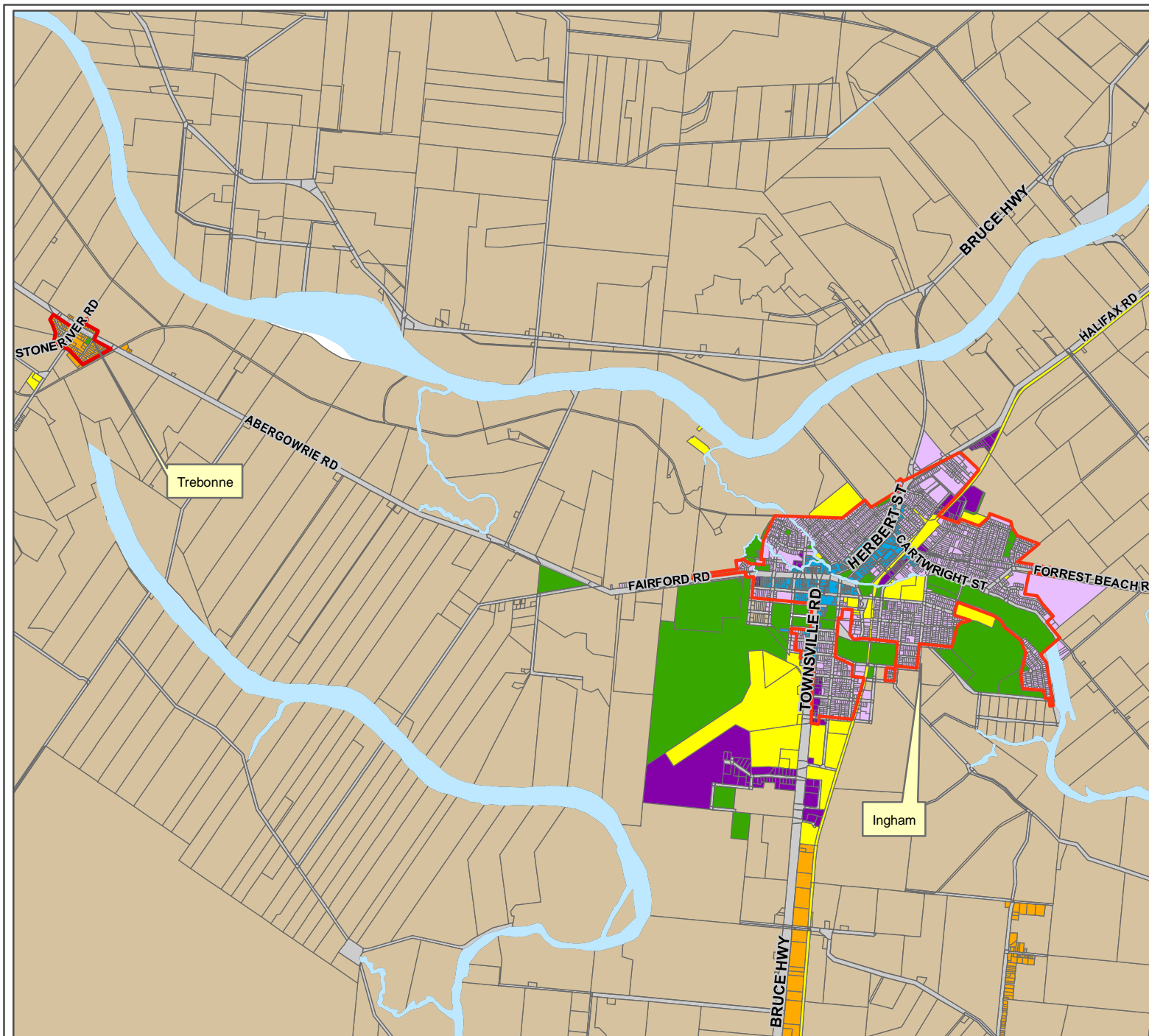
While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason. This map is not to be sold or re-made as part of a commercial product.
Copyright Hinchinbrook Shire Council 2005





Priority Infrastructure Planning

Priority Infrastructure Area Map 12



DCDB Feb 2010
Priority Infrastructure Area
TP 2005 - Zoning

- Strategic Port Land not subject to Planning Scheme
- Commercial
- Industry
- Open Space & Recreation
- Public Purposes
- Residential
- Rural
- Rural Settlement
- Village
- Roads, Creeks Etc

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:57,907
0 300 600 1,200 1,800 2,400 Meters

Map Number

Compiled By RDM

Published 4 August 2010

"This map is not to be resold or re-made
as part of a commercial product"



DCDB Feb 2010

Priority Infrastructure Area

TP 2005 - Zoning

Strategic Port Land not subject to Planning Scheme

Commercial

Industry

Open Space & Recreation

Public Purposes

Residential

Rural

Rural Settlement

Village

Roads, Creeks Etc

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management
is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:24,798

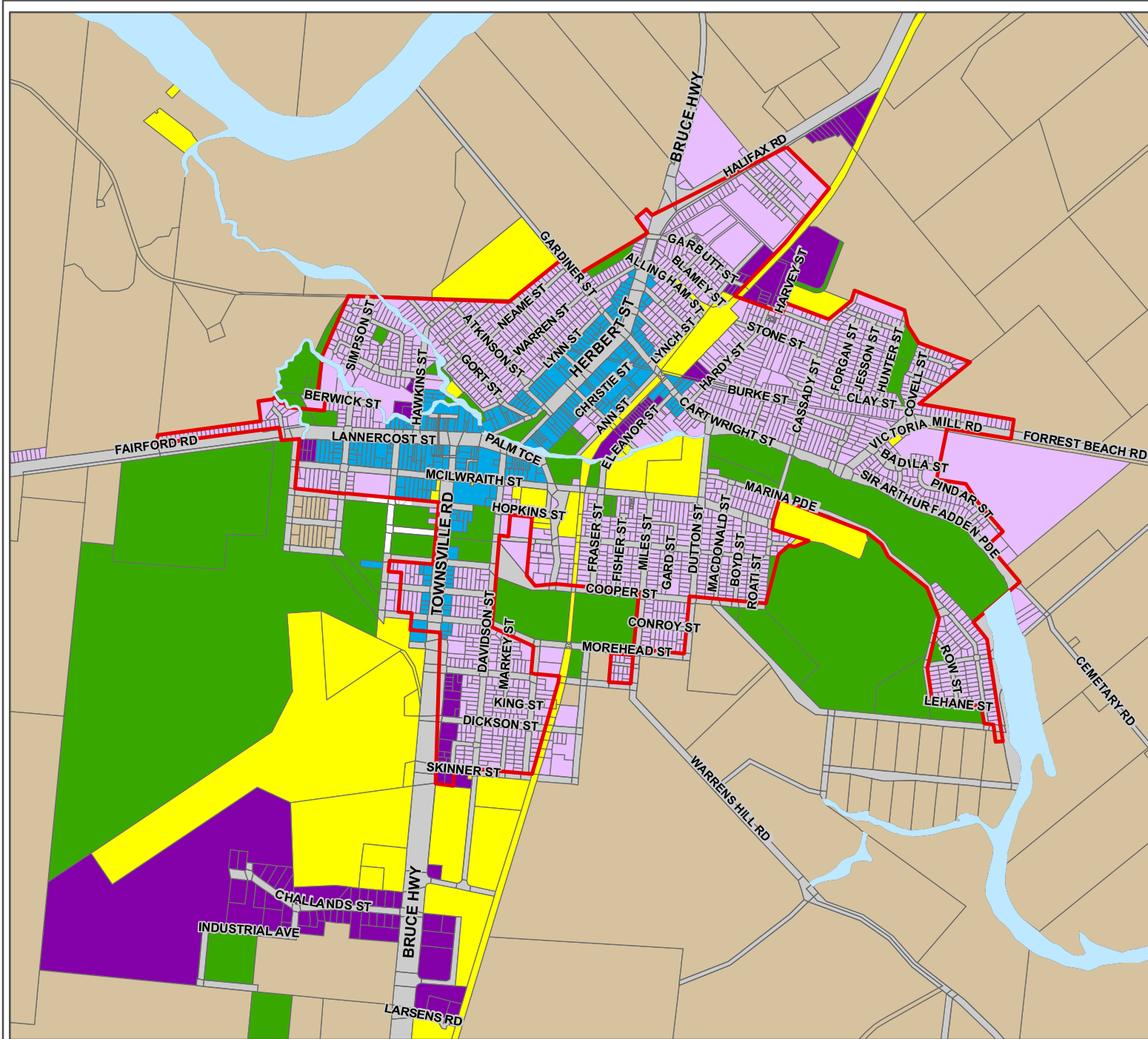
0 140 280 560 840 1,120 Meters

Map Number

Compiled By *RDM*

Published	4 August 2010
-----------	---------------

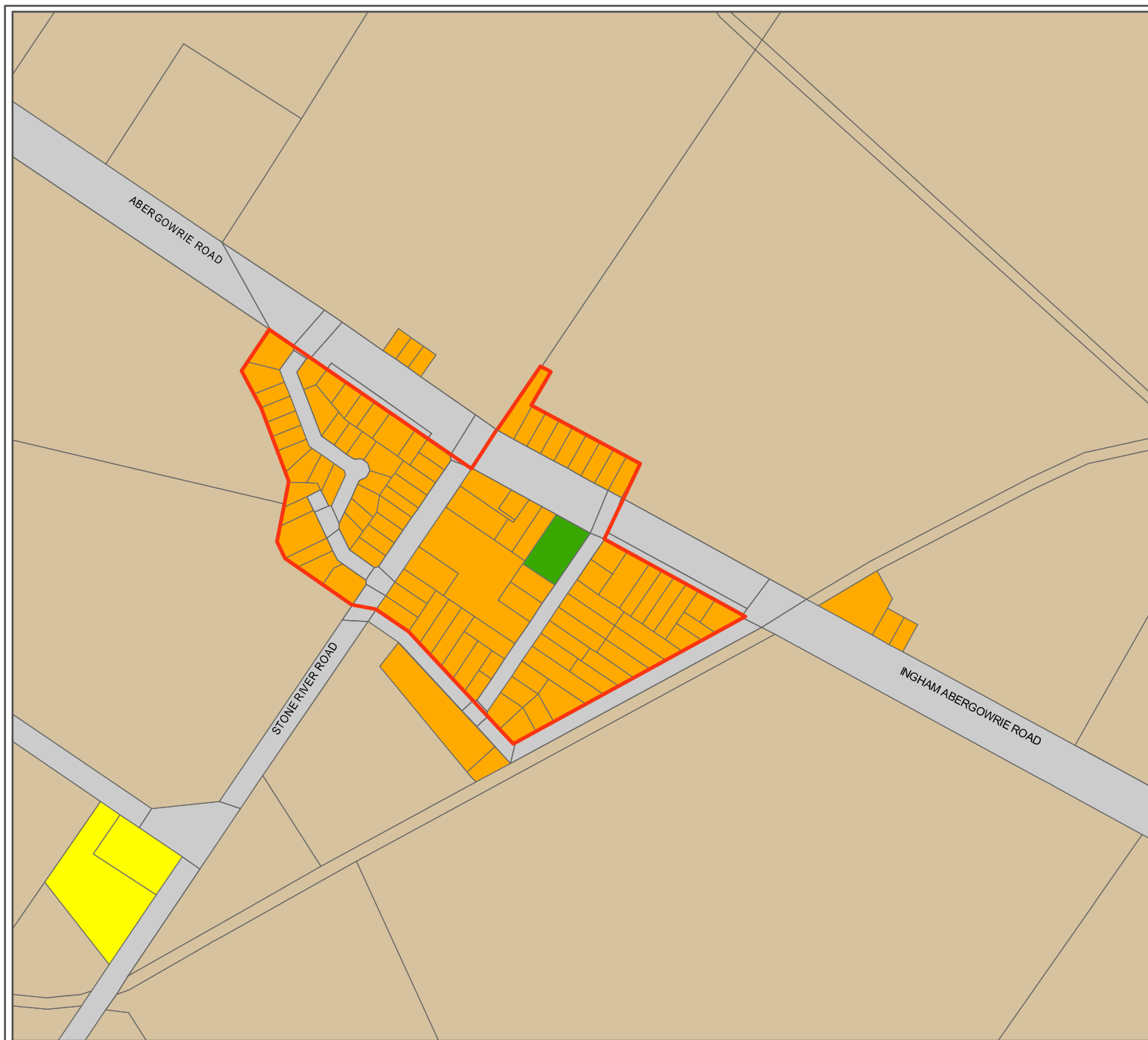
*"This map is not to be resold or re-made
as part of a commercial product"*





Priority Infrastructure Planning

Priority Infrastructure Area Map 12B Trebonne



DCDB Feb 2010
Priority Infrastructure Area

TP 2005 - Zoning

Strategic Port Land not subject to Planning Scheme
Commercial
Industry
Open Space & Recreation
Public Purposes
Residential
Rural
Rural Settlement
Village
Roads, Creeks Etc

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:7,015
0 35 70 140 210 280 Meters

Map Number

Compiled By RDM


Published 4 August 2010

"This map is not to be resold or re-made
as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Water Supply - Existing
Map 13

-  DCDB Feb 2010
-  Priority Infrastructure Area
-  Trunk Water Infrastructure

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:137,557
0 750 1,500 3,000 4,500 6,000 Meters

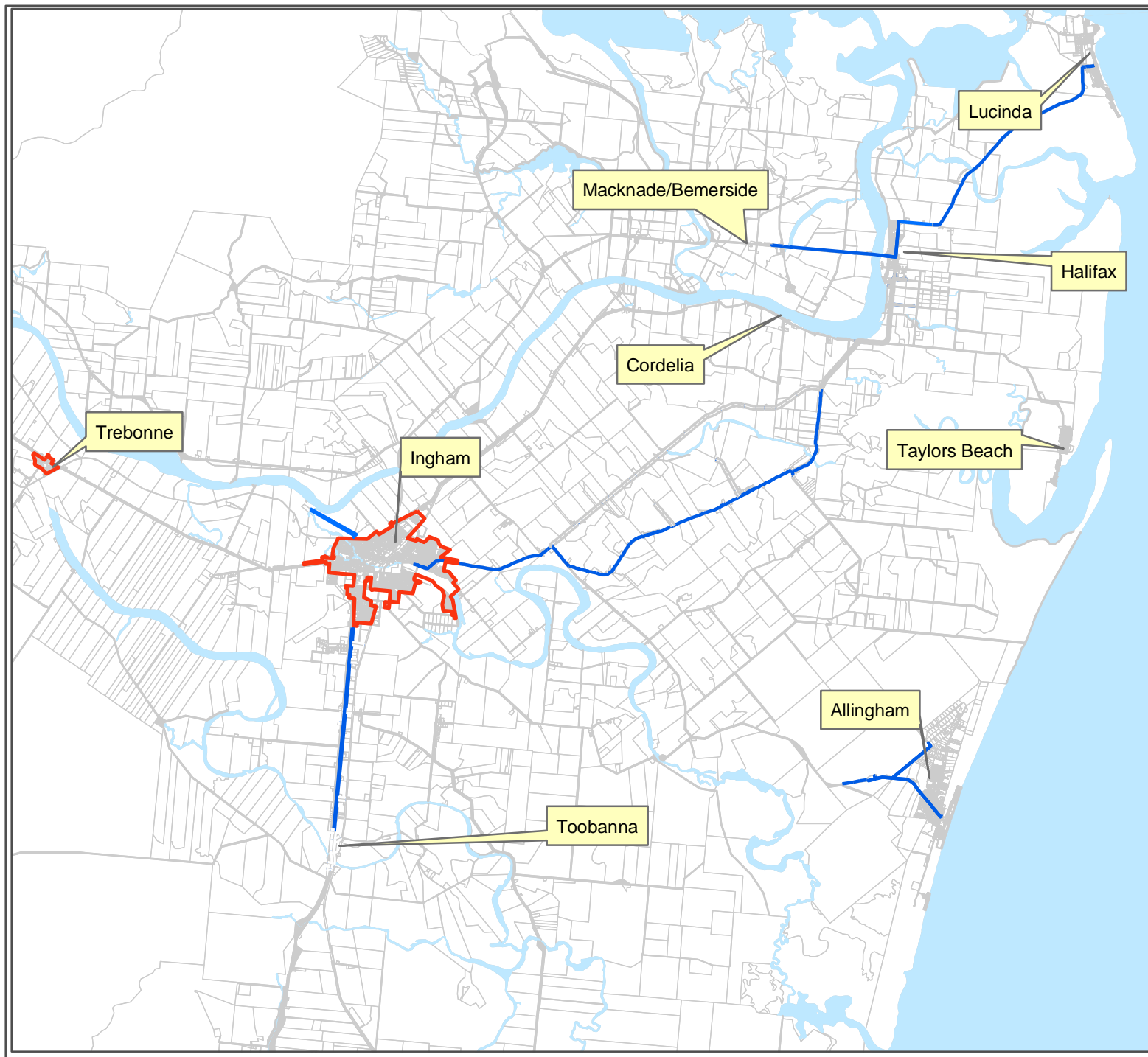


Map Number

Compiled By RDM

Published 4th August 2010

"This map is not to be resold or re-made
as part of a commercial product"





Priority Infrastructure Planning

Plans for Trunk Infrastructure
Water Supply - Existing
Map 13A Ingham

- DCDB Feb 2010
- Priority Infrastructure Area
- Trunk Water Infrastructure

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:36,740
0 195 390 780 1,170 1,560 Meters

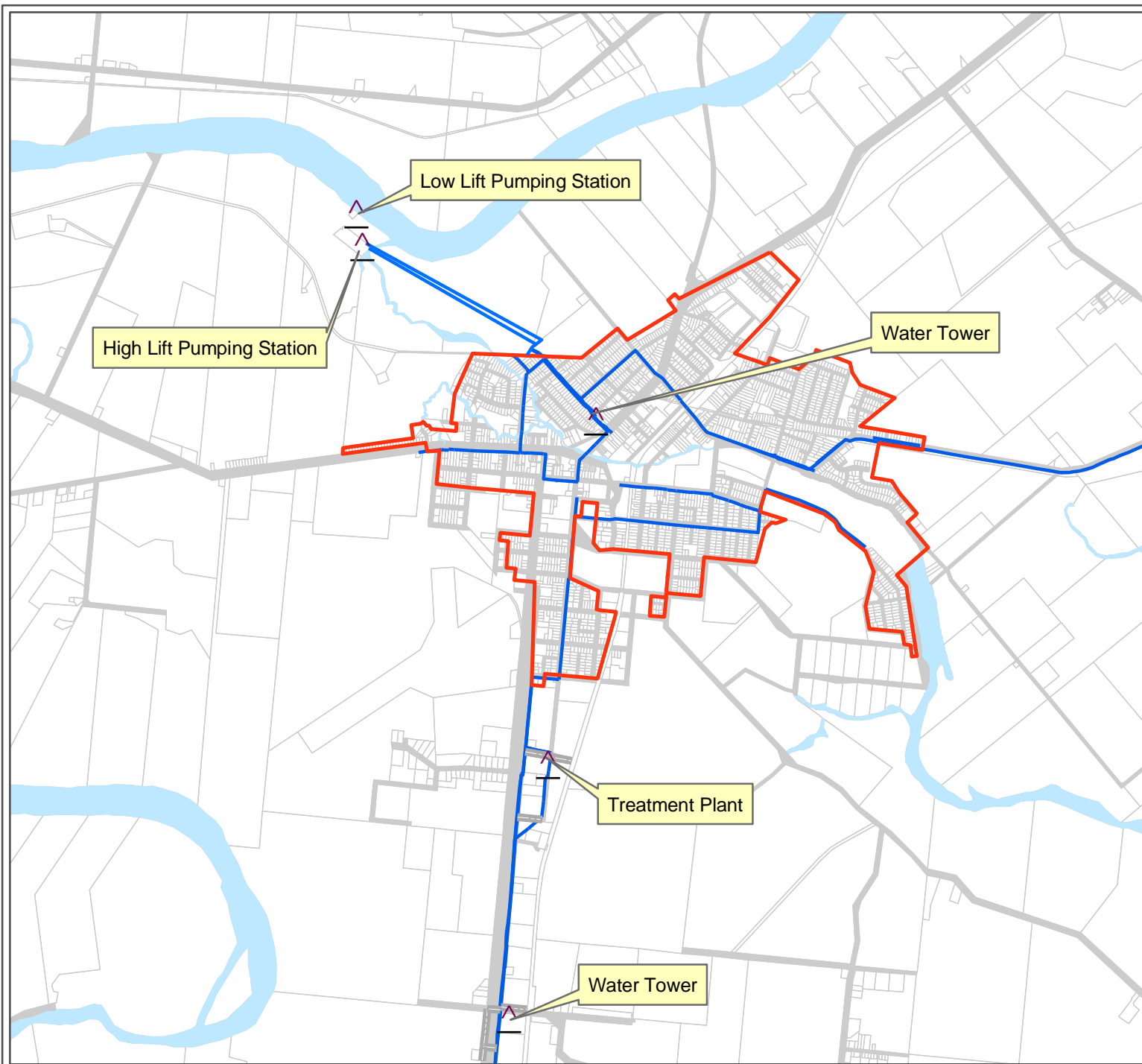


Map Number

Compiled By RDM

Published 24th May 2010




"This map is not to be resold or re-made as part of a commercial product"





Priority Infrastructure Planning

Plans for Trunk Infrastructure
Water Supply - Existing
Map 13B Allingham

-  DCDB Feb 2010
-  Priority Infrastructure Area
-  Trunk Water Infrastructure

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:24,416
0 137.5 275 550 825 1,100 Meters

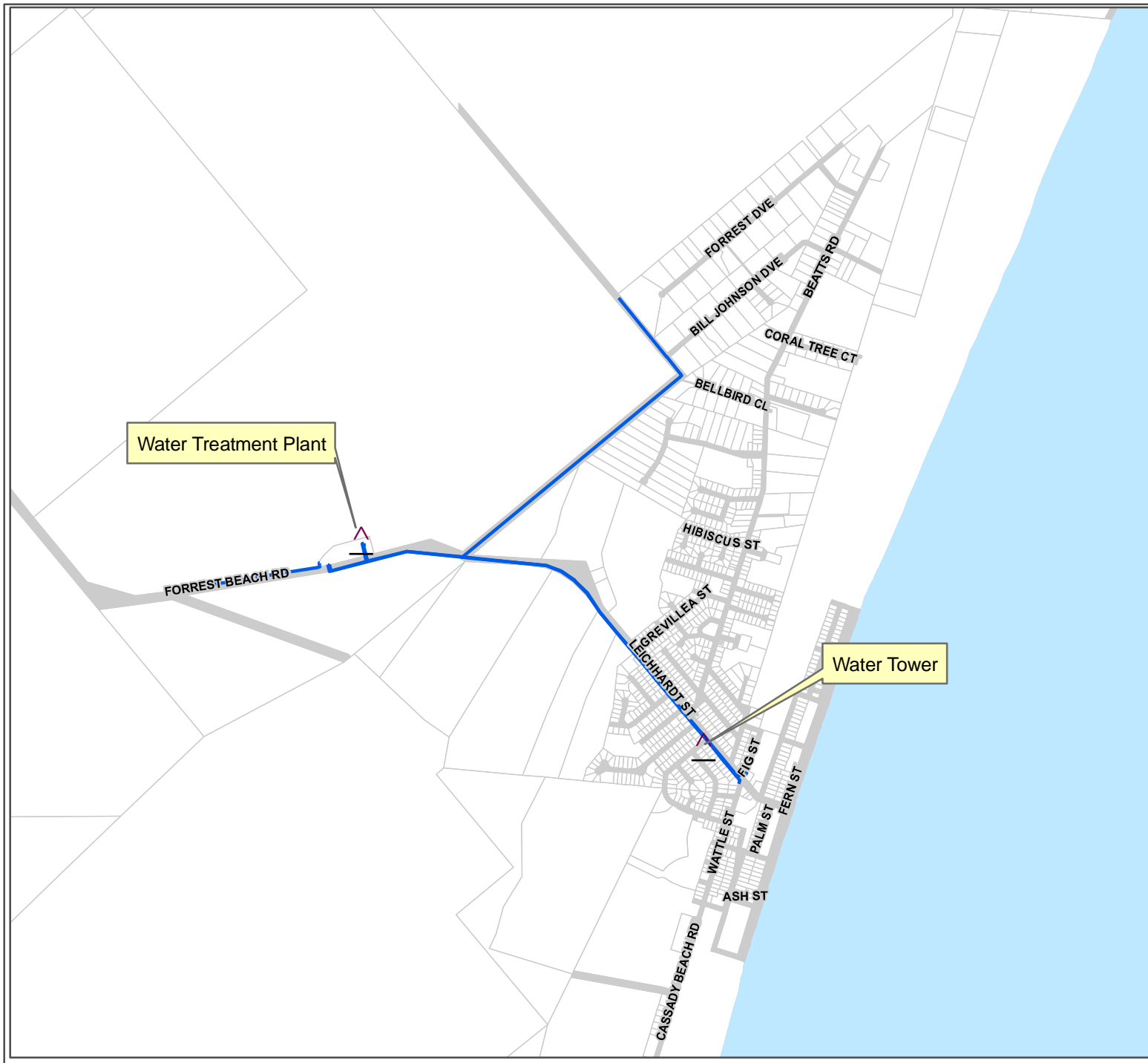


Map Number

Compiled By RDM

Published 4th August 2010




"This map is not to be resold or re-made
as part of a commercial product"





Priority Infrastructure Planning

Plans for Trunk Infrastructure
Water Supply - Existing
Map 13C Halifax

-  DCDB Feb 2010
-  Priority Infrastructure Area
-  Trunk Water Infrastructure

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

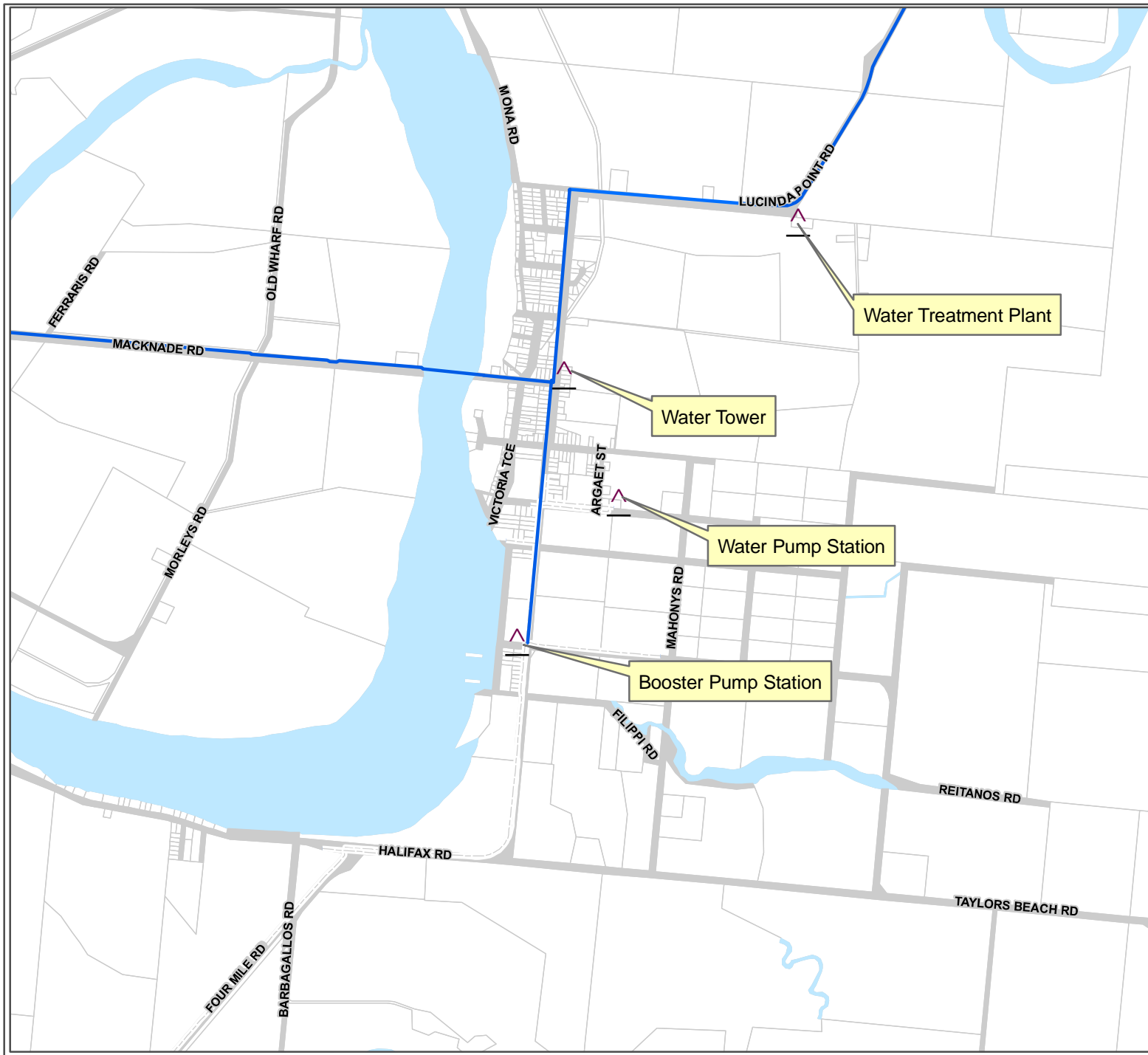
Universal Transverse Mercator Projection Zone 55 1:24,950
0 150 300 600 900 1,200 Meters

Map Number

Compiled By RDM

Published 4th August 2010

"This map is not to be resold or re-made
as part of a commercial product"





Priority Infrastructure Planning

Plans for Trunk Infrastructure
Water Supply - Existing
Map 13D Lucinda

-  DCDB Feb 2010
-  Priority Infrastructure Area
-  Trunk Water Infrastructure

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:16,304
0 100 200 400 600 800 Meters

Map Number

Compiled By RDM

Published 4th August 2010

"This map is not to be resold or re-made
as part of a commercial product"





Priority Infrastructure Planning

Plans for Trunk Infrastructure
Sewerage Supply - Existing
Map 14

- DCDB Feb 2010
- Priority Infrastructure Area
- Trunk Sewerage Infrastructure

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:58,443
0 315 630 1,260 1,890 2,520 Meters

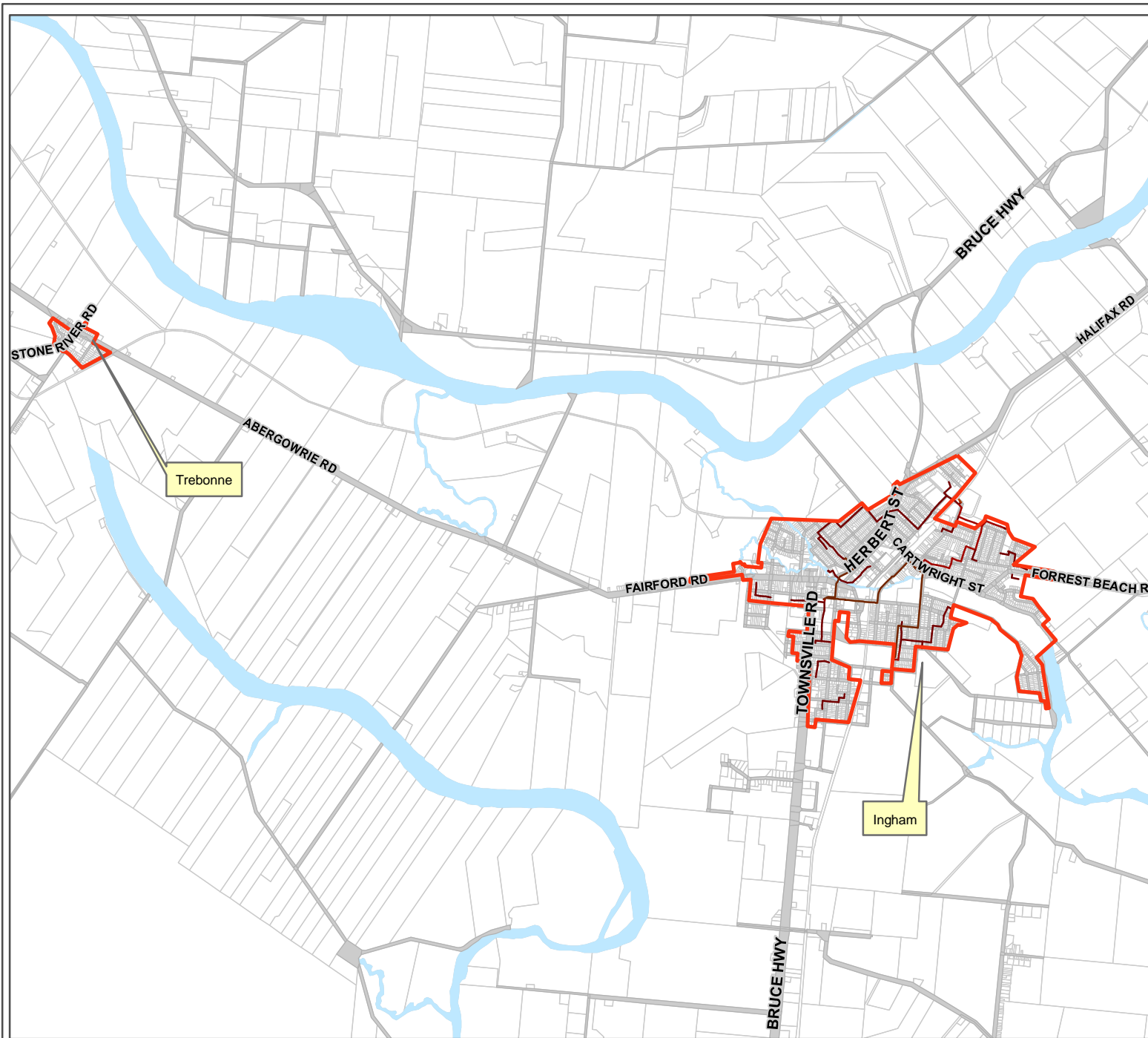


Map Number

Compiled By RDM

Published 24th May 2010

"This map is not to be resold or re-made
as part of a commercial product"





Priority Infrastructure Planning

Plans for Trunk Infrastructure
Sewerage Supply - Existing
Map 14A Ingham

- DCDB Feb 2010
- Priority Infrastructure Area
- Trunk Sewerage Infrastructure

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:27,095
0 130 260 520 780 1,040 Meters

Map Number

Compiled By RDM

Published 24th May 2010

"This map is not to be resold or re-made as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Sewerage Supply - Existing
Map 14B Trebonne

- DCDB Feb 2010
- Priority Infrastructure Area
- Trunk Sewerage Infrastructure

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:3,775
0 20 40 80 120 160 Meters

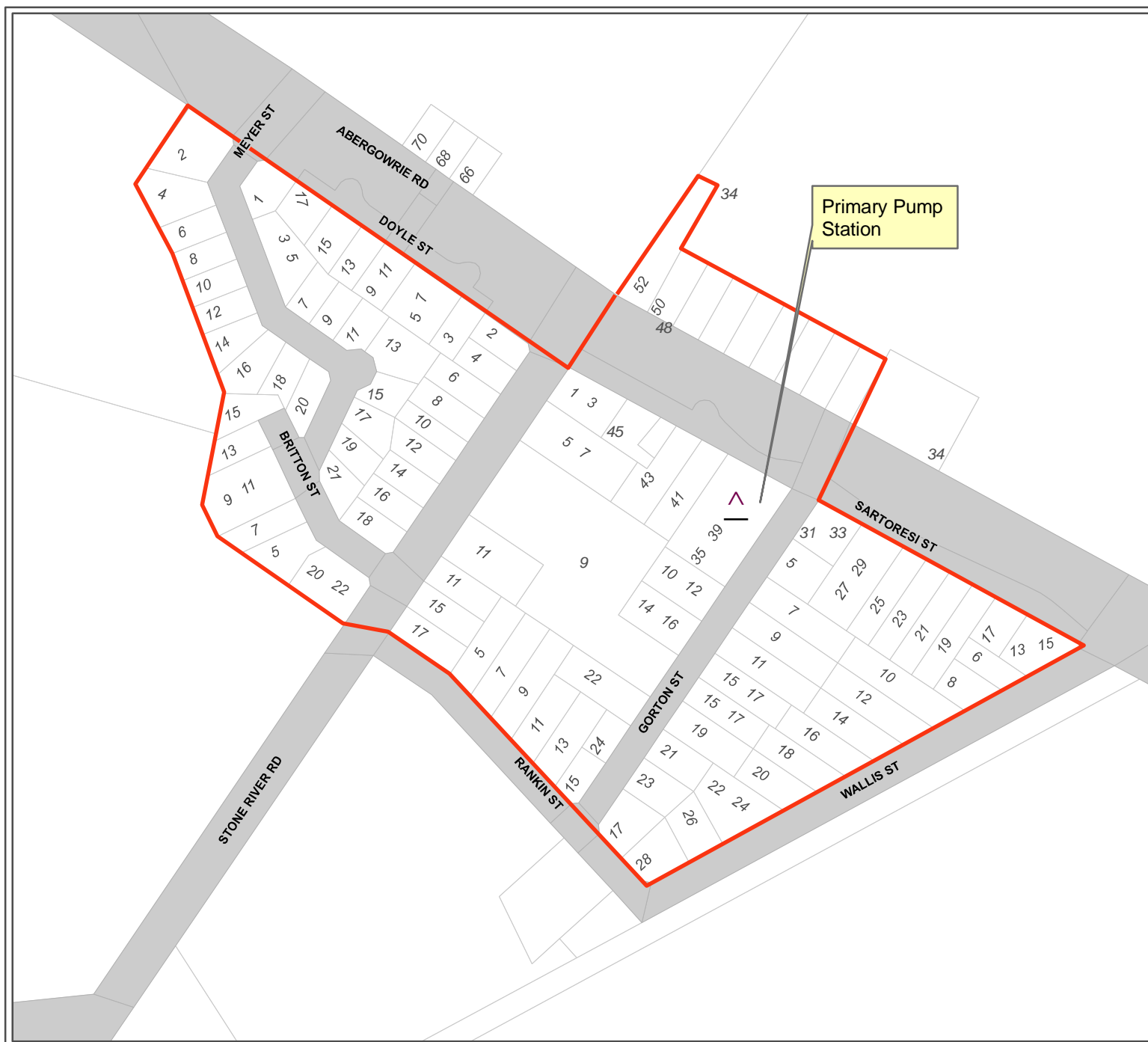


Map Number

Compiled By RDM

Published 28th July 2010

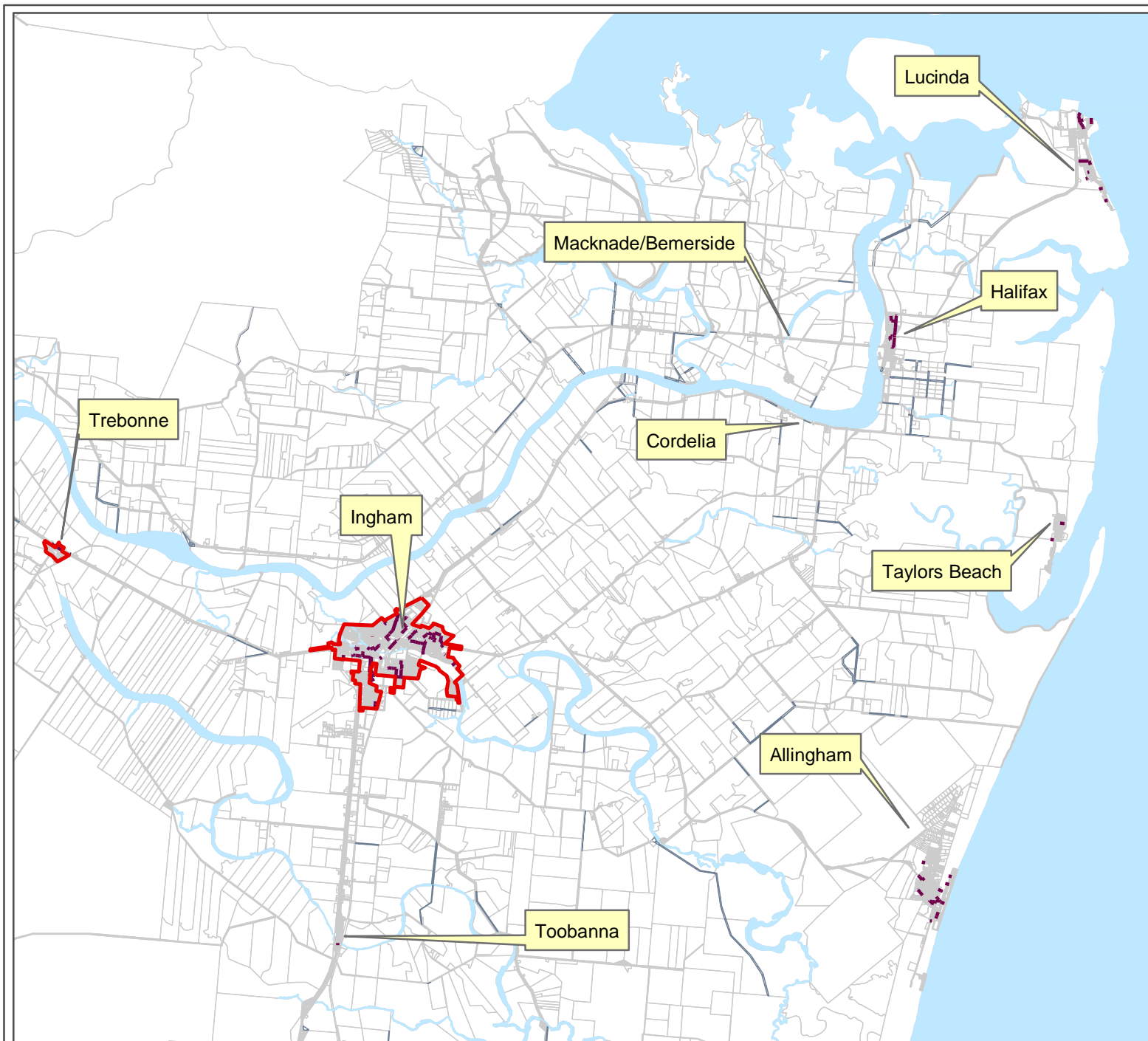
"This map is not to be resold or re-made
as part of a commercial product"





Priority Infrastructure Planning

Trunk Infrastructure Map 15 Stormwater Management



- DCDB Feb 2010
- Priority Infrastructure Area
- Stormwater Drainage

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:140,000
0 750 1,500 3,000 4,500 6,000 Meters



Map Number

Compiled By RDM

Published 24th May 2010

"This map is not to be resold or re-made
as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Stormwater Management - Existing
Map 15A Ingham

- DCDB Feb 2010
- Priority Infrastructure Area
- Stormwater Drainage

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:24,742

0 140 280 560 840 1,120 Meters



Map Number

Compiled By RDM

Published 24th May 2010

"This map is not to be resold or re-made
as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Stormwater Management - Existing
Map 15B Trebonne

- DCDB Feb 2010
- Priority Infrastructure Area
- Stormwater Drainage

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:3,899

0 20 40 80 120 160 Meters



Map Number

Compiled By RDM




Published 24th May 2010

"This map is not to be resold or re-made
as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Stormwater Management - Existing
Map 15C Allingham

-  DCDB Feb 2010
-  Priority Infrastructure Area
-  Stormwater Drainage

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:20,806
0 120 240 480 720 960 Meters



Map Number

Compiled By *RDM*

Published *24th May 2010*

*"This map is not to be resold or re-made
as part of a commercial product"*



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Stormwater Management - Existing
Map 15E Lucinda

- DCDB Feb 2010
- Priority Infrastructure Area
- Stormwater Drainage

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:14,274
0 85 170 340 510 680 Meters



Map Number

Compiled By RDM

Published 24th May 2010

"This map is not to be resold or re-made
as part of a commercial product"





Priority Infrastructure Planning

Plans for Trunk Infrastructure
Stormwater Management - Existing
Map - 15F Taylors Beach

- DCDB Feb 2010
- Priority Infrastructure Area
- Stormwater Drainage

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:11,270

0 75 150 300 450 600 Meters

Map Number

Compiled By RDM




Published 24th May 2010

"This map is not to be resold or re-made
as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure Transport - Existing
Map 16

-  DCDB Feb 2010
-  Priority Infrastructure Area
-  State Controlled Road

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:358,669
0 2,100 4,200 8,400 12,600 16,800 Meters



Map Number

Compiled By RDM

Published 24th May 2010

"This map is not to be resold or re-made
as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Transport - Existing
Map 16A Ingham

- DCDB Feb 2010
- Local Government Road
- State Controlled Road

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:38,521
0 240 480 960 1,440 1,920 Meters

Map Number

Compiled By RDM


Published 4th August 2010

"This map is not to be resold or re-made
as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Transport - Existing
Map 16B Allingham

-  DCDB Feb 2010
-  Local Government Road
-  State Controlled Road

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:14,433
0 87.5 175 350 525 700 Meters

Map Number

Compiled By RDM

Published 24th May 2010

"This map is not to be resold or re-made
as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Transport - Existing
Map 16C Halifax

-  DCDB Feb 2010
-  Local Government Road
-  State Controlled Road

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:3,469
0 20 40 80 120 160 Meters



Map Number

Compiled By RDM

Published 28th July 2010




"This map is not to be resold or re-made
as part of a commercial product"





Priority Infrastructure Planning

Plans for Trunk Infrastructure
Transport - Existing
Map 16D Lucinda

-  DCDB Feb 2010
-  Local Government Road
-  State Controlled Road

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:13,369
0 80 160 320 480 640 Meters



Map Number

Compiled By RDM




Published 24th May 2010

"This map is not to be resold or re-made
as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Transport - Existing
Map 16E Taylors Beach

-  DCDB Feb 2010
-  Local Government Road
-  State Controlled Road

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:11,950
0 70 140 280 420 560 Meters



Map Number

Compiled By RDM

Published 24th May 2010

"This map is not to be resold or re-made
as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Public Parks and Community Land
Map 17



Legend

- DCDB Feb 2010
- Priority Infrastructure Area
- Priority Infrastructure Area
- <2.5km Radius
- <60km Radius
- Local Parks
- District Park
- L G Wide Parks

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:734,057

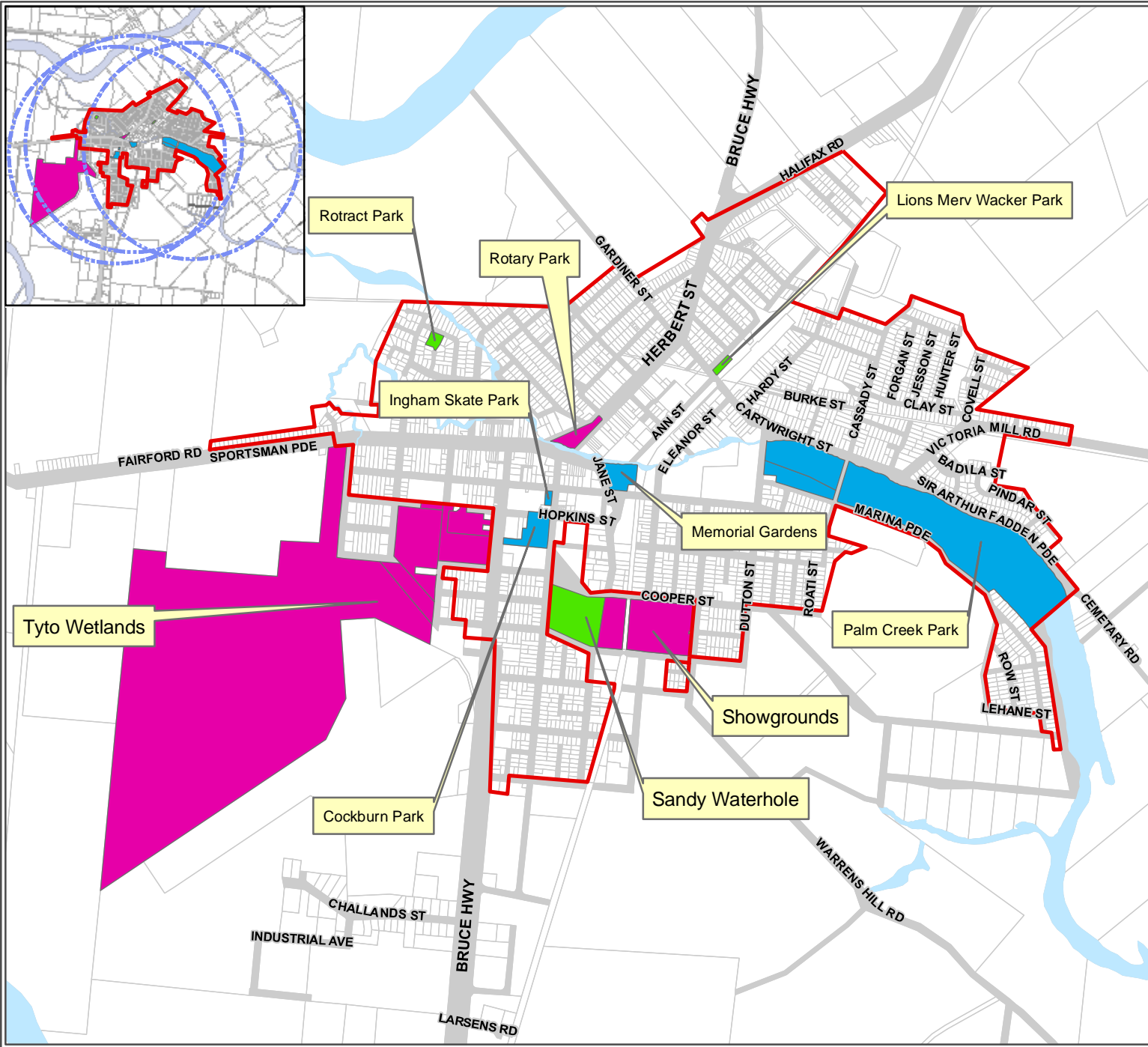
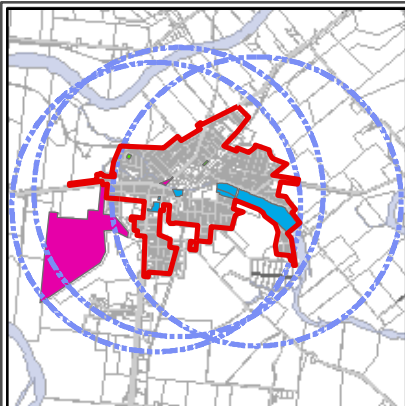
0 4,600 9,200 18,400 27,600 36,800 Meters

Map Number

Compiled By RDM

Published 3 August 2010

"This map is not to be resold or re-made
as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Public Parks and Community Land
Map 17A Ingham

- DCDB Feb 2010
- Priority Infrastructure Area
- <2.5km Radius
- <60km Radius
- Local Parks
- District Park
- L G Wide Parks

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

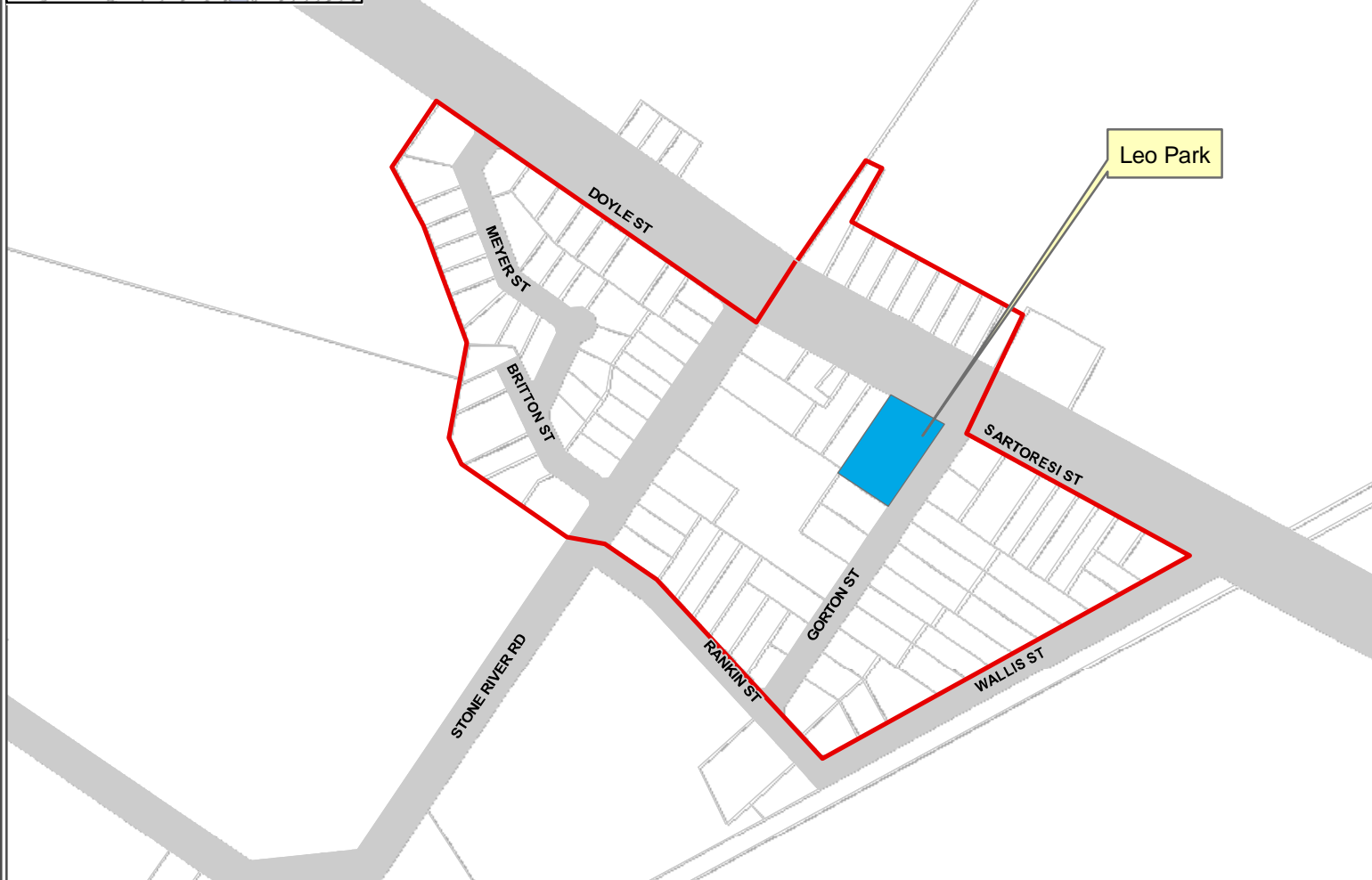
Universal Transverse Mercator Projection Zone 55 1:24,932
0 150 300 600 900 1,200 Meters

Map Number

Compiled By RDM

Published 3 August 2010

"This map is not to be resold or re-made as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Public Parks and Community Land
Map 17B Trebonne

- DCDB Feb 2010
- Priority Infrastructure Area
- <2.5km Radius
- <60km Radius
- Local Parks
- District Park
- L G Wide Parks

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:5,341

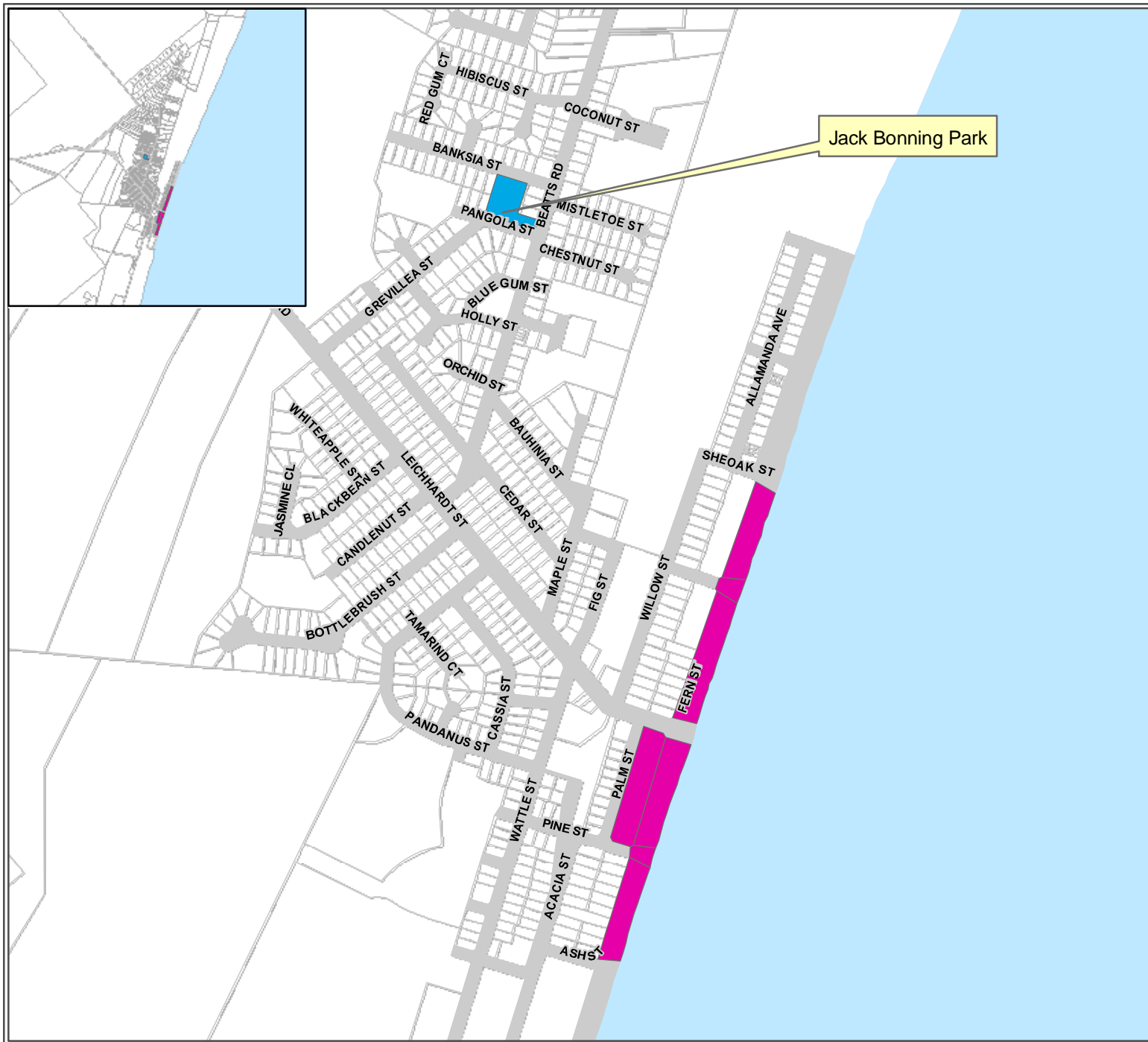
0 30 60 120 180 240 Meters

Map Number

Compiled By RDM

Published 3 August 2010

"This map is not to be resold or re-made as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Public Parks and Community Land
Map 17C Allingham

- DCDB Feb 2010
- Priority Infrastructure Area
- <2.5km Radius
- <60km Radius
- Local Parks
- District Park
- L G Wide Parks

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:10,234

0 60 120 240 360 480 Meters

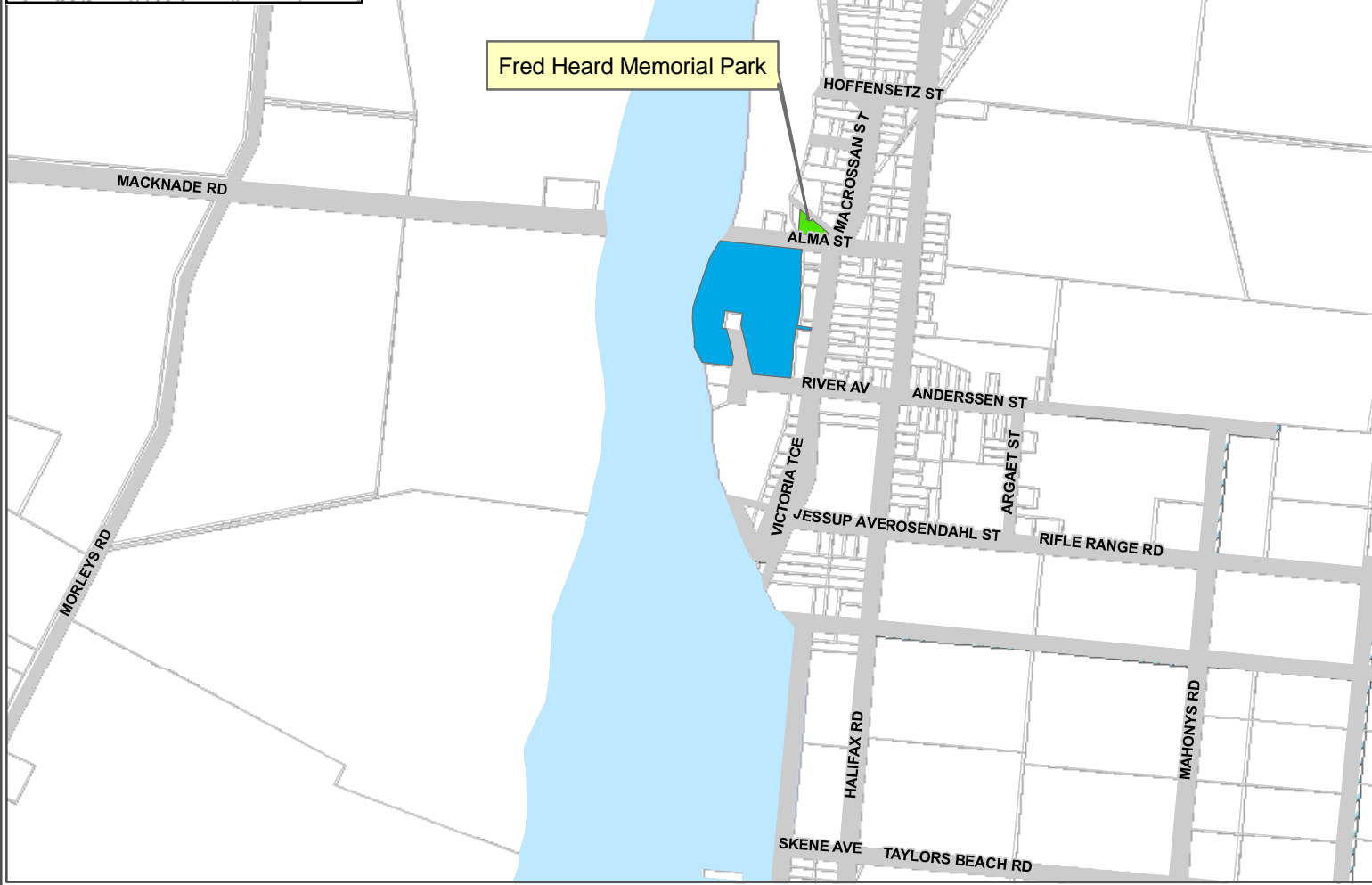


Map Number

Compiled By RDM








Published 3 August 2010

"This map is not to be resold or re-made as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Public Parks and Community Land
Map 17D Halifax

-  DCDB Feb 2010
-  Priority Infrastructure Area
-  <2.5km Radius
-  <60km Radius
-  Local Parks
-  District Park
-  L G Wide Parks

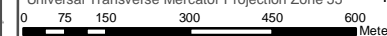
Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:13,108

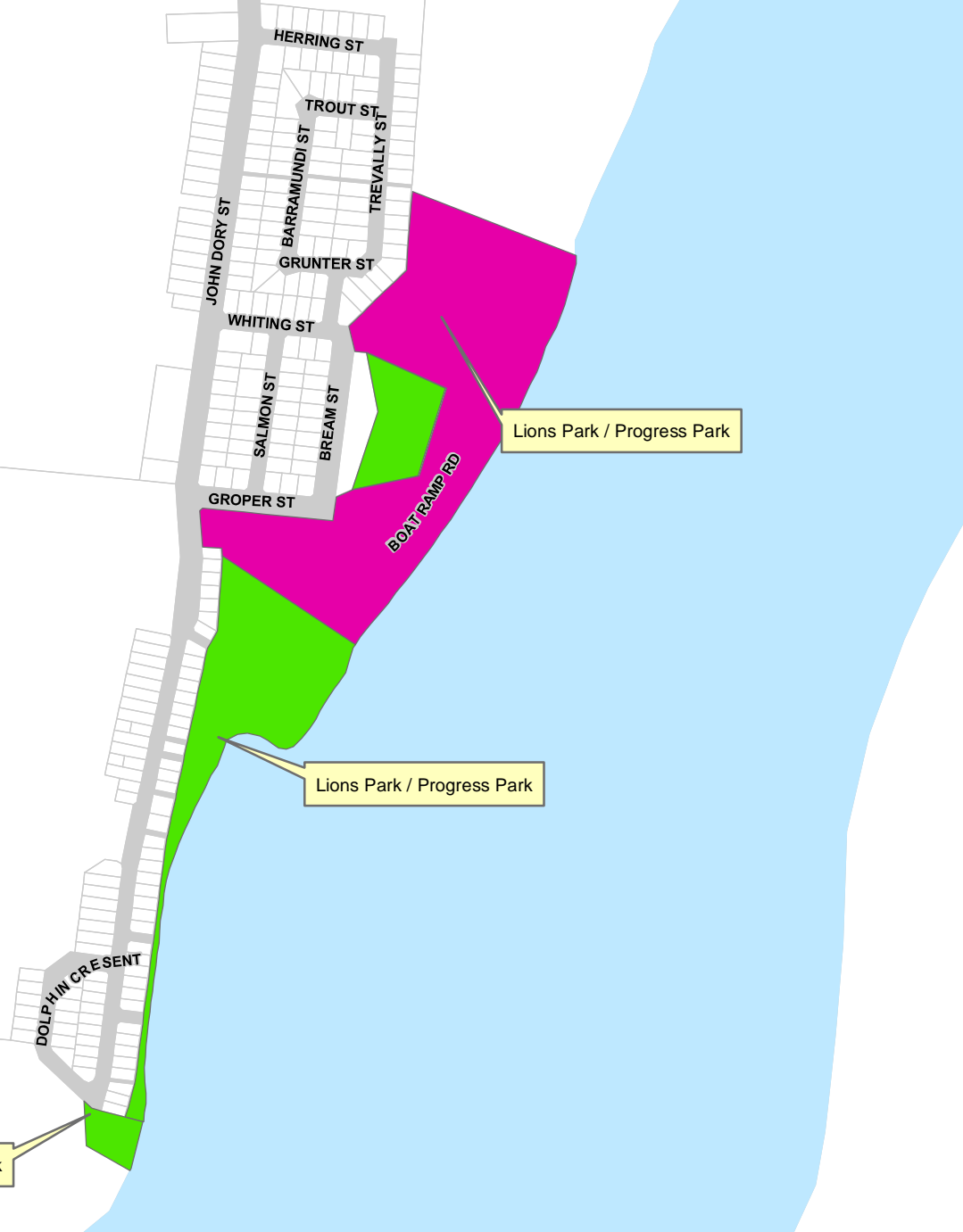
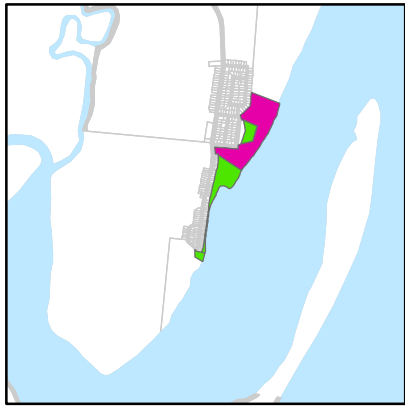


Map Number

Compiled By RDM

Published 3 August 2010

"This map is not to be resold or re-made as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Public Parks and Community Land
Map 17F Taylors Beach

- DCDB Feb 2010
- Priority Infrastructure Area
- <2.5km Radius
- <60km Radius
- Local Parks
- District Park
- L G Wide Parks

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

Universal Transverse Mercator Projection Zone 55 1:9,033
0 60 120 240 360 480 Meters

Map Number

Compiled By RDM

Published 3 August 2010

"This map is not to be resold or re-made as part of a commercial product"



Priority Infrastructure Planning

Plans for Trunk Infrastructure
Public Parks and Community Land
Map 17E Lucinda

- DCDB Feb 2010
- Priority Infrastructure Area
- <2.5km Radius
- <60km Radius
- Local Parks
- District Park
- L G Wide Parks

Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners nor any data providers make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

Copyright Hinchinbrook Shire Council 2010

Cadastral Information sourced from Department of Environment Resource Management is current to February 2010 and is accurate 1:50,000.
Copyright Department of Natural Resources and Water 2010

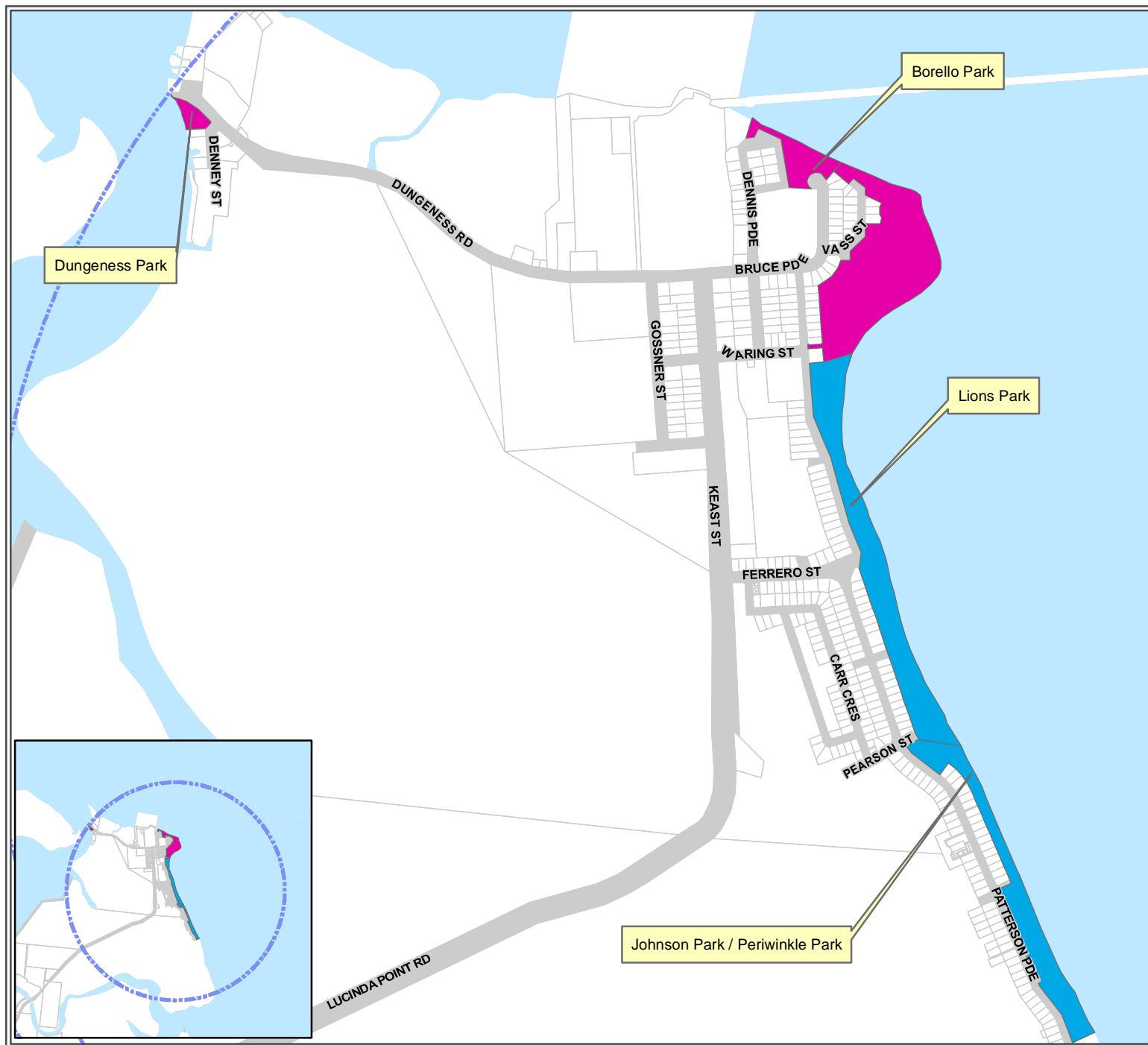
Universal Transverse Mercator Projection Zone 55 1:14,842
0 95 190 380 570 760 Meters

Map Number

Compiled By RDM

Published 3 August 2010

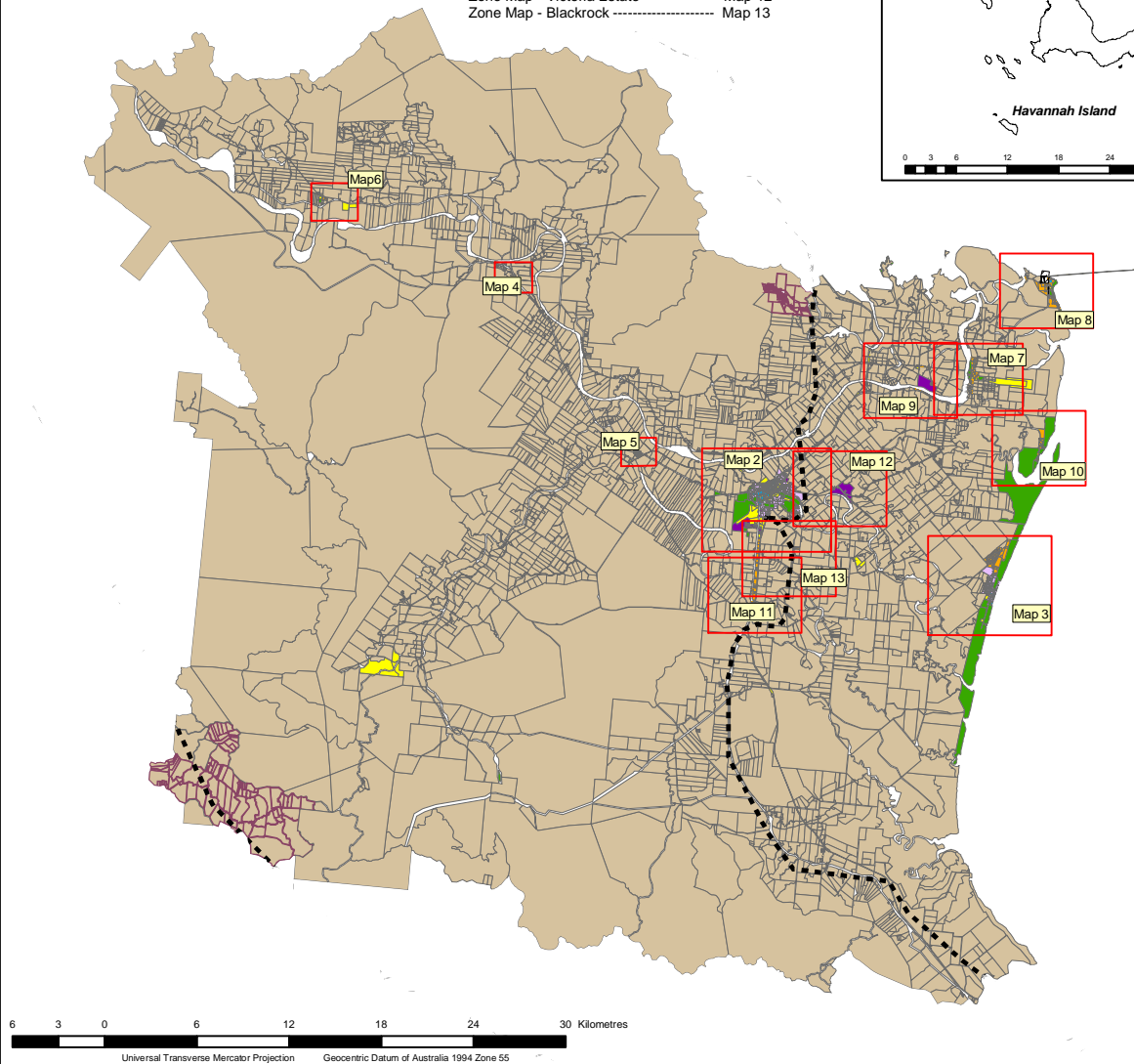
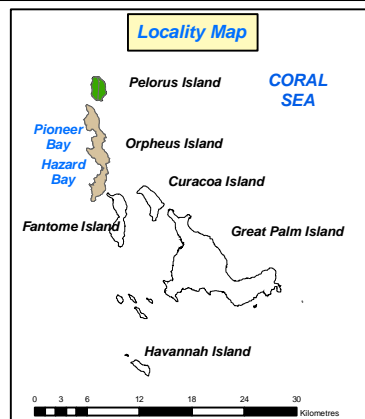
"This map is not to be resold or re-made
as part of a commercial product"





Key to Maps

Zone Map - Hinchinbrook Shire	Map 1
Zone Map - Ingham	Map 2
Zone Map - Allingham	Map 3
Zone Map - Long Pocket	Map 4
Zone Map - Trebonne	Map 5
Zone Map - Abergowrie	Map 6
Zone Map - Halifax	Map 7
Zone Map - Lucinda / Dungeness	Map 8
Zone Map - Bemerside / Macknade	Map 9
Zone Map - Taylors Beach	Map 10
Zone Map - Toobanna	Map 11
Zone Map - Victoria Estate	Map 12
Zone Map - Blackrock	Map 13



Legend

- Powerlink Structures
- Powerlink Substations
- Powerlink Lines

Zones

- ▨ Strategic Port Land not subject to Planning Scheme
- Commercial
- Industry
- Open Space & Recreation
- Public Purposes
- Residential
- Rural
- Rural (Sub Area)- Rural Settlement
- Village

Zone Map 1 Hinchinbrook Shire

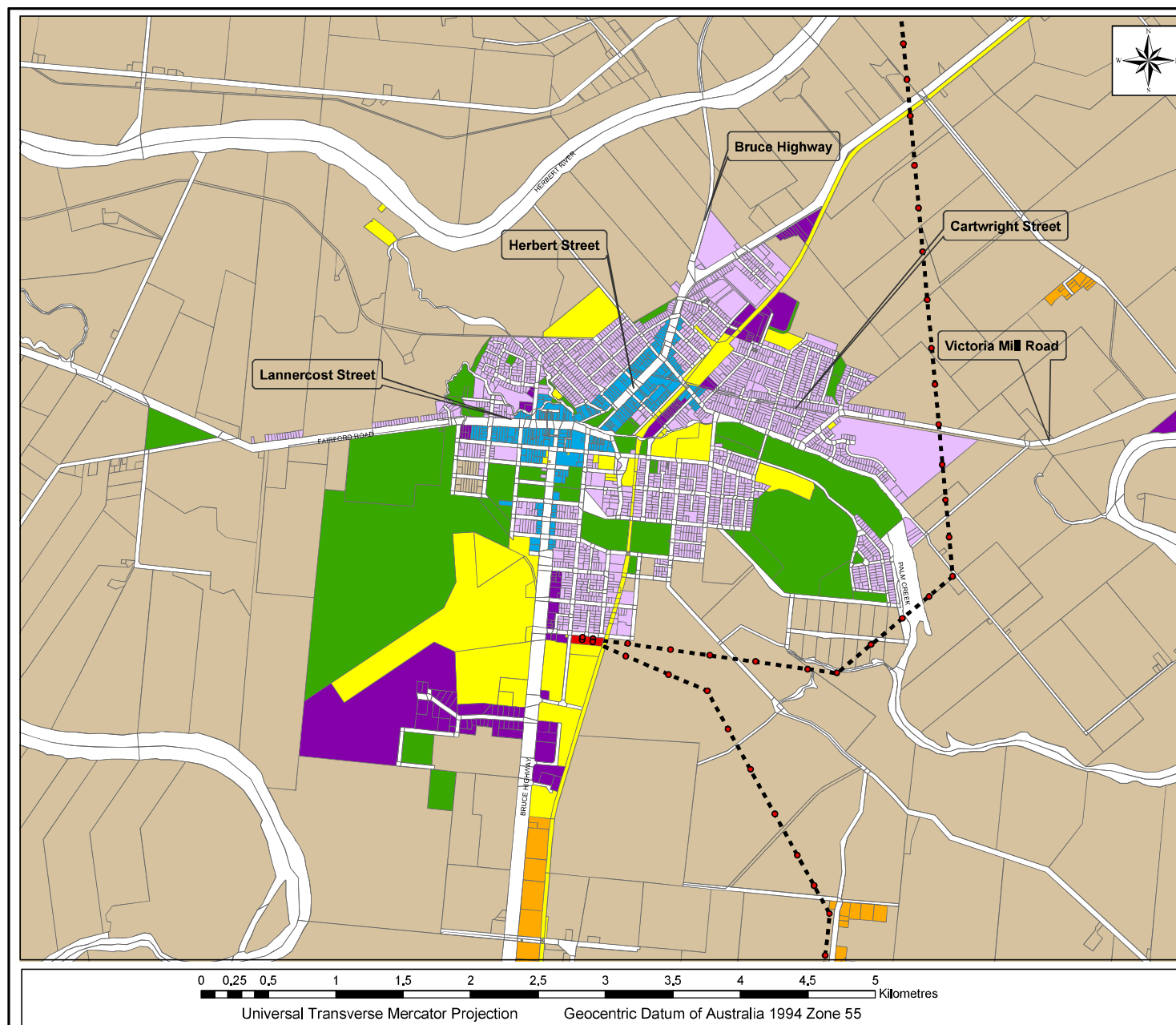
Data Sources

Cadastral Data sourced from Department of Natural Resources and Environment, accurate to 1:10000 and current to November 2005.

While every care is taken to ensure the accuracy of the data used on this map, the Hinchinbrook Shire Council makes no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

This map is not to be sold or re-made as part of a commercial product.
Copyright Hinchinbrook Shire Council 2005





Zone Map 2 Ingham

Legend

- Power Link Structures
- Power Link Substations
- Power Link

Zones

- Strategic Port Land not subject to Planning Scheme
- Commercial
- Industry
- Open Space & Recreation
- Public Purposes
- Residential
- Rural
- Rural Settlement
- Village
- Roads, Creeks Etc

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.

While every care is taken to ensure the accuracy of the data used on this map, the HRC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

This map is not to be sold or re-made as part of a commercial product. Copyright Hinchinbrook Shire Council 2005



Zone Map 3 Allingham

Legend

- Powerlink Structures
- Powerlink Substations
- Powerlink Lines

Zones

- Strategic Port Land not subject to Planning Scheme
- Commercial
- Industry
- Open Space & Recreation
- Public Purposes
- Residential
- Rural
- Rural (Sub Area) - Rural Settlement
- Village
- Roads, Creeks Etc

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005. While every care is taken to ensure the accuracy of the data used on this map, the HIRC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

This map is not to be sold or re-made as part of a commercial product. Copyright Hinchinbrook Shire Council 2005

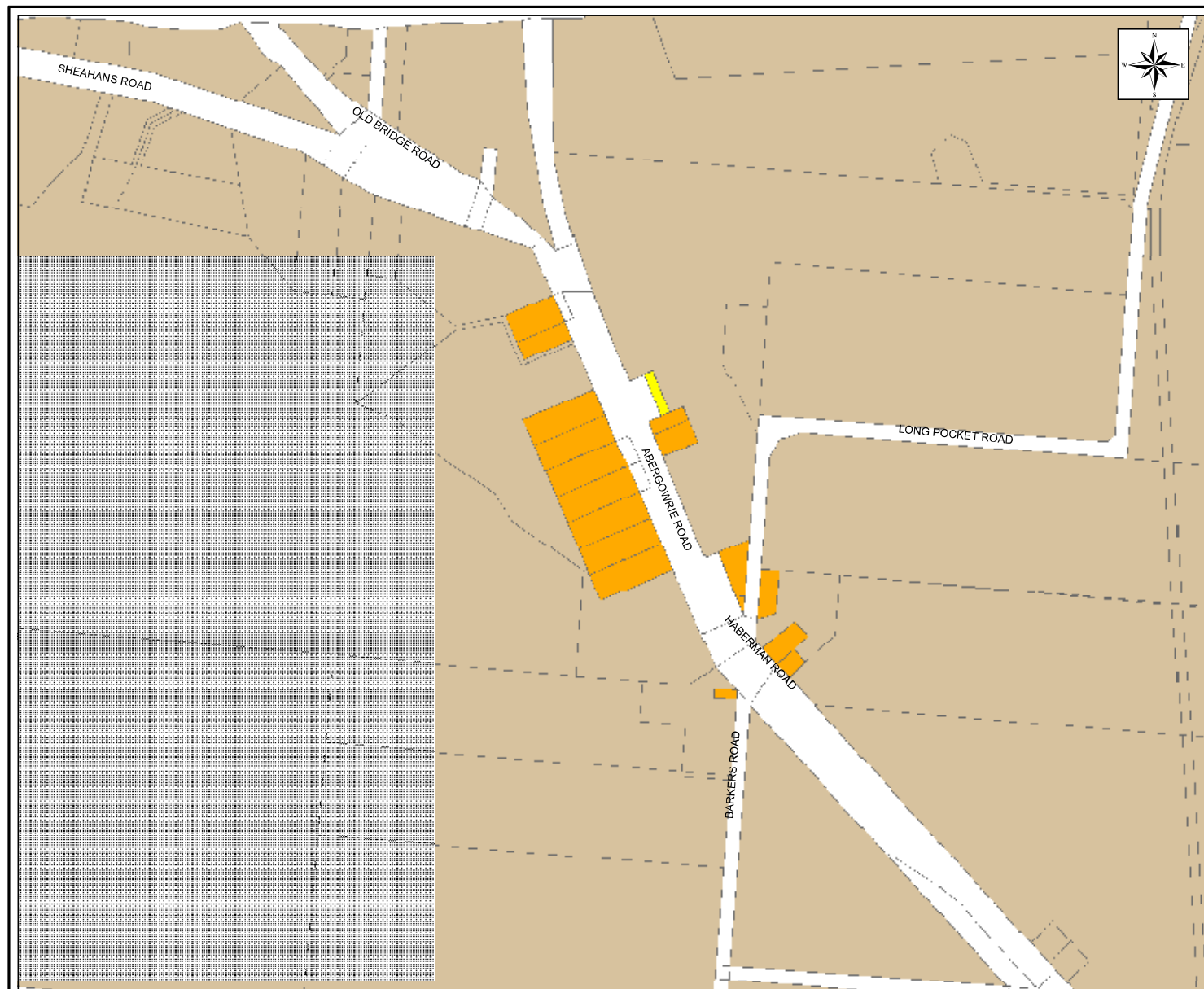


0 0.2 0.4 0.8 1.2 1.6 2 2.4 2.8 3.2 3.6 4
Kilometres

Universal Transverse Mercator Projection

Geocentric Datum of Australia 1994 Zone 55

HINCHINBROOK SHIRE PLANNING SCHEME - DATE OF EFFECT 16/12/2005



Zone Map 4 Long Pocket

Legend

- Powerlink Structures
- Powerlink Substations
- Powerlink Lines

Zones

- ▨ Strategic Port Land not subject to Planning Scheme
- Commercial
- Industry
- Open Space & Recreation
- Public Purposes
- Residential
- Rural
- Rural (Sub Area) - Rural Settlement
- Village
- Roads, Creeks Etc

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.

While every care is taken to ensure the accuracy of the data used on this map, the HIRC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

This map is not to be sold or re-made as part of a commercial product. Copyright Hinchinbrook Shire Council 2005



0 0.1 0.2 0.4 0.6 0.8 1 1.2 1.4 1.6 1.8 2 Kilometres
Universal Transverse Mercator Projection Geocentric Datum of Australia 1994 Zone 55

HINCHINBROOK SHIRE PLANNING SCHEME - DATE OF EFFECT 16/12/2005

Zone Map 5 Trebonne

Legend

- Powerlink Structures
- Powerlink Substations
- Powerlink Lines

Zones

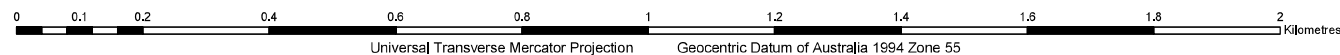
- ▨ Strategic Port Land not subject to Planning Scheme
- Commercial
- Industry
- Open Space & Recreation
- Public Purposes
- Residential
- Rural
- Rural (Sub Area) - Rural Settlement
- Village
- Roads, Creeks Etc

Data Sources

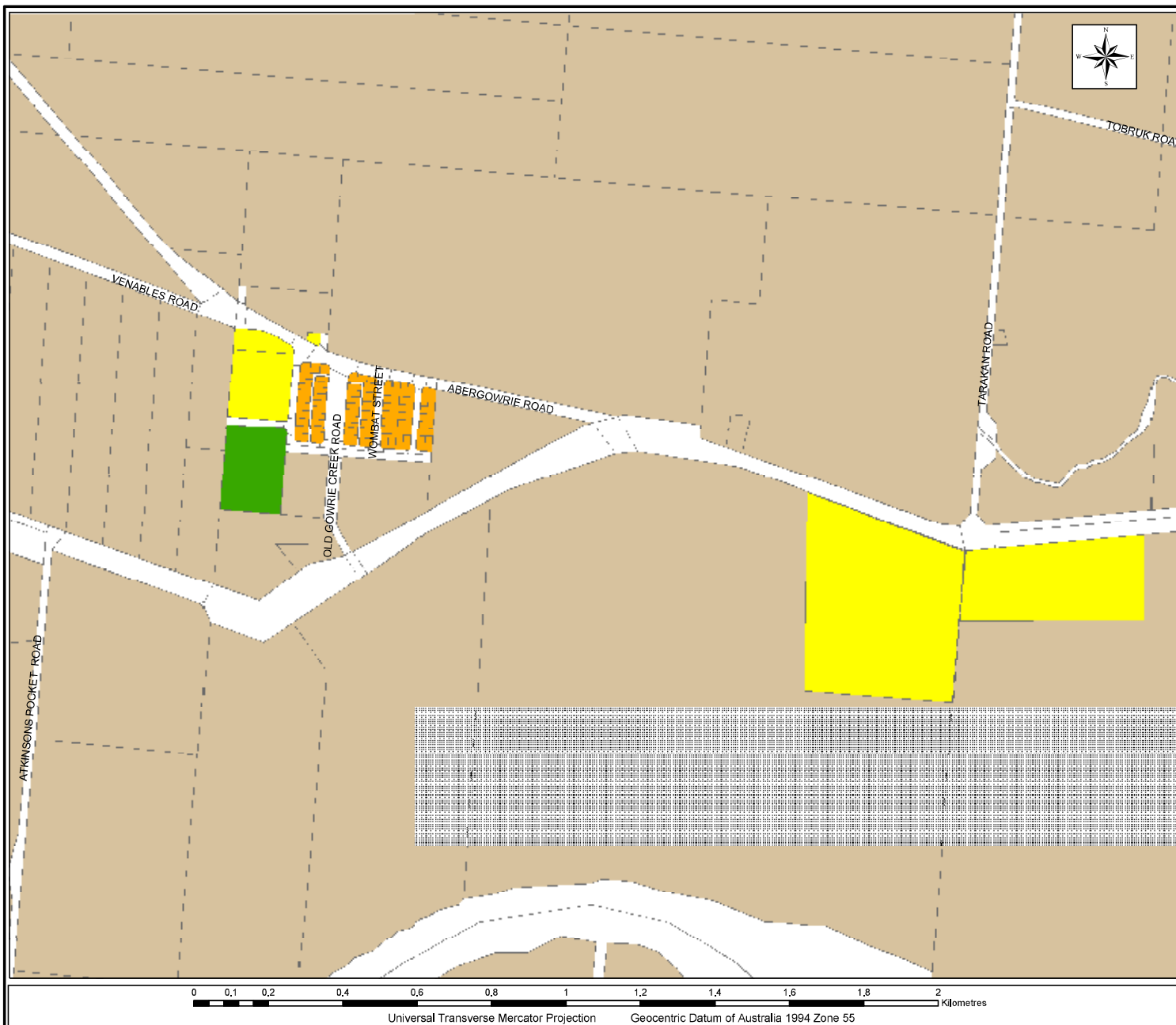
Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.

While every care is taken to ensure the accuracy of the data used on this map, the Hinchinbrook Shire Council and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

This map is not to be sold or re-made as part of a commercial product. Copyright Hinchinbrook Shire Council 2005



HINCHINBROOK SHIRE PLANNING SCHEME - DATE OF EFFECT 16/12/2005



Zone Map 6 Abergowrie

Legend

- Powerlink Substations
- Powerlink Structures
- Powerlink Lines

Zones

- Strategic Port Land not subject to Planning Scheme
- Commercial
- Industry
- Open Space & Recreation
- Public Purposes
- Residential
- Rural
- Rural (Sub Area) - Rural Settlement
- Village
- Roads, Creeks Etc

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.

While every care is taken to ensure the accuracy of the data used on this map, the HIRC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

This map is not to be sold or re-made as part of a commercial product. Copyright Hinchinbrook Shire Council 2005



Zone Map 7 Halifax

Legend

- Powerlink Substations
- Powerlink Structures
- Powerlink Lines

Zones

- Strategic Port Land not subject to Planning Scheme
- Commercial
- Industry
- Open Space & Recreation
- Public Purposes
- Residential
- Rural
- Rural (Sub Area) - Rural Settlement
- Village
- Roads, Creeks Etc

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.

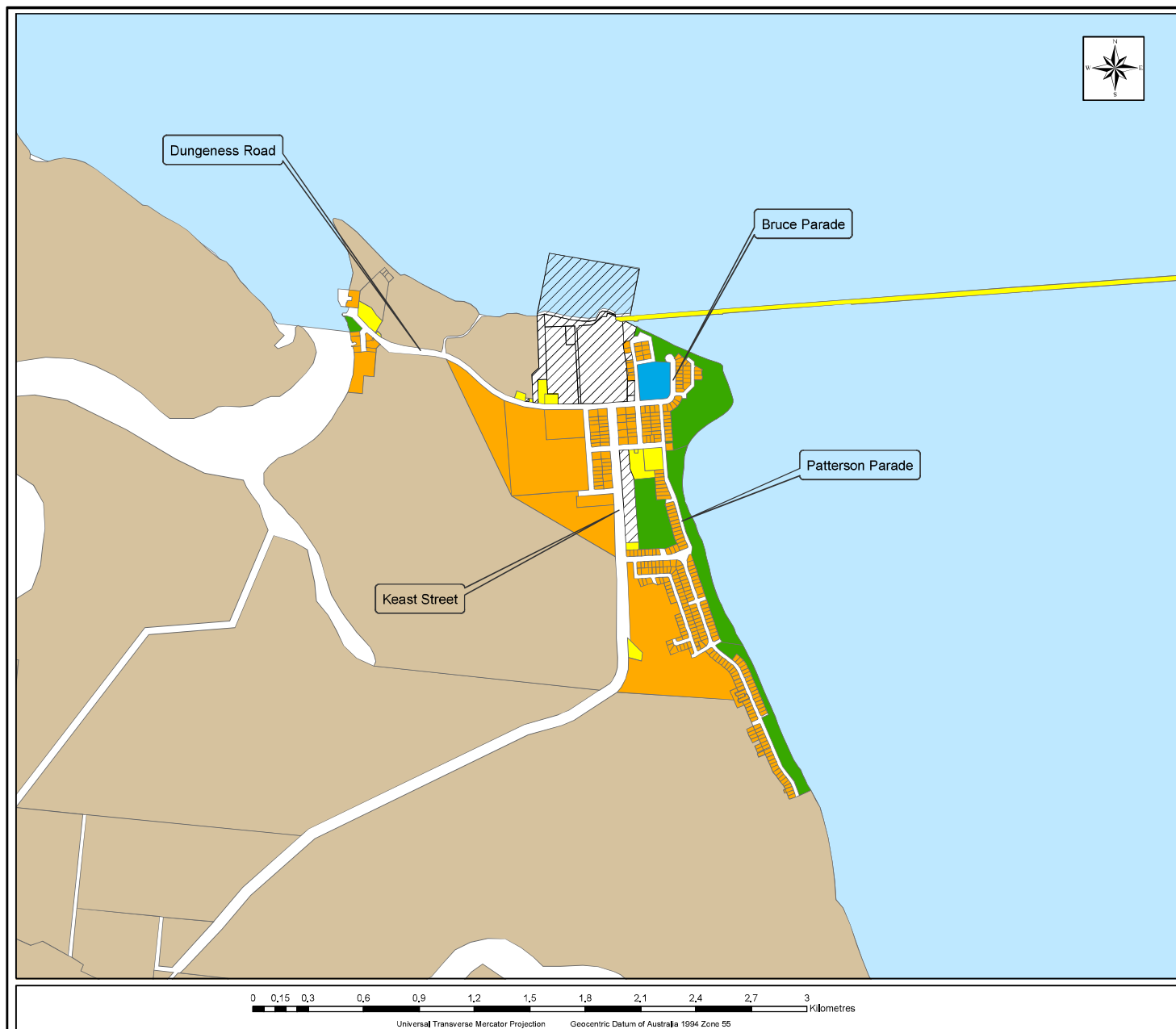
While every care is taken to ensure the accuracy of the data used on this map, the Hinchinbrook Shire Council and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

This map is not to be sold or re-made as part of a commercial product. Copyright Hinchinbrook Shire Council 2005



0 0.125 0.25 0.5 0.75 1 1.25 1.5 1.75 2 2.25 2.5 Kilometres
Universal Transverse Mercator Projection Geocentric Datum of Australia 1994 Zone 55

HINCHINBROOK SHIRE PLANNING SCHEME - DATE OF EFFECT 16/12/2005



Zone Map 8 Lucinda / Dungeness

Legend

- Powerlink Structures
- Powerlink Substations
- Powerlink Lines

Zones

- ▨ Strategic Port Land not subject to Planning Scheme
- Commercial
- Industry
- Open Space & Recreation
- Public Purposes
- Residential
- Rural
- Rural (Sub Area) - Rural Settlement
- Village
- sea

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

This map is not to be sold or re-made as part of a commercial product. Copyright Hinchinbrook Shire Council 2005



Zone Map 9 Bemerside / Macknade

Legend

- Powerlink Structures
- Powerlink Substations
- Powerlink Lines

Zones

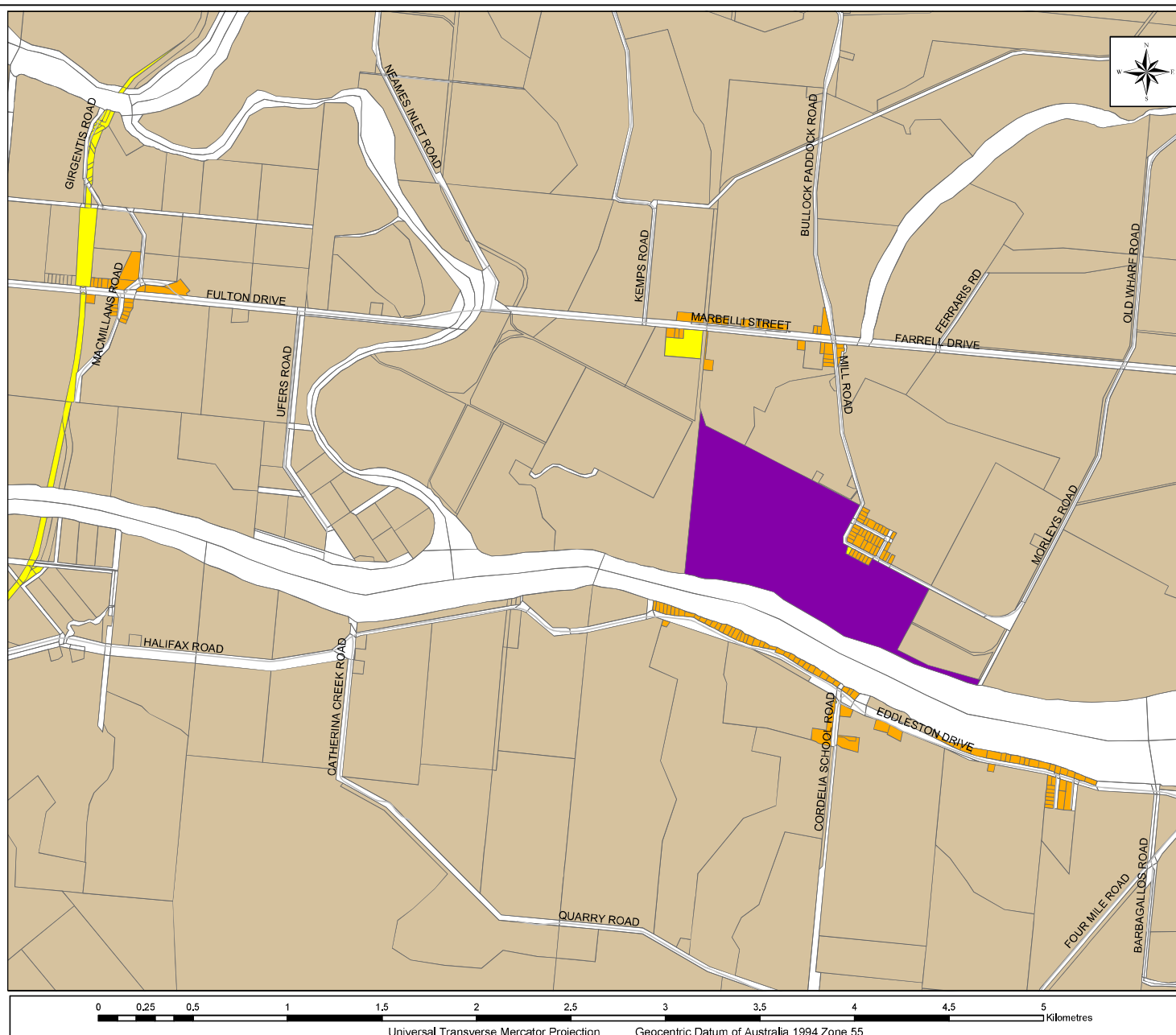
- ▨ Strategic Port Land not subject to Planning Scheme
- Commercial
- Industry
- Open Space & Recreation
- Public Purposes
- Residential
- Rural
- Rural (Sub Area) - Rural Settlement
- Village
- Roads, Creeks Etc

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.

While every care is taken to ensure the accuracy of the data used on this map, the HRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

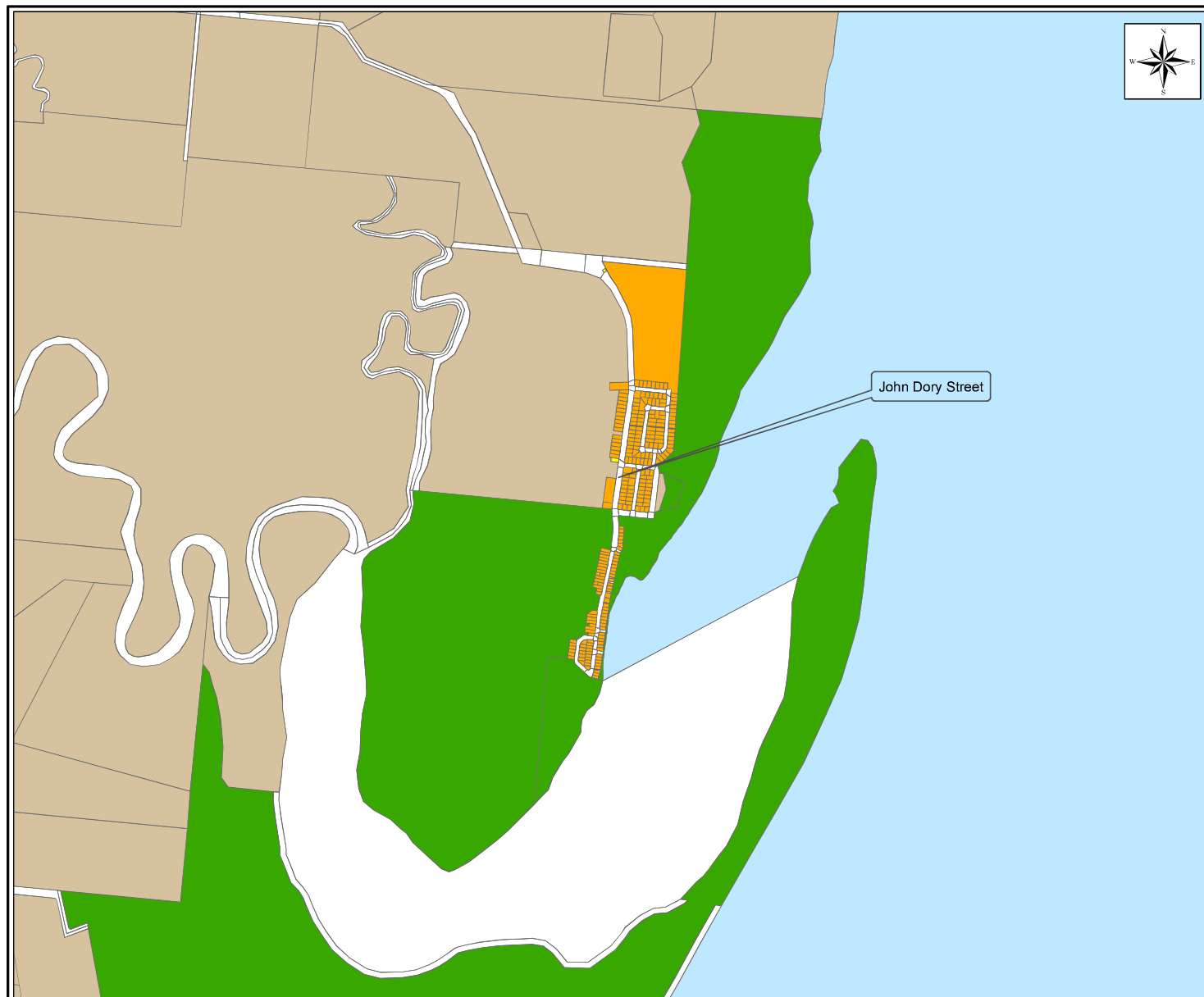
This map is not to be sold or re-made as part of a commercial product. Copyright Hinchinbrook Shire Council 2005.



HINCHINBROOK SHIRE PLANNING SCHEME

-

DATE OF EFFECT 16/12/2005



Zone Map 10 Taylors Beach

Legend

- Powerlink Structures
- Powerlink Substations
- Powerlink Lines

Zones

- ▨ Strategic Port Land not subject to Planning Scheme
- Commercial
- Industry
- Open Space & Recreation
- Public Purposes
- Residential
- Rural
- Rural Settlement
- Village
- ▬ Roads, Creeks Etc
- sea

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.

While every care is taken to ensure the accuracy of the data used on this map, the HIRIC and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

This map is not to be sold or re-made as part of a commercial product. Copyright Hinchinbrook Shire Council 2005

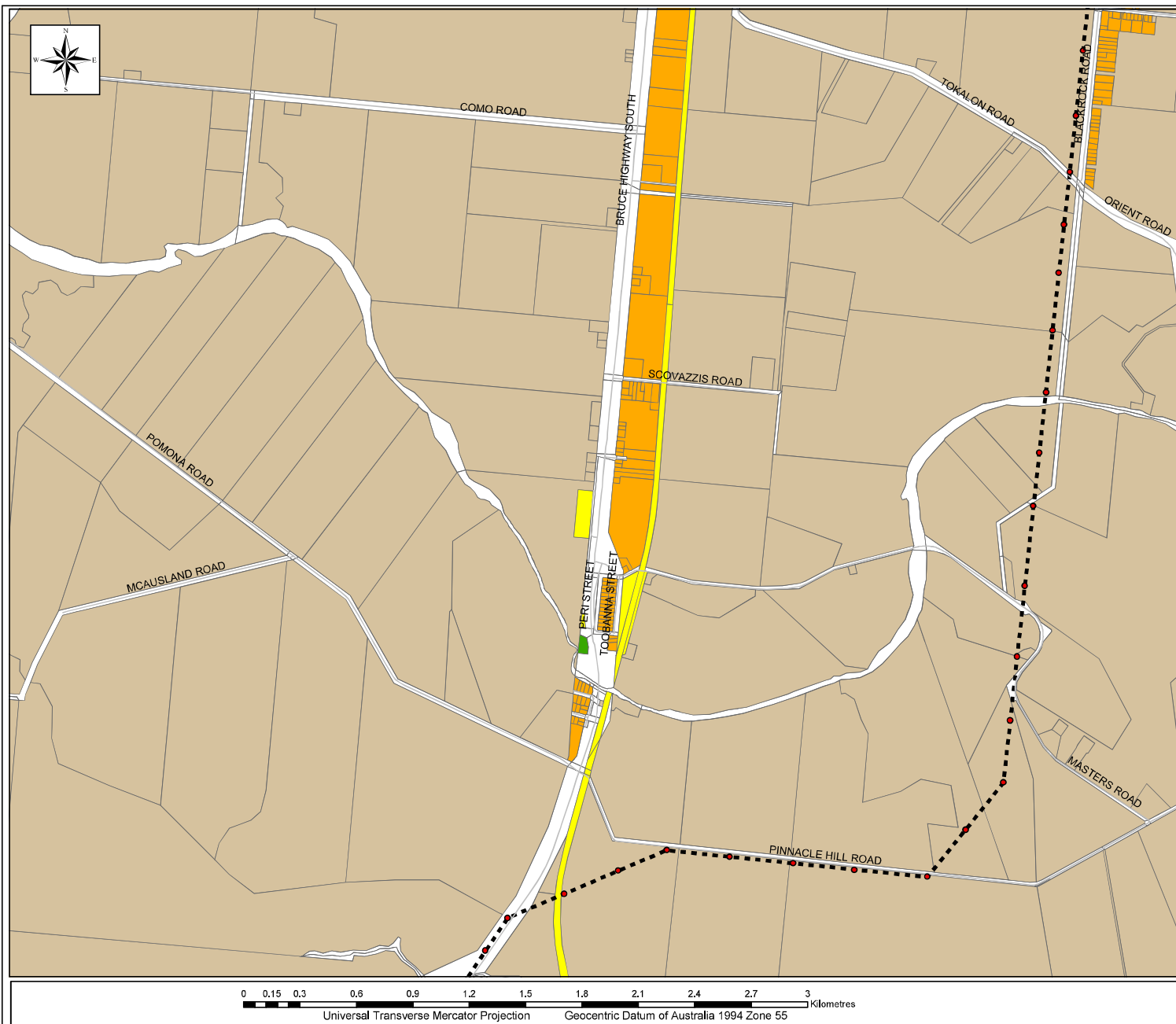


0 0,125 0,25 0,5 0,75 1 1,25 1,5 1,75 2 2,25 2,5
Universal Transverse Mercator Projection Geocentric Datum of Australia 1994 Zone 55

HINCHINBROOK SHIRE PLANNING SCHEME

-

DATE OF EFFECT 16/12/2005



Zone Map11 Toobanna

Legend

- Powerlink Structures
- Powerlink Lines
- Powerlink Substations

Zones

- Strategic Port Land not subject to Planning Scheme
- Commercial
- Industry
- Open Space & Recreation
- Public Purposes
- Residential
- Rural
- Rural (Sub Area) - Rural Settlement
- Village
- Roads, Creeks Etc

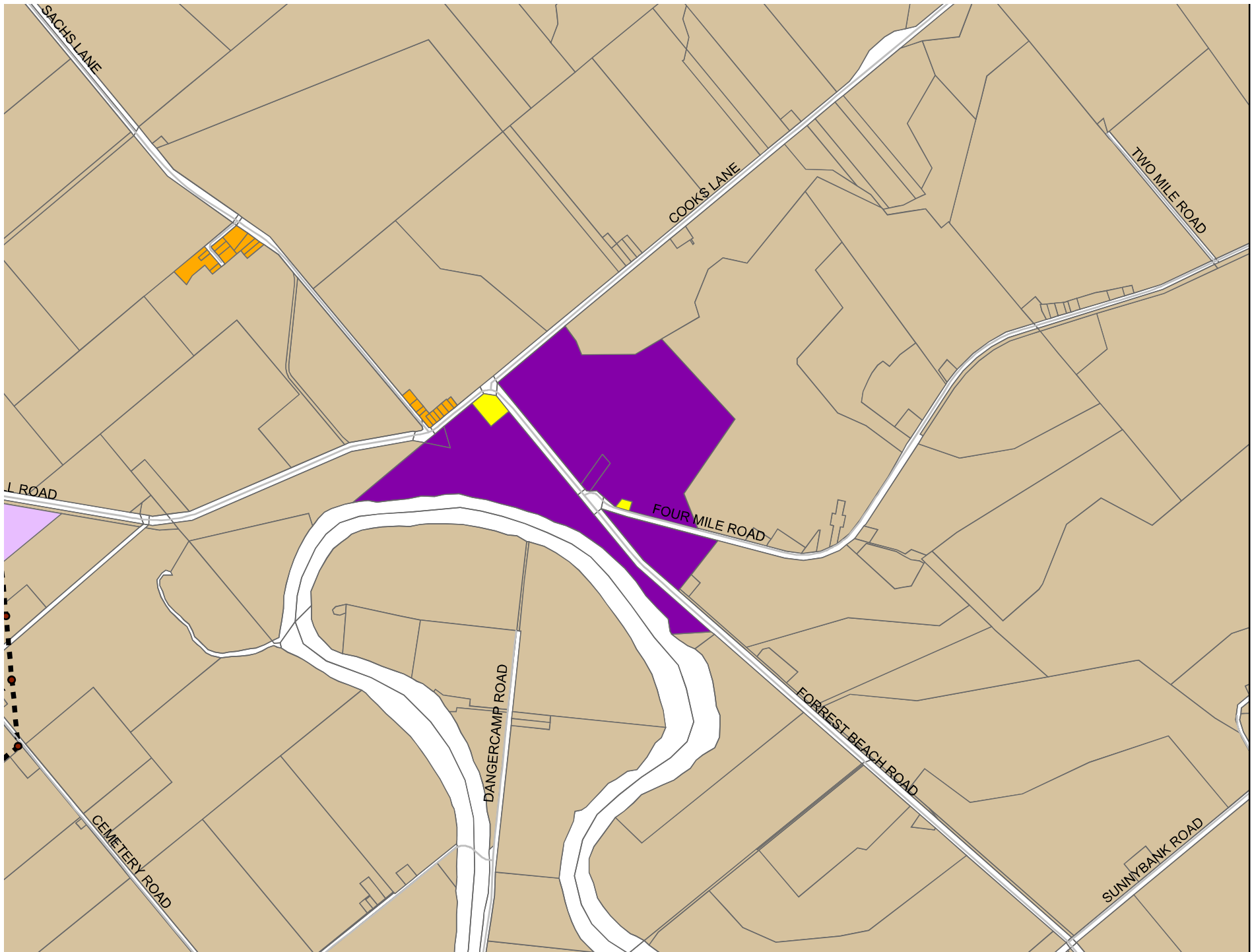
Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.

While every care is taken to ensure the accuracy of the data used on this map, the Hinchinbrook and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

This map is not to be sold or re-made as part of a commercial product. Copyright Hinchinbrook Shire Council 2005





Legend

- Powerlink Su
 - Powerlink Str
 - Powerlink Lir
- Zones**

- Strategic Por
- Commercial
- Industry
- Open Space
- Public Purpo
- Residential
- Rural
- Rural (Sub A
- Village
- Roads, Creel

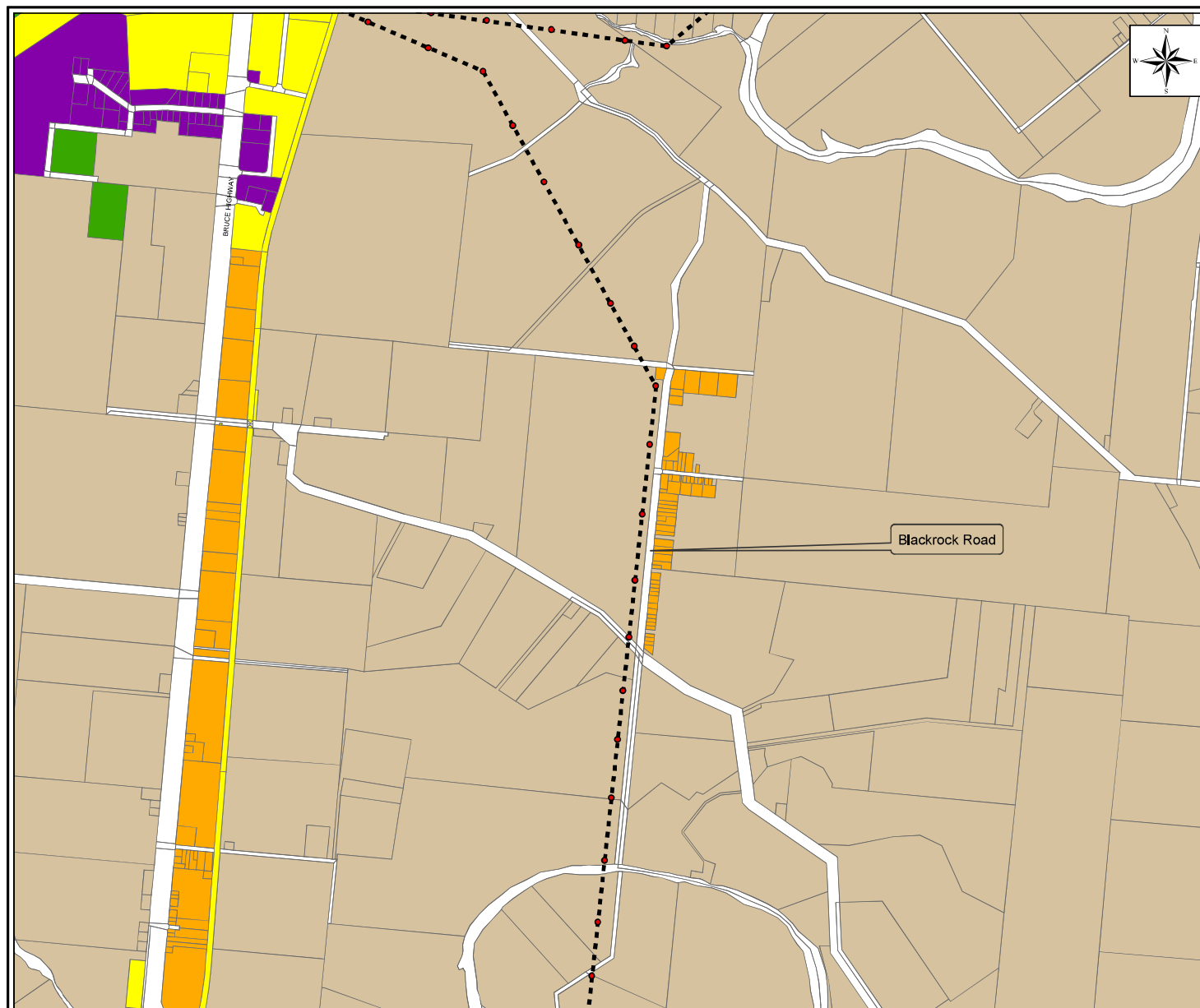
Da

Cadastral Data sourced accurate to 1:10000 and

While every care is taken used on this map, the H or warranties about its a suitability for any particu and all liability (including for all expenses, losses, damage) and costs whic inaccurate or incomplete

This map is not to be so Copyright Hinchinbrook





Zone Map 13 Blackrock

Legend

- Powerlink Structures
- Powerlink Substations
- Powerlink Lines

Zones

- ▨ Strategic Port Land not subject to Planning Scheme
- Commercial
- Industry
- Open Space & Recreation
- Public Purposes
- Residential
- Rural
- Rural (Sub Area) - Rural Settlement
- Village
- Roads, Creeks Etc

Data Sources

Cadastral Data sourced from Department of Natural Resources and Mines accurate to 1:10000 and current to November 2005.

While every care is taken to ensure the accuracy of the data used on this map, the Hinchinbrook and its partners make no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

This map is not to be sold or re-made as part of a commercial product. Copyright Hinchinbrook Shire Council 2005.



0 0.15 0.3 0.6 0.9 1.2 1.5 1.8 2.1 2.4 2.7 3
Kilometres
Universal Transverse Mercator Projection Geocentric Datum of Australia 1994 Zone 55

HINCHINBROOK SHIRE PLANNING SCHEME - DATE OF EFFECT 16/12/2005