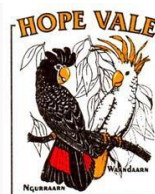
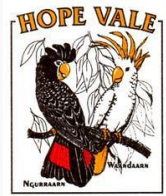


**Hope Vale** Aboriginal Shire Council  
planning scheme

Hope Vale Aboriginal Shire Council  
planning scheme



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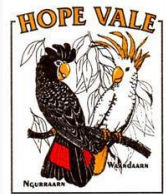
## Citation and commencement

This planning scheme may be cited as Hope Vale Aboriginal Shire Council planning scheme for the local government area.

A notice was published in the Government Gazette No. 92 on 29 August, 2014 for the planning scheme for the shire of Hope Vale.

The commencement date for the planning scheme was 1 September 2014

Amendments to the planning scheme are included at Appendix 2.



## Community statement

### Acknowledgement

This planning scheme acknowledges the traditional owners, historical owners and community members as the traditional custodians of the land which now forms the Hope Vale Aboriginal Shire Council Area, and that their customs and traditions have nurtured and managed the land for centuries.

Any person proposing to develop in the Hope Vale Shire Council area should pay respect to the Aboriginal custodianship of the land by seeking permission to use its resources and ensuring that development acknowledges the special and ongoing cultural relationship of the Hope Vale community with the land.



Figure 1: Hope Vale valley

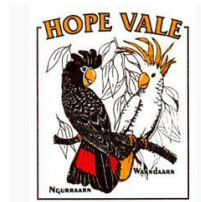
### Hope Vale Community

Hope Vale is located approximately 45 minutes drive north of Cooktown and 4.5hrs drive north of Cairns, via the Mulligan Highway. The Shire covers some 110,000ha of land. Hope Vale Shire spans a vast and varied landscape featuring freshwater springs, palm tree lined rivers, spectacular beaches, significant wetlands, beautiful coloured sand dunes, rich red soil and mineral resources. Hope Vale township is nestled in a wide expansive valley shaped like a bowl (see Figure 1), amongst flat topped ranges, coastal dunes and the beautiful coloured sands' beaches to the east. Elim Beach and Cape Bedford are some 30 minutes drive from Hope Vale township, via unsealed and sandy roads. The Town is isolated during some of the wet season due to low creek crossings and road wash-outs.

Since before European settlement, at least thirteen Aboriginal clans cared for and managed Country in this area:

- Gamaay Warra;
- Dinggaal Warra;
- Nugal Warra;
- Thuubi Warra;
- Nguurruumungu Warra;
- Dharrba Warra;
- Binhthi Warra;
- Thiithaarr Warra;
- Thanil Warra;
- Nguymbaarr Nguymbaarr Warra;
- Ngaatha Warra;
- Buurnga; and
- Gulaal.

# Hope Vale Aboriginal Shire Council planning scheme



Hope Vale as a township was originally established as a mission in 1886 by the Lutheran Church, known as the Cape Bedford Mission at Elim Beach. The mission population included Aboriginal people from the local Warra clans as well as other Aboriginal people from around Australia who were moved there as part of government policies of the day.

During World War II the military interned the German Lutheran missionaries and the population was evacuated to the southern community of Woorabinda. Many died from illness and disease during that period. After the war Hope Vale was re-established as a Lutheran Mission and the first families returned in 1950, but due to a lack of reliable water supplies at Elim Beach, the community moved to its current site about 20km inland.

In 1986 Hope Vale became the first to receive an Aboriginal Deed of Grant in Trust (DOGIT) and formed the Hope Vale Aboriginal Council. In 1997 the Warra peoples received acknowledgment of their native title rights. Today the community has a range of community and social welfare programs including a Indigenous Knowledge Centre, the Cape York Welfare Reform project, health clinic, environmental health support, child care centre and primary school. Law and order is supported by police officers and a community justice group.

Hope Vale has strong ties to Cooktown and further afield to Cairns. Residents of Hope Vale travel constantly between these towns for family, medical, employment, education and essential goods and services.

## Hope Vale values:

- Respect for Aboriginal Culture (cultural integrity);
- Honesty, fairness and equity;
- Leadership;
- Loyalty and recognition;
- Community;
- Accountability, openness and transparency;
- Responsible environmental management;
- Sustainable growth; and
- Effective communication.



Figure 2: Hope Vale flag

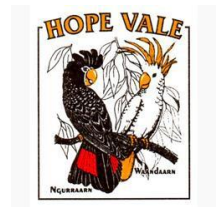
*(as quoted in Council's Corporate Plan 2009-2013)*

Whilst Hope Vale Council will continue to be the dominant employer in the Shire, opportunities are emerging for the community to benefit from the bounty of the land through mining, plantations and agriculture; bringing potential for investment, economic diversity and employment. The Cape Flattery Silica Mine supplies royalties and employment opportunities to the local community, and the rich cultural heritage and spectacular natural beauty of the area has laid the foundations for a small but sustainable tourism industry with potential for growth.

## **Growth**

Hope Vale Council owns freehold land at Millers Block (approx. 1km west of the township) where Stage 1 (40 lots) of a residential subdivision (Hope Valley Estate) has been completed (See SPM-002). Stage 2 (61 lots) will be developed over the next 10-15 years by Council.

# Hope Vale Aboriginal Shire Council planning scheme

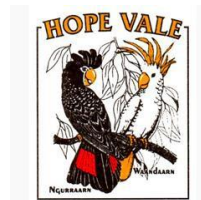


There is land available for growth of Hope Vale between the township and Hope Valley Estate. The land is generally higher land, mostly cleared of significant vegetation, serviceable, an important connection between the two settlement areas and the logical extension of the township. The land would be used for a variety of purposes – open space, recreation, community purposes, residential and/or industrial.

Planning of this area (either a local plan or master plan) will be needed to ensure its layout and connectivity complies with state and local interests. An audit of existing and future floor space needs of various service providers and Council is needed to inform this future planning.

## **Challenges**

Constraints to the growth of Hope Vale include the lack of all-weather access to the shire which limits consistent supply to and from commercial markets. Economically, the hand over of the Deed of Grant in Trust (DOGIT) of all Hope Vale Shire land outside of the township boundary to a prescribed body corporate means that the Council has lost the significant income of mining royalties and needs to restructure financially.



## Strategic vision

Hope Vale is a community for families that celebrates Aboriginal culture, striving to be sustainable, viable, fair and equitable, accommodating change, fostering growth, promoting success in a friendly and culturally sensitive environment and is an enjoyable place to live.

The Hope Vale Aboriginal Shire Council planning scheme respects the community's values and is committed to sensitive, planned, sustainable and culturally appropriate development. The Planning Scheme integrates the community's values with how we use and care for the land in Hope Vale within four themes:

### Socially strong and healthy communities

Building a safe, strong and self-reliant community with access to a range of community services and facilities aimed at providing opportunities for participation in community life.

### Economic development

Promoting a strong, competitive and viable economy throughout Hope Vale by supporting and investing in business development and local employment opportunities that reflects the needs and aspirations of the community (see Figure 3)

### Environmental management

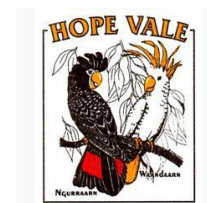
Enhancing and managing the environmental assets of the Shire; ensuring a balanced approach to the use of and protection of the natural environment for future generations.

### Services infrastructure

Effectively planning, delivering and maintaining essential community services and infrastructure networks for the community's current and future needs.



Figure 3: Indigenous training and employment opportunities in Hope Vale

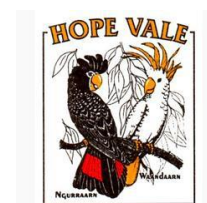


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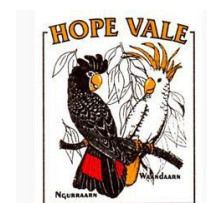
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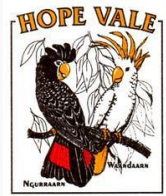
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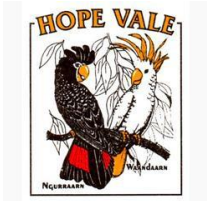
## Part 1 About the planning scheme

### 1.1 Introduction

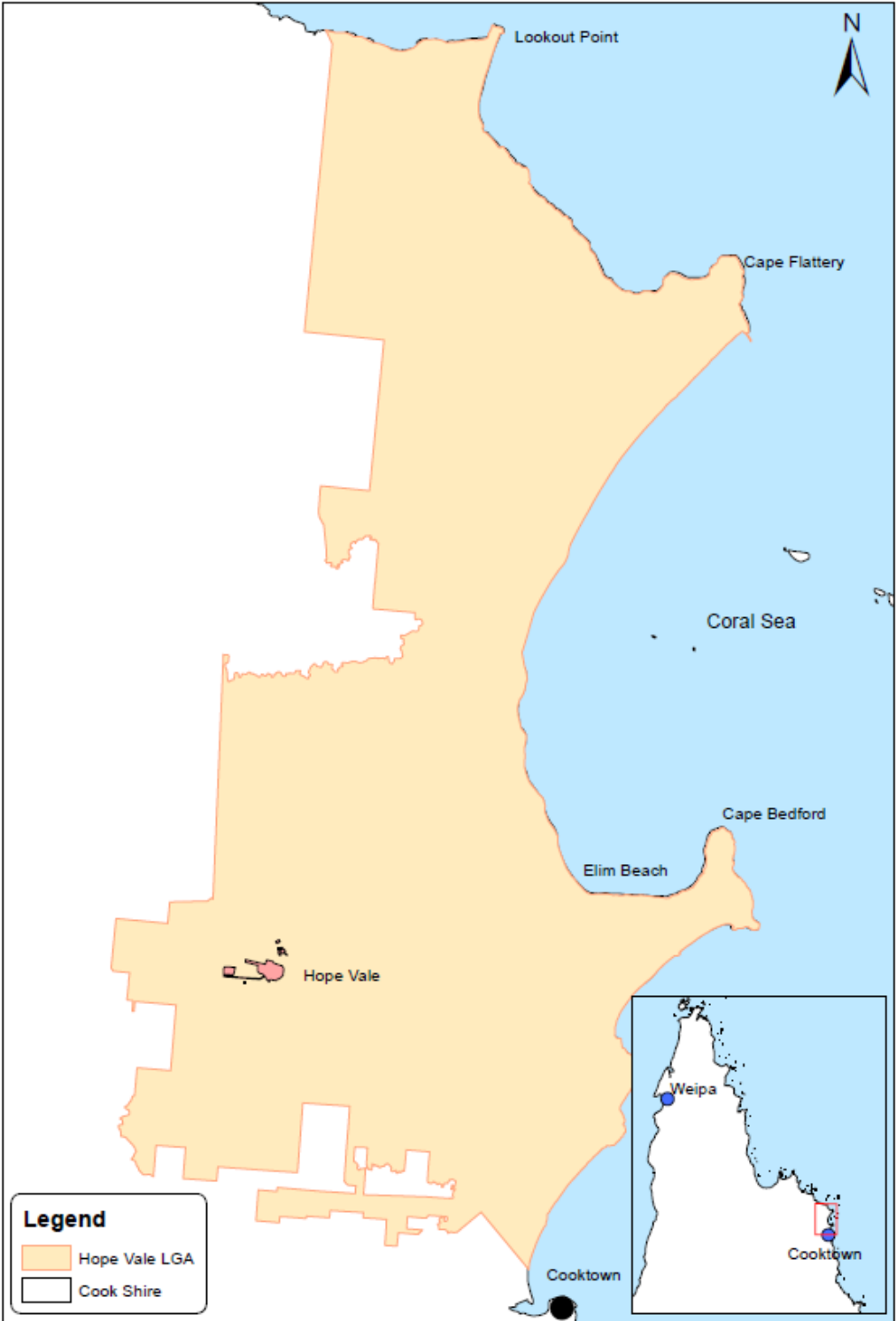
- (1) The Hope Vale Aboriginal Shire Council planning scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 25 October 2017.
- (3) In seeking to achieve this purpose, the planning scheme sets out Hope Vale Aboriginal Shire Council's intention for the future development in the planning scheme area, over the next 20 years.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (6) The planning scheme applies to the local government area of Hope Vale Aboriginal Shire Council including all premises, roads and internal waterways.

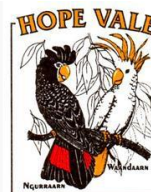
Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. priority development areas.

# Hope Vale Aboriginal Shire Council planning scheme



Map 1 – Local government planning scheme area and context





## 1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
  - (a) about the planning scheme
  - (b) state planning provisions
  - (c) the strategic framework
  - (d) the local government infrastructure plan
  - (e) tables of assessment
  - (f) the following zones:
    - (i) Township zone
      - (A) Residential precinct
      - (B) Commercial precinct
      - (C) Industrial precinct
      - (D) Community purposes and
      - (E) Open space and recreation precinct
    - (ii) Rural zone
  - (g) the following overlays:
    - (i) Environmental management overlay code
  - (h) schedules and appendices
- (2) The planning scheme is not currently supported by any planning scheme policies.

## 1.3 Interpretation

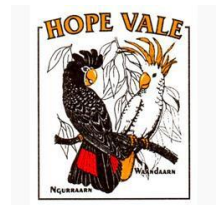
### 1.3.1 Definitions

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

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

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

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



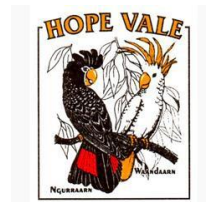
## 1.3.3 Punctuation

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

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

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

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



## 1.4 Categories of development

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

(a) accepted development

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

(b) assessable development:

- (i) code assessment
- (ii) impact assessment

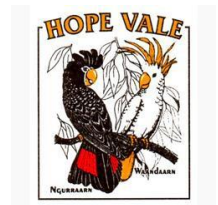
Editor's note—a development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development.

(c) prohibited development.

Editor's note—a development application may not be made for prohibited development. Schedule 10, part 4 of the Regulation prescribes prohibited development.

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

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



## 1.5 Hierarchy of assessment benchmarks

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

Editor's note—in this planning scheme there are no local area plans.

## 1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies that a local planning instrument must not be inconsistent with the effect of building assessment provisions stated in the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

- (3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

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

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

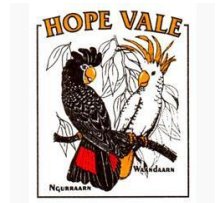
Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

- (4) There are no building assessment provisions in this planning scheme,

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

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

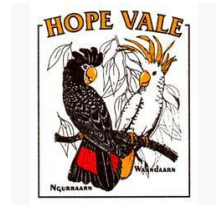




## 1.7 Local government administrative matters

For the purposes of this Planning Scheme the following applies:

- (1) The occupation of an outstation shall not exceed two calendar months at any time within any calendar year. Longer occupation will be considered permanent and subject to the provisions of this planning scheme, relevant building regulations and State Planning Policies.



## Part 2 State planning provisions

### 2.1 State planning policy

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

#### **State interests in the state planning policy appropriately reflected**

- Liveable communities
- Housing supply and diversity
- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism
- Biodiversity
- Coastal environment
- Cultural heritage
- Water quality (Acid sulfate soils)
- Emissions and hazardous activities
- Natural hazards
- Energy and water supply
- State transport infrastructure
- Strategic airports and aviation facilities
- Strategic ports

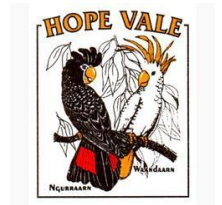
#### **State interests in the state planning policy not integrated**

- Water quality (receiving waters)

#### **State interests in the state planning policy not relevant to Hope Vale Aboriginal Shire Council**

- Nil

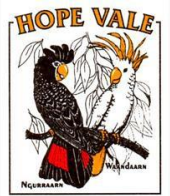
Editor's note—in accordance with section 8(4)(a) of the Act the state planning policy applies to the extent of any inconsistency.



## 2.2 Regulated requirements

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

Editor's note—the planning scheme reflects the Queensland Planning Provisions Version 4.0 dated January 2016.



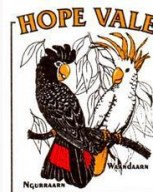
## Part 3 Strategic framework

### 3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
  - (a) the strategic intent;
  - (b) the following four themes that collectively represent the policy intent of the scheme:
    - (i) socially strong and healthy communities;
    - (ii) economic development;
    - (iii) environmental management; and
    - (iv) services infrastructure.
  - (c) the strategic outcome(s) proposed for development in the planning scheme area for each theme;
  - (d) the element(s) that refine and further describe the strategic outcome(s);
  - (e) the specific outcomes sought for each or a number of elements;
  - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework is read in its entirety as the policy direction for the planning scheme.

### 3.2 Strategic intent

- (1) With the implementation of their first planning scheme, Hope Vale is able to focus on the aspirations for land use planning that will guide development in the coming decade.
- (2) These aspirations are:
  - (a) provision of balanced and viable growth options for the residents of Hope Vale.
  - (b) identification, celebration and conservation of Hope Vale's cultural and historical heritage.
  - (c) development that balances the characteristics of the region with the needs and aspirations of the community.
  - (d) recognition and protection of the Cape York natural landscape across the Shire and its special places like Cape Bedford and the coloured sands at Elim Beach.
  - (e) continuation and protection of public access and use of Elim Beach for everyone.
  - (f) preservation and management of the unique characteristics of the landscape and its natural resources.
  - (g) protection and safety of residents and visitors by restricting development intensification in areas of risk of natural hazards and climate change.
  - (h) protect the Cape Flattery Silica Mine from encroachment of incompatible uses and their potential impacts on the mine.
  - (i) creation of economic prosperity with opportunities for generations of Hope Vale residents present and future.
  - (j) provision of ongoing agricultural production with opportunities for new rural uses based on innovation in the future.
  - (k) provision of adequate and reliable water, sewer and other utility infrastructure.



### 3.3 Socially strong and healthy communities

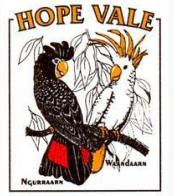
#### 3.3.1 Strategic outcomes

- (1) Hope Vale is well planned, economically sustainable and culturally appropriate.
- (2) The laid back lifestyle of the community, defined by the wide open setting and landscape of the town, is maintained and enhanced.
- (3) The community's strong cultural and historical ties to country and place, coming from their relationship to land and sea, are not compromised by development.
- (4) Adequate facilities are provided so that the social needs of a growing community are appropriately considered in the planning of Hope Vale to maintain and enhance quality of life over time.
- (5) Residents have access to appropriate social infrastructure, community services and adequate housing that meet peoples' needs throughout various stages of their life.
- (6) Adequate and reliable essential infrastructure is planned and provided to cater for current and future needs of the community. These are supplied to ensure the ongoing health and safety of the community in a climate of changing land tenure and natural hazard events.
- (7) Community identity and pride, local indigenous cultural heritage, practices and protocols are observed in all planning and development.
- (8) The community has ongoing opportunities to live and camp in rural and coastal areas and continue their relationship with their traditional and historical lands and way of life.



Figure 4: Children are the future of Hope Vale, guided by teachers and the community

# Hope Vale Aboriginal Shire Council planning scheme



- (9) Public access for all is provided to all foreshore areas; especially areas such as Elim Beach, the Coloured Sands and Cape Bedford.
- (10) Both the community and development are responsive to changes over time. The community's strong links to the coastal areas of Hope Vale are balanced through their current and desired future use of the area, with the associated risks posed by natural hazards or the impacts of climate change over time.
- (11) A safe and healthy environment for residents is achieved through good design that encourages physical activity and participation in a range of activities and accounts for the safety, sun protection access and mobility of all residents, whatever their life stage.
- (12) Development that gives people work opportunities is encouraged.

Editor's note- camp referred to in (8) above is a temporary use as described in section 1.8 (Local Government Administrative Matters) of this planning scheme.

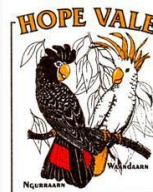
Editor's Note: For the purposes of this planning scheme, "Essential Infrastructure" is defined in in Schedule 1, SC1.2 Administrative definitions.



Figure 5: Banner outside the Hope Vale Knowledge Centre

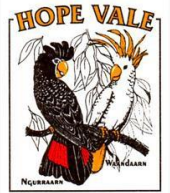
Image source: Dotcommob: <http://www.dotcommob.org/1/category/hope%20vale/1.html>





**Table 3.1 Theme components – Socially strong and healthy communities**

<p><b>3.3.2 Element - Sense of community and place</b></p> <p>Sense of place, identity and community pride help residents interact in a positive manner, build relationships, participate in their community and live healthy, safe lives.</p>	
<p><b>3.3.2.1 Specific outcomes</b></p> <ul style="list-style-type: none"> <li>(a) The natural landscape is maintained and community access to land and sea is retained.</li> <li>(b) Changes in land tenure and home ownership over time provides opportunities for residents to strengthen their local identity and community pride.</li> <li>(c) Planning of Hope Vale township provides for a growing community, considering residential, commercial, business and community facilities that will be needed over time to cater for growth and changes in the social makeup of the community.</li> <li>(d) Future growth of Hope Vale township extends to the west towards Millers Block and provides connectivity to Hope Valley Estate (as shown on SC2.2 Strategic Plan Map, page Sc2-4).</li> <li>(e) Hope Valley Estate (part of Miller’s Block) forms part of the township zone to cater for the future land use needs of the community.</li> <li>(f) Precincts in Hope Vale township provide clustering of land uses and services in appropriate areas and provides spaces for activities, gatherings, buildings, open space, access, community facilities and essential services.</li> <li>(g) A range of lot sizes with low density, low rise residential development in the township provides space for residents to live with extended families and long stay visitors.</li> <li>(h) A range of residential development provides adequate housing for residents within all demographics and relevant circumstances (eg aged and disabled).</li> <li>(i) Land use conflicts within Hope Vale township are avoided through the identification of specific areas of land use which best reflect the type of uses in that area.</li> </ul>	<p><b>3.3.2.2 Land use strategies</b></p> <ul style="list-style-type: none"> <li>(a) Prepare a local plan for the extension of Hope Vale township to allocate land uses for future residential, commercial, infrastructure, community purposes, open space and connections between the township and Hope Valley Estate.</li> <li>(b) Prepare a town beautification study to plan, coordinate and stage the provision of plantings, sun protection devices, arts and cultural displays throughout the township.</li> <li>(c) Prepare a masterplan of land uses, parks, facilities, landscaping and parking for the Muni Street area of town is prepared to create an attractive hub for business and visitors to the town.</li> <li>(d) Prepare a masterplan of the sporting area is prepared to allocate land uses for future sporting uses on the open space and recreation area near the swimming pool.</li> </ul>

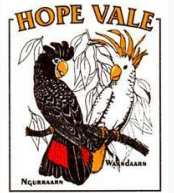


- (j) The location of land uses increases the legibility, useability and functionality of the township for residents, newcomers and visitors to the area.
- (k) The town is well maintained, landscaped, clean and tidy.
- (l) Beautification and safety of public gathering places that are currently satisfactory in size, but not amenity are encouraged throughout the township.
- (m) Fencing around houses provides opportunities for increased security, pride of place initiatives and improved streetscapes.
- (n) Land for the provision of essential infrastructure services is identified and secured.
- (o) Development intensification is excluded from areas considered to be at risk from natural hazards and climate change.
- (p) Full public access to the foreshore along the eastern boundary of the Shire is protected and maintained.



Figure 6: Hope Vale Swimming Pool, opened in 2011 provides a much needed community facility and training and employment opportunities for local residents





### 3.3.3 Element - Social infrastructure

The community has access to a range of relevant, coordinated facilities, spaces, programs and services that cater for their individual needs.

#### 3.3.3.1 Specific outcomes

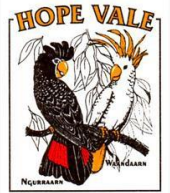
- (a) Buildings provide sufficient and appropriate spaces for the provision of social infrastructure programs within the township.
- (b) Future planning of Hope Vale includes assessment of land requirements for social infrastructure and service/program space.
- (c) Hope Vale has a focus on the community's education and health infrastructure with a priority on providing space for up-to-date services and facilities (as shown on SC2.2 Strategic Plan Map, page Sc2-4).
- (d) The airstrip is retained, maintained and expanded in future to ensure access to regional health facilities in Cooktown and Cairns is maintained, especially during the wet season when roads can be impassable.

#### 3.3.3.2 Land use strategies

- (a) Conduct a feasibility study into extending and upgrading the existing airstrip to ensure it is retained and provides a relevant service to the community.
- (b) Undertake an assessment of social infrastructure land use space requirements as part of the Local Plan to ensure sufficient land is provided for Hope Vale to service a growing community.



Figure 7: New shades erected in Child Care Centre; better facilities for children and staff



### 3.3.4 Element - Cultural and historical heritage

Respect for cultural and historical heritage, practices and protocols are the foundation of development in Hope Vale.

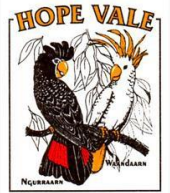
#### 3.3.4.1 Specific outcomes

- (a) The rights of indigenous people to access Country for traditional uses, as recognised by law, is maintained.
- (b) Where agreed by the community special heritages places are identified and provisions put in place to protect those areas.
- (c) Cultural and historical heritage is promoted and celebrated.
- (d) Places and sites of significance such as Elim Beach, the coloured sands (just north of Elim Beach) and Cape Bedford are recognised and development protects their significance.
- (e) Opportunities continue for the community to live and camp in coastal areas outside of coastal hazard areas and to continue their relationship with their traditional and historical lands and way of life.
- (f) No expansion of permanent living areas or permanent buildings for accommodation occurs within the coastal hazards area.

#### 3.3.4.2 Land use strategies

- (a) Undertake identification of both indigenous and non-indigenous places of significance and where relevant, record. An amendment to the OM-002 Landscape Heritage Overlay Map may be prepared as a result of this work.

Editor's Note: refer to the provisions of the Aboriginal Cultural Heritage Act 2003 duty of care guidelines for further information about known heritage and when discovery or disturbance of Aboriginal cultural heritage occurs.



### 3.3.5 Element - Connected, active and creative community

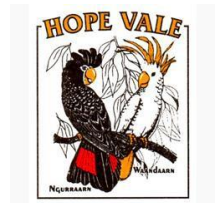
Hope Vale is an 'active' community through the provision of a choice of sports, culture, arts, religion, education and passive activities, places, facilities and spaces.

#### 3.3.5.1 Specific outcomes

- (a) Safe, well designed and low maintenance sport and recreation facilities provide for multiple use and all weather access by the community.
- (b) Linkages between residential, sporting, business and community facilities encourage safety, convenience and active movement around the township and to Hope Valley Estate at Millers Block.
- (c) The value of arts and cultural e, including the existing Art Centre, to the local character and identity as well as to the economy through work opportunities and tourism is recognised as a priority for development.

#### 3.3.5.2 Land use strategies

- (a) Prepare a review of the current pedestrian pathways and trails used to traverse the township – on and off-road – to plan for safe connections and well lit paths in the township.
- (b) Prepare a plan for a pedestrian, cycling link from Hope Valley Estate to the township (off-road).
- (c) Undertake a review sport and recreational priorities in consultation with the community and as part of the Local Plan for the future urban area to ensure that appropriate facilities are provided for the growing community.



### 3.4 Economic development

#### 3.4.1 Strategic outcomes

- (1) New opportunities for business partnerships and projects are encouraged that diversify the local economy, capitalise on competitive advantages and facilitate growth and investment.
- (2) Allocation of appropriate land provides for economic development and employment as well as meeting the changing needs of the community.

**Table 3.2 Theme components – Economic development**

#### 3.4.2 Element - Economic opportunities

The use of existing resources, building networks, products and capacity within the Shire is creating opportunities for economic development.

##### 3.4.2.1 Specific outcomes

- (a) Opportunities for significant investment in Hope Vale are explored, particularly in agriculture, forestry, tourism and retail.

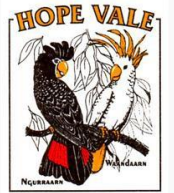
##### 3.4.2.2 Land use strategies

- (a) Prepare an economic development study that investigates feasible land uses in the rural zone, including potential uses within the coastal management area, agriculture, forestry and tourism.
- (b) Prepare a traffic and transport study investigating alternatives for access to markets year-round to enable the development of products and industry requiring reliable and timely distribution. This includes investigating extension of the airstrip.
- (c) Prepare a land use study investigating potential sites for an office/ranger base, future residential and sport and recreation facilities.

## Hope Vale Banana Farm



**Figure 8: A Banana Farm on the rural section of Millers Block has commenced as a new enterprise for Hope Vale. It will provide training, employment and income opportunities for locals.**



### 3.4.3 Element - Township activities

Planning provides for the location of economic drivers of shops, offices, services, businesses and low impact industrial uses.

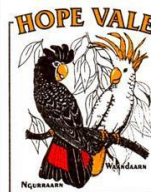
#### 3.4.3.1 Specific outcomes

- (a) The economic viability of Hope Vale is supported by the appropriate location of land within and surrounding Hope Vale Township.
- (b) Provision of 'commercial space' is developed to encourage economic opportunities.
- (c) Land for 'low impact industries' is identified to provide for future economic opportunities within Hope Vale township.
- (d) The land use areas identify land for commercial, industrial, community services and businesses in appropriate locations which do not conflict with residential uses and strengthens the centre of the township.
- (e) The existing Council administration building is retained and upgraded for future business, retail and commercial uses.

#### 3.4.3.2 Land use strategies

- (a) Prepare a local plan for Hope Vale township to allocate land uses for future residential, commercial, community purposes, open space and connections between the township and Hope Valley Estate.
- (b) Prepare a town beautification plan to plan, coordinate and stage the provision of plantings, arts and cultural displays throughout the township.
- (c) Prepare a masterplan of land uses, parks, facilities, landscaping and parking for the Muni Street area of town is prepared to create an attractive hub for business and visitors to the town.





### 3.4.4 Element - Rural activities

Rural activities that use resources sustainably and add value to the existing economy are encouraged.

#### 3.4.4.1 Specific outcomes

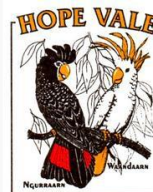
- (a) Cultural tourism is recognised and encouraged as a sustainable business in Hope Vale.
- (b) Eco tourism is acknowledged as a potential economic driver within Hope Vale Shire. Development proposals do not damage the economic viability and future sustainable development of the natural and cultural resources of the Shire.
- (c) Innovative technologies such as carbon storage, biofuels and alternative power generation are explored and evaluated as economic land use options for the Shire.
- (d) Service industries and ancillary uses to rural activities are permitted where they provide adequate onsite services, access and marketability to ensure they value add to rural activities.
- (e) A banana plantation on “Millers Block” will be pursued in the next five years as a collaboration between Traditional Owners, joint venture partners and Government.
- (f) Development of a commercial business unit propagating seedlings for plantation timber and other plant species is investigated.
- (g) A market garden, either commercial or community based, containing fruit and vegetables is investigated.
- (h) Any future development at, or in the vicinity of Elim Beach and Cape Bedford is managed to balance economic, environmental, wider public interests and cultural impacts.
- (i) The Cape Flattery Silica Mine adds value to the Hope Vale community through the distribution of royal ties and potential employment opportunities for locals.

#### 3.4.4.2 Land use strategies

- (a) Investigate forestry activities as part of an economic development study with a long term view that this may create employment opportunities in Hope Vale.
- (b) Prepare an economic development study that investigates the feasibility of low impact tourism operations in rural areas across the LGA, including but not limited to bird watching, pig shooting, river cruises, walking trail, quad bike trail, fishing, croc watching, camp sites, roadhouse shop, historical cultural tourism show.



Figure 9: View of Cape Bedford from Elim Beach



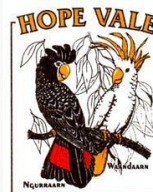
### 3.5 Environmental management

#### 3.5.1 Strategic outcomes

- (1) The culture and traditions of the Hope Vale local people and Country are respected by current and future land uses.
- (2) Hope Vale continues to be recognised as an area of pristine natural environment with high value natural assets, neighbouring National Parks and the Great Barrier Reef World Heritage Area.
- (3) There is no significant loss or degradation of the natural environment or natural resources.
- (4) Significant sites and areas of importance to the Hope Vale local people are identified and protected to an appropriate level.
- (5) Local people maintain access to Country and resources for cultural and historical purposes.
- (6) New or more intensive agricultural uses are located in physically suitable areas and separated from other incompatible land uses, including any ancillary rural industries.
- (7) Climate change impacts are acknowledged as an evolving body of knowledge throughout the life of the planning scheme and are considered in the preparation and assessment of planning proposals.
- (8) The effects of natural hazards such as bushfire, flooding, landslides and cyclones are managed across the shire.

**Table 3.3 Theme components – Environmental management**

<h4>3.5.2 Element – Cultural heritage</h4> <p>Traditional and Historical Heritage are fundamental to natural environment and resource management.</p>	
<h5>3.5.2.1 Specific outcomes</h5> <ol style="list-style-type: none"> <li>(a) The Congress is recognised as representing the Traditional Owners of Hope Vale Shire and actively manages the interests of Country for the benefit of the whole community.</li> <li>(b) Council continues to actively manage and assess areas of environmental significance within its role and responsibility as a local government authority for the benefit of the whole community.</li> <li>(c) The opportunity for Traditional Owners to use and manage culturally significant resources and Country is not removed or conflicted by development over time.</li> </ol>	<h5>3.5.2.2 Land use strategies</h5> <p>Identify cultural and historical places of significance to the community through mapping and/or the requirement to comply with development obligations under the Aboriginal Cultural Heritage Act 2003.</p> <p>Note: “The Congress” is the Hope Vale Congress Aboriginal Corporation, Registered Native Title Body Corporate.</p>



### 3.5.3 Element – Natural environment

The natural environmental values in ecologically significant areas, wetlands, coastal areas and native vegetation are protected in the Shire.

#### 3.5.3.1 Specific outcomes

- (a) Natural resources (land, plants, animals, minerals, saltwater, freshwater, topography of the land, ecological processes and habitats and culturally important places) are sustainably managed to minimise impacts on the continued and future use of the area for current and future generations.
- (b) The quality of water entering the Great Barrier Reef is maintained or improved.
- (c) Areas of environmental significance are identified and protected from incompatible development.
- (d) Development in, or adjacent to, matters of state environmental significance in Great Barrier Reef catchments is planned, designed, and constructed to minimise or prevent loss or degradation of wetland values.
- (e) The dominant features of the natural landscape are maintained.
- (f) Native vegetation is not cleared in areas of environmental significance, essential habitat or in proximity to watercourses.
- (g) Maintain the flood carrying capacity of rivers, streams and floodways and the flood storage function of floodplains and waterways.

#### 3.5.3.2 Land use strategies

- (a) Prepare a long-term management plan and strategy to protect biodiversity values of the region.
- (b) Prepare a Natural Hazards Study which addresses detailed local level flooding and landslide issues around Hope Vale township and at Elim Beach and Cape Bedford.

### 3.5.4 Element - Natural resource management

The natural resources of the Shire are sustainably managed for the benefit of both current and future generations.

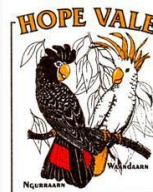
#### 3.5.4.1 Specific outcomes

- (a) Coastal resources are protected by minimising impacts on them and by maintaining sustainable coastal-dependent development.
- (b) Mineral and extractive resources are protected from incompatible uses to ensure a sustainable extractive industry.

#### 3.5.4.2 Land use strategies

- (a) Prepare a Council Policy which includes planning for future camping and tourism based businesses.
- (b) Review the location and application of the agricultural land in and around Hope Vale township as part of the local plan for the future urban area.





<p>(c) The strategic importance of the port at Cape Flattery is recognised and protected from incompatible land uses.</p> <p>(d) Agricultural land is identified within the shire and protected from incompatible development.</p>	
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### 3.5.5 Element – Natural environment vulnerability

Climate change impacts, natural hazards and extreme weather events are considered in land use planning and development.

#### 3.5.5.1 Specific outcomes

- (a) Planning activities minimise the impact of climate change impacts and natural hazards, including flooding and bushfire on the community.
- (b) Development in the rural sector considers the long-term impacts of climate change.
- (c) Development reflects the vulnerability of the Shire to extreme weather events, such as tropical cyclones and storm surge.
- (d) Development manages bushfire risk to human life and property.

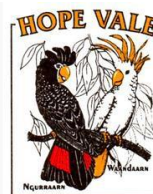
#### 3.5.5.2 Land use strategies

- (a) Prepare a Natural Hazards Study for Hope Vale township, Elim Beach and Cape Bedford areas.

## 3.6 Services infrastructure

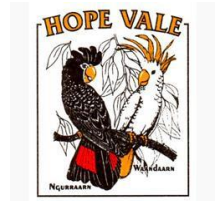
### 3.6.1 Strategic outcomes

- (1) The provision of water, waste treatment, rubbish disposal and access is achieved in a manner that does not damage the natural environment or cause harm to Country.
- (2) Growth of Hope Vale township is appropriately coordinated and sequenced to ensure that facilities and activities are adequately serviced.
- (3) Local roads are well maintained to ensure accessibility for residents, workers and visitors and to provide efficient transportation of essential goods and services.
- (4) Supply of utility services (water, sewer, power) to businesses within Hope Vale township are a priority, after adequate provision to residential premises and emergency service facilities.
- (5) Hope Vale is an accessible and connected community that has strong ties to the surrounding areas. Connections to Cooktown that allow people to travel between the towns for employment, education and essential goods and services will be maintained into the future and enhanced where possible. Endeavour Valley Road and the Hope Vale airstrip that allow the community access to Cooktown and the rest of the Far North Queensland region will be maintained into the future and enhanced where possible.



**Table 3.4 Theme components – Services infrastructure**

<p><b>3.6.2 Element - Infrastructure provision</b></p> <p>Infrastructure is available and has capacity to accommodate the intended use both in the present and future, without adversely affecting the surrounding environment.</p>	
<p><b>3.6.2.1 Specific outcomes</b></p> <p>(a) Land, inside and outside of Hope Vale township, is identified to ensure that future infrastructure (including telecommunication, electricity, roads, pathways, water, sewerage) is well located to be efficiently utilised by the community.</p> <p>(b) Alternative forms of infrastructure (including energy production) are considered to service existing and new development.</p> <p>(c) Key sites for existing and future infrastructure (water, sewer, road material, power, rubbish) are identified and protected for current and future generations.</p> <p>(d) Access to key sites is planned and maintained to ensure essential infrastructure which benefits the whole community is able to be operated to a reasonable level.</p> <p>(e) Community infrastructure is planned, designed and constructed to manage stormwater and waste water in ways that help protect environmental values specified in the Environmental Protection (Water) Policy 2009.</p> <p>(f) Infrastructure required by development within the rural zone is to be provided at no impost to Council.</p> <p>(g) Waste disposal activities and facilities are not located in areas with highly permeable soils or a high groundwater table and take account of topography and existing facilities.</p> <p>(h) Environmental values and water quality of receiving waters are protected from the impacts of waste water other than contaminated stormwater and sewage.</p>	<p><b>3.6.2.2 Land use strategies</b></p> <p>(a) Prepare a Land Use Study as an input into Council's long term asset management of Council infrastructure to ensure sufficient land is available for current and future growth of Hope Vale township.</p>
<p><b>3.6.3 Element - Waste management and recycling</b></p> <p>Waste is managed in a comprehensive and efficient manner.</p>	
<p><b>3.6.3.1 Specific outcomes</b></p> <p>(a) Development is provided with waste management facilities. The type and capacity meets the needs of the intended</p>	<p><b>3.6.3.2 Land use strategies</b></p> <p>(a) Undertake a review of the existing tip site with the aim of improving its function and extending its life.</p>



<p>occupier or user.</p>	<p>(b) Conduct study and investigation into land for the future provision of waste disposal outside of the township and ensure that the appropriate land use zone is applied to enable future development of the land without administrative delays.</p>
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### 3.6.4 Element – Roads and paths

Roads and pathways link all areas of Hope Vale for the safe and healthy movement of people around the township.

#### 3.6.4.1 Specific outcomes

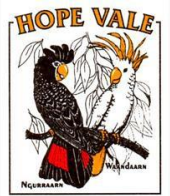
- (a) The movement of people in and around Hope Vale occurs in a safe and efficient manner.
- (b) Good pathways are planned and created throughout Hope Vale township and to Hope Valley Estate in Millers Block.
- (c) Access to public utilities is provided in a good condition and accessible all year round.

#### 3.6.4.2 Land use strategies

- (a) Prepare a Hope Vale Township Movement Study to develop a road works and pathway program to ensure a planned approach to the provision of roads and pathways throughout the existing and future expansion areas.
- (b) Incorporate findings of movement study into local plan for Hope Vale.



Figure 10: Hope Valley Estate – Stage 1, part of Millers Block, owned freehold by Hope Vale Aboriginal Council



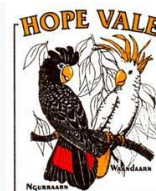
## Part 4 Local government infrastructure plan

### 4.1 Preliminary

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

### 4.2 Planning assumptions

- (1) The planning assumptions form a logical and consistent basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (2) Accuracy of data is difficult for Hope Vale due to a lack of reliable information in relation to non-residential land uses, floor space and employment data and projections. There is also a high proportion of transient employment which is not accurately reflected.
- (3) Council is finalising an Asset Management Plan for Hope Vale that will provide the most up to date information when available.
- (4) Based on 2011 ABS Census data for population and Council's nominated number of single dwellings in the township, there is a calculated current occupancy rate of 4.7 persons per dwelling.



#### 4.2.1 Residential projections

**Table 4.2.1.1: Existing and projected Population**

PIA locality	Existing and projected population				
	2006	2011	2016	2021	2026
<b>Total PIA area</b>	842	1,071	1,096	1115	1,130

Source: ABS, Regional Population Growth, Australia, 2011 cat. No. 3218.0 and unpublished data (re-based).

**Table 4.2.1.2: Existing and projected dwellings**

PIA locality	LGIP projection category	Existing and projected dwellings				
		2006	2011	2016	2021	2026
<b>Total PIA</b>	Single dwelling	213	220	270	274	280
	Multiple dwelling	10	10	10	10	10
	Other dwelling	3	3	3	3	3
	<b>Total</b>	<b>226</b>	<b>233</b>	<b>283</b>	<b>287</b>	<b>293</b>

### 4.3 Priority infrastructure area

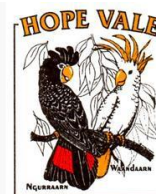
- (1) The priority infrastructure area is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.
- (2) The priority infrastructure area identifies the area where Hope Vale Aboriginal Shire council gives priority to provide trunk infrastructure for urban development up to 2021.
- (3) The priority infrastructure area is identified in:
  - (i) LGIP-001—Plans for water supply trunk infrastructure
  - (ii) LGIP-002—Plans for sewerage trunk infrastructure
  - (iii) LGIP-003—Plans for transport trunk infrastructure
  - (iv) LGIP-004—Plans for public parks and community facilities trunk infrastructure
  - (v) LGIP-005—Plans for stormwater trunk infrastructure

### 4.4 Desired standards of service

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

**Table 4.4.1 Water supply**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	Development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> <li>• Customer service standards as detailed in the Hope Vale SAMP</li> </ul>

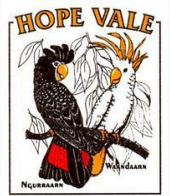


Adequacy of supply	Development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> <li>• Water Services Association of Australia codes</li> <li>• IPWEA standards</li> <li>• Customer service standards as detailed in the Hope Vale SAMP</li> <li>• Council development guidelines</li> </ul>
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"> <li>• Compliance with the 2004 Australian Drinking Water Guidelines (National Health and Medical Research Council) for physical, chemical and microbiological parameters</li> </ul>
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> <li>• Compliance with the requirements of the Environmental Protection Act 1994 and associated Environmental Protection Policies and the Water Act 2000</li> </ul>
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"> <li>• System Leakage Management Plan (Chapter 3, Part 3, Division 1A Water Act 2000)</li> </ul>
Infrastructure design /planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> <li>• Water Supply Code of Australia – Water Services Association of Australia – WSA 03-2002</li> <li>• The Australian Drinking Water Guidelines developed by the National Health and Medical Research Council</li> <li>• Planning Guidelines for Water Supply and Sewerage – Queensland Government</li> <li>• Local government standards in planning scheme and planning scheme policies</li> </ul>

**Table 4.4.2 Sewerage**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	Development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> <li>• Customer service standards as detailed in the Hope Vale SAMP</li> </ul>
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"> <li>• Queensland Water Quality Guidelines 2009 guidelines values for the Wet Tropics Region until the Eastern Cape York Peninsula guidelines are</li> </ul>

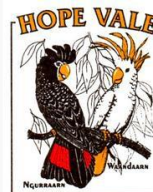




Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
		developed
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> <li>• Compliance with EPA License conditions for effluent discharge from treatment plant.</li> <li>• Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection policies</li> </ul>
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> <li>• <i>Queensland Plumbing and Wastewater Code</i></li> <li>• <i>Planning Guidelines for Water Supply and Sewerage – NRW</i></li> <li>• <i>Sewerage Code of Australia – Water Services Association of Australia – WSA 02 – 2002</i></li> <li>• <i>Sewerage Pumping Station Code of Australia – Water Services Association of Australia – WSA 04 – 2005</i></li> <li>• Compliance with the relevant design guidelines in the FNQROC Development Manual</li> </ul>

**Table 4.4.3 Transport**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design/planning standards	The road network supports settlement patterns, commercial and economic activities.	<ul style="list-style-type: none"> <li>• Compliance with the relevant design guidelines and specifications within the FNQROC Development Manual</li> <li>• Local government standards in planning scheme and planning scheme policies</li> <li>• Road Planning &amp; Design Manual Queensland Government</li> <li>• Australian Standards</li> <li>• AUSTRROADS guides</li> </ul>

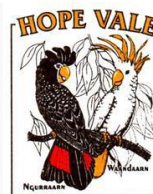


Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Cycleway and pathway design/planning standards	Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives.	<ul style="list-style-type: none"> <li>• Local government standards in planning scheme and planning scheme policies</li> <li>• Australian Standards</li> <li>• AUSTRROADS Guide to Traffic Engineering Practices – Part 14 (Chapter 10)</li> <li>• Queensland Street Manual</li> </ul>

**Table 4.4.4 Public parks and land for community facilities**

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> <li>• Parks and community land is provided at a local and district level</li> <li>• Parks and community land addresses the needs of both recreation and sport</li> </ul>
Land quality/suitability area/ maximum grade	Public parks will be provided to a standard that supports a range of recreational, sporting and health outcomes. This includes ensuring land is of an appropriate size, configuration and slope.	<ul style="list-style-type: none"> <li>• Informal Parks – maximum slope of 1:4</li> <li>• Sporting Parks –maximum slope of 1:200</li> <li>• Land for parks must be generally flat and useable – maximum of 30% of park constrained</li> </ul>
Facilities/embellishments	Public parks contain embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> <li>• No facilities/ embellishments standards specified</li> </ul>
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"> <li>• Local government standards in planning scheme and planning scheme policies</li> <li>• Australian Standards</li> </ul>
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> <li>• No accessibility standards specified</li> </ul>



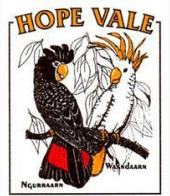


**Table 4.4.5 Stormwater**

<b>Measure</b>	<b>Planning Criteria (Qualitative Standards)</b>	<b>Design Criteria (Qualitative Standards)</b>
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"> <li>• Queensland Urban Drainage Manual – Queensland State Government</li> <li>• Local government standards in planning scheme and planning scheme policies</li> </ul>
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"> <li>• Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy</li> <li>• <i>Queensland Water Quality Guidelines 2009</i> – Department of Environment and Heritage Protection</li> <li>• <i>National Water Quality Guidelines</i> – National Water Quality Management Strategy (where local or regional guidelines do not exist)</li> </ul>
Environmental Impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives	<ul style="list-style-type: none"> <li>• <i>Environmental Protection (Water) Policy 2009</i></li> </ul>
Infrastructure Design/Planning Standards	Design of the stormwater network will comply with established codes and standards	<ul style="list-style-type: none"> <li>• <i>Queensland Urban Drainage Manual</i> – Queensland State Government</li> <li>• Local government standards in planning scheme and planning scheme policies</li> </ul>

## 4.5 Plans for trunk infrastructure

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



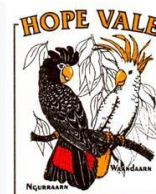
- (2) The plans for trunk infrastructure are identified in the following maps located in Schedule 3 of the planning scheme:

- LGIP-001—Plans for water supply trunk infrastructure
- LGIP-002—Plans for sewerage trunk infrastructure
- LGIP-003—Plans for transport trunk infrastructure
- LGIP-004—Plans for public parks and community facilities trunk infrastructure

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

**Table 4.5.1 Trunk infrastructure networks, systems and items**

Network	System	Items
Water	Bulk supply	<ul style="list-style-type: none"> <li>• Water sources (bores)</li> <li>• Raw water mains</li> <li>• Water treatment plants (including recycled water treatment plants)</li> <li>• Associated monitoring systems</li> </ul>
	Distribution	<ul style="list-style-type: none"> <li>• Reservoirs</li> <li>• Pump stations</li> <li>• Distribution mains generally &gt;150 mm diameter</li> <li>• Associated monitoring systems</li> </ul>
Sewerage	Reticulation	<ul style="list-style-type: none"> <li>• Pump stations</li> <li>• Rising mains</li> <li>• Gravity sewers</li> <li>• Odour and corrosion control systems</li> <li>• Associated monitoring systems</li> </ul>
	Sewerage treatment	<ul style="list-style-type: none"> <li>• Sewerage treatment plants</li> <li>• Storage facilities</li> <li>• Release systems</li> <li>• Associated monitoring systems</li> </ul>
Transport	Local government and state controlled roads	<ul style="list-style-type: none"> <li>• Arterial, sub-arterial and major collector roads including associated intersections, local road drainage, kerb and channel, swales, culverts, bridges, and pathways within the road reserve</li> </ul>
	Off-road pathways	<ul style="list-style-type: none"> <li>• Cycleways and pedestrian pathways not within the road reserve, including associated culverts and bridges</li> </ul>
Public parks and land for community facilities	Public parks	<ul style="list-style-type: none"> <li>• Land, works and embellishments for local, district and local government-wide parks.</li> </ul>
	Land for community facilities	<ul style="list-style-type: none"> <li>• Land and basic works associated with the clearing of land and connection to services only</li> </ul>



## 4.6 Schedules of Works

Tables 4.6.1 to 4.6.5 provide details of future trunk infrastructure for each network.

**Table 4.6.1 Schedule of works—water supply network**

Map no.	Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
		Reticulation replacement	2013	
		Upgrade aerator (treatment plant)	2013	
Total estimated cost				

**Table 4.6.2 Schedule of works—sewerage network**

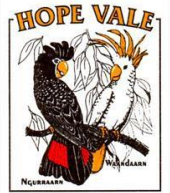
Map no.	Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
Total estimated cost				

**Table 4.6.4 Schedule of works—transport network**

Map no.	Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
		Seal 1km section of By-Pass Road	2013	
Total estimated cost				

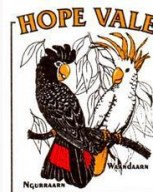
**Table 4.6.5 Schedule of works—public parks and land for community facilities network**

Map no.	Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
		Construct BMX track – sporting precinct	2013	170,000
		Construction of football field	2013	
Total estimated cost				



#### 4.7 Extrinsic material

- (1) The documents identified in this section assist in the interpretation of the LGIP, and are extrinsic material under the *Statutory Instruments Act 1992*.
- Australian Bureau of Statistics – 2006 Census Quickstats: Hope Vale (S) (Local Government Area). 2006 Census Quickstats available at [www.censusdata.abs.gov.au](http://www.censusdata.abs.gov.au)
  - Far North Queensland Regional Development Manual – Far North Queensland Regional Organisation of Councils. Available at [http://www.fnqroc.qld.gov.au/drawings/manual\\_index.html](http://www.fnqroc.qld.gov.au/drawings/manual_index.html)
  - National Indigenous Infrastructure Guide, First Edition (2010) – Commonwealth of Australia. Available at <http://www.icat.org.au/niig/>
  - Sport and Recreation Queensland - Planning Principles and Implementation Notes for Local Government Final Report (2003). Available at <http://www.sportrec.qld.gov.au/Portals/0/docs/publications/Planning%20Principles%20and%20Implementation%20Notes%20for%20Local%20Government.pdf>
  - Hope Vale Strategic Asset Management Plan
  - Hope Vale Customer Service Standard



## Part 5 Tables of assessment

### 5.1 Preliminary

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

### 5.2 Reading the tables

The tables identify the following:

- (1) the category of development:
  - (a) prohibited;
  - (b) accepted, including accepted subject to requirements; and
  - (c) assessable development, that requires either code or impact assessment;
- (2) the category of assessment, code or impact, for assessable development in:
  - (a) a zone and where used a precinct of a zone;
  - (b) an overlay where used.
- (3) the assessment benchmarks for assessable development including:
  - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column);
  - (b) if there is an overlay:
    - (i) whether an overlay code applies (shown in the table in section 5.8); or
    - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies;
  - (c) any other applicable code(s) (shown in the 'assessment benchmarks' column).
- (4) any variation to the category of assessment (shown as an 'if' in the 'categories of development and assessment' column) that applies to the development.

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

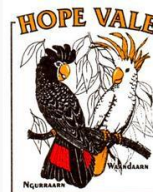
Editor's note—examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

### 5.3 Categories of development and assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1
- (2) for all development, identify the following:
  - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2
  - (b) if an overlay applies to the premises, by reference to the overlay map in Schedule 2
- (3) determine if the development is accepted development under schedules 6 and 7 of the Regulation or is assessable or prohibited development under schedule 10 of the Regulation



Editor's note—Schedule 6 of the Regulation prescribes development of a planning scheme cannot categorise as assessable. Schedule 7 of the Regulation identifies development the state makes accepted. Some development in schedule 7 may still be made assessable under this planning scheme.

- (4) otherwise, determine the initial category of assessment by reference to the tables in:
  - section 5.4 Categories of development and assessment—Material change of use
  - section 5.5 Categories of development and assessment—Reconfiguring a lot
  - section 5.6 Categories of development and assessment—Building work
  - section 5.7 Categories of development and assessment—Operational work
- (5) a precinct of a zone may change the category of development or assessment and this will be shown in the 'categories of development and assessment' column of the tables in sections 5.4, 5.5, 5.6 and 5.7
- (6) if an overlay applies, refer to section 5.8 Categories of development and assessment—Overlays, to determine if the overlay further changes the category of development or assessment.

### 5.3.2 Determining the category of development and categories of assessment

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

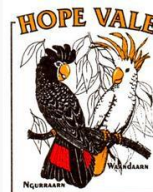
Editor's note—Schedule 7 of the Regulation also identifies development the state makes accepted. Some development in that schedule may still be made assessable under this planning scheme.

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

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

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

- (1) Accepted development does not require a development approval and is not subject to assessment



benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s).

- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment.
- (4) Accepted subject to requirements:
  - (a) is to be assessed against all the relevant acceptable outcomes in codes identified in the assessment benchmarks column.

Editor's note—if there is no acceptable outcome supporting a performance outcome in the specified code, there is no requirement.

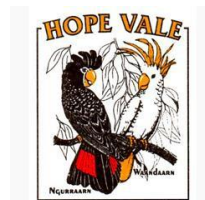
- (5) Code assessable development:
  - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
  - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), must:
    - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)
    - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2);
  - (c) that complies with:
    - (i) the purpose and overall outcomes of the code complies with the code
    - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
  - (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

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

- (6) Impact assessable development:
  - (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column Note—The whole of the planning scheme is the assessment benchmark for impact assessable development in this planning scheme.
  - (b) is to be assessed against any assessment benchmarks for the development identifies in section 30 of the Regulation

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





## 5.4 Categories of development and assessment – Material change of use

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

**Table 5.4.1— Township zone**

Editor's note—the township zone has 5 precincts:

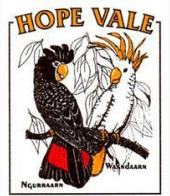
- (a) Residential
- (b) Commercial
- (c) Industrial
- (d) Community purposes; and
- (e) Open space and recreation.

The location of these precincts is shown in map 5.1. The categories of development and assessment for development in these areas associated with a material change of use are listed in the following table.

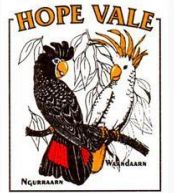
**Editor's Note:**

- Accepted (development permit not required)
- Accepted subject to requirements (no development permit required; must comply with all identified acceptable outcomes of relevant codes)
- Code assessment (development permit required)
- Impact assessment (development permit required; assessed against planning scheme; public notification required)
- Development that does not comply with the accepted subject to requirements benchmarks becomes code assessable

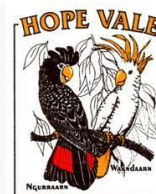
Use – by area	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Township zone: Residential precinct</b>		
Emergency services Park Substation Utility installation	<b>Accepted</b>	
Dual occupancy Dwelling house Dwelling unit Home based business	<b>Accepted subject to requirements</b>	
		Township zone code
Community use Hostel Multiple dwelling Residential care facility Retirement facility Short-term accommodation	<b>Code assessment</b>	
		Township zone code
<b>Impact assessment</b>		
Any other use not listed in this precinct. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The planning scheme	



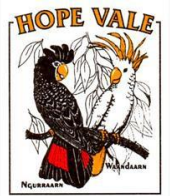
Use – by area	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Township zone: Commercial precinct</b>		
Market	<b>Accepted</b>	
Substation		
Telecommunications facility		
Utility installation		
Car park	<b>Accepted subject to requirements</b>	
Dwelling unit		Township zone code
Food and drink outlet		
Home based business		
Office		
Shop		
Service industry		
Caretaker's accommodation	<b>Code assessment</b>	
Funeral parlour		Township zone code
Service station		
Veterinary services		
<b>Impact assessment</b>		
Any other use not listed in this precinct. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme



Use – by area	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Township zone: Industrial precinct</b>		
Service industry Substation Telecommunication facility Utility installation Wholesale nursery	<b>Accepted</b>	
Agricultural supplies store Air services Bulk landscape supplies Dwelling unit Garden centre Hardware and trade supplies Home based business Intensive horticulture Low impact industry Transport depot Warehouse	<b>Accepted subject to requirements</b>	
		Township zone code
Caretakers accommodation Medium impact industry	<b>Code assessment</b>	
		Township zone code
<b>Impact assessment</b>		
Any other use not listed in this precinct. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The planning scheme	

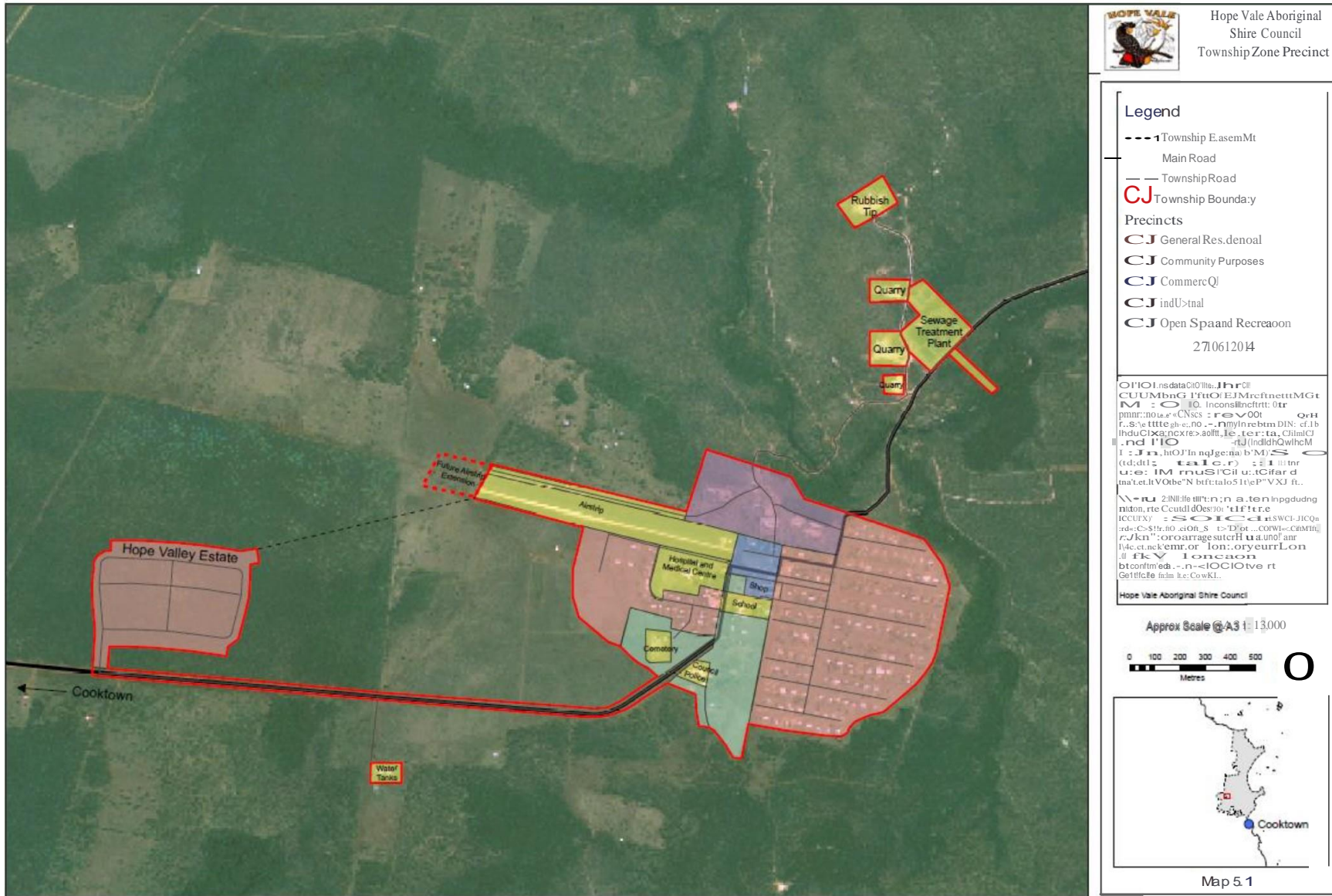
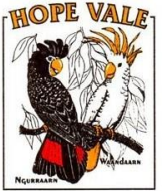


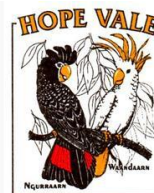
Use – by area	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Township zone: Community purposes precinct</b>		
Caretaker's accommodation Cemetery Community care centre Community use Cropping Dwelling unit Emergency services Health care services Market Office Place of worship Substation Utility installation	<b>Accepted</b>	
	Cropping, if associated with community garden/farm  Office, if ancillary to other community purposes and located in the same premises	
Club Educational establishment Residential care facility Telecommunication facility	<b>Accepted subject to requirements</b>	
		Township zone code
Child care centre Dual occupancy Dwelling house Home based business Hospital Hostel Indoor sport and recreation Office	<b>Code assessment</b>	
		Township zone code
<b>Impact assessment</b>		
Any other use not listed in this precinct. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme



Use – by area	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Township zone: Open space and recreation precinct</b>		
Market Park Substation Utility installation	<b>Accepted</b>	
Indoor sport and recreation Outdoor sport and recreation Telecommunication facility	<b>Accepted subject to requirements</b>	
		Township zone code
Club Community use Emergency services Home based business	<b>Code assessment</b>	
		Township zone code
<b>Impact assessment</b>		
Any other use not listed in this precinct. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

# Hope Vale Aboriginal Shire Council planning scheme



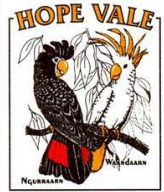


**Table 5.4.2 — Rural zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry Cropping Park Permanent plantations Substation Utility installation	<b>Accepted</b>	
Environment facility	<b>Accepted subject to requirements</b>	
		Rural zone code
Animal keeping Aquaculture Caretaker's accommodation Dwelling house Emergency services Intensive horticulture Nature based tourism Rural industry Telecommunication facility Wholesale nursery	<b>Code assessment</b>	
		Rural zone code
<b>Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The planning scheme	

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





## 5.5 Categories of development and assessment – Reconfiguring a lot

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

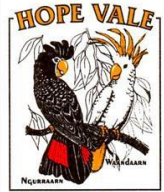
**Table 5.5.1 — Reconfiguring a lot**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Township zone		
	<b>Code assessment</b>	
	All other reconfiguration of a lot	Township zone code
Rural zone	<b>Code assessment</b>	
	All reconfiguration of a lot	Rural zone code
<b>Code assessment</b>		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the “categories of development and assessment” column.		

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

## 5.6 Categories of development and assessment – Building work

There is no building work regulated by the planning scheme.



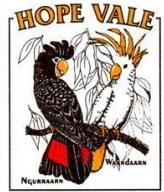
## 5.7 Categories of development and assessment – Operational work

The following table identifies the categories of development and assessment for Operational Work.

**Table 5.7.1 – Operational Work**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rural Zone	<b>Code Assessable</b>	
	Filling and excavation	Rural zone code
<b>Accepted</b>		
Development approval is not required for any other operational work not listed in this table and any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

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



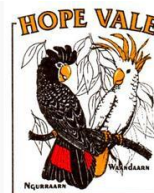
## 5.8 Categories of development and assessment – Overlays

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

**Table 5.8.1—Assessment benchmarks for overlays**

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Environmental management</b>		
All accepted or accepted subject to requirements development within the Township Zone	Accepted subject to requirements	Environmental management overlay code
All accepted or accepted subject to requirements development within the Rural zone, except Fish Habitat Overlay Area	Code assessable	Environmental management overlay code
All code assessable	Code assessable	Environmental management overlay code
All impact assessable	Impact assessable	Planning scheme

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



## Part 6 Zones

### 6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
  - (a) the purpose of the code;
  - (b) the overall outcomes that achieve the purpose of the code;
  - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
  - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code;
- (8) The following are the zone codes for the planning scheme:
  - (a) Township zone
    - (i) residential precinct
    - (ii) commercial precinct
    - (iii) industrial precinct
    - (iv) community purpose precinct
    - (v) open space and recreation precinct
  - (b) Rural zone

### 6.2 Zone codes

#### 6.2.1 Township zone code

##### 6.2.1.1 Application

This code applies to assessing all development in the Township zone.

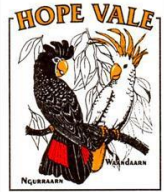
When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

##### 6.2.1.2 Purpose

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

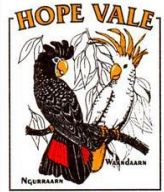
Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community.

Tourist facilities such as tourist attractions and short-term accommodation, of the area may be appropriate.

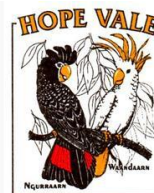


- (2) The local government purpose of the township zone code is to provide for a, well-serviced township that has opportunity to thrive economically, culturally, socially and environmentally.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Hope Vale Township is a growing, well-serviced community that makes the most of its assets, providing a safe and enjoyable place to live, work and visit as the sole urban settlement in Hope Vale Shire.
  - (b) Within Hope Vale Township, land is provided for:
    - (i) commercial and industrial uses such as shops, offices, markets, food and drink outlets, short-term accommodation, warehouses, service industries and low-impact industries that are consistent with the township character and needs of the community;
    - (ii) community uses such as the Hope Vale Arts and Cultural Centre, educational establishments, child care centres, community care centres, health care services, and places of worship, which are consistent with the needs of the local community;
    - (iii) recreational uses such as parks, indoor and outdoor sport and recreation; and
    - (iv) a range of housing types, such as dwelling houses, dual occupancies, multiple dwellings, dwelling units, community residences and hostels, providing housing choice and meeting the needs of the local community throughout various stages of their life.
  - (c) Industrial land uses (particularly medium impact, high impact and special industry) are located and managed to protect the health, wellbeing, amenity and safety of communities and individuals. Hazardous materials are to be located outside flood prone lands and the impacts of air, noise and odour emissions is to be addressed with sensitive land uses planned, located and developed in a way that is responsive to already approved industrial land uses.
  - (d) Development is responsive to the needs of the community, environment, and character of the area through:
    - (i) delivering ongoing benefits to the community;
    - (ii) maintaining access to the natural environment, culturally important places, and resources for the local community;
    - (iii) being designed and constructed in response to the Cape York tropical wet and dry climate;
    - (iv) being concentrated in areas that are provided with appropriate infrastructure and services;
    - (v) appropriately coordinating and sequencing infrastructure and development;
    - (vi) planning for improved energy efficiency, water conservation, and waste recovery;
    - (vii) protecting and enhancing the unique local character of Hope Vale;
    - (viii) avoiding areas of known natural hazards, except where the development proposal is a development commitment or there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal;
    - (ix) ensure all new development manages the safety of people from climate change;
    - (x) maintaining or improving the quality of water entering the Great Barrier Reef.

# Hope Vale Aboriginal Shire Council planning scheme



- (e) Hope Valley Estate caters for the future land use needs of the community.
- (f) The existing Council administration building is retained and upgraded for future business, retail and commercial uses.
- (g) Reconfiguring a lot is designed to cater for the intended end use and provide sufficient:
  - (i) road frontage for safe, convenient vehicle and pedestrian access;
  - (ii) area and proportions for activities and works associated with the proposed use;
  - (iii) access to open space, waterways and resources, including culturally important places; and
  - (iv) ranges of lot size to meet the lifestyle and family composition needs of the community.

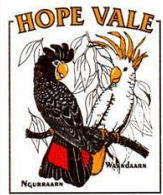


6.2.1.3 Specific benchmarks for assessment

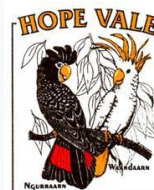
**Table 6.2.1.3 —Benchmarks for development that is accepted subject to requirements and assessable development**

Performance outcomes		Acceptable outcomes	
<b>Natural and cultural values</b>			
PO1	Development is located and designed to retain: (a) natural landforms; (b) natural drainage patterns; (c) mature trees; and (d) any significant landmarks.	AO1	Development is not undertaken on land with known cultural values (including physical artefacts, historical significance and built heritage).
PO2	Development maintains or improves the quality of water entering the Great Barrier Reef.	AO2	No acceptable outcome is prescribed.
<b>Character and amenity</b>			
PO3	Development is of a style and scale that is compatible with the surrounding area.	AO3	The maximum height of a: (a) residential building is 8.5m. (b) commercial or community purpose building is 10.5m or 3 storeys, whichever is the greatest. (c) industrial building is 12m.
PO4	Residential development creates a consistent streetscape pattern that: (a) provides access, (b) privacy, (c) sense of safety and (d) room for landscaping between the road frontage and the development.	AO4	Residential building setbacks from any road frontage area: (a) A minimum of 6 metres to the primary road frontage; or (b) A minimum of 3 metres to a secondary road frontage; and (c) Complies with building provisions for side and rear boundary setbacks.
PO5	Residential development allows for: (a) a range of housing options, including dual occupancy and multiple dwellings; and (b) flexibility and adaptability for changing household sizes and structures.	AO5	No acceptable outcome prescribed.

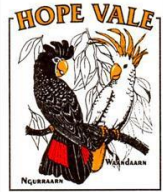




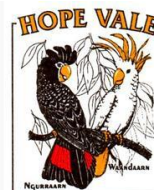
PO6	Development is designed, constructed and operated to meet the needs of the intended users and in response to the Cape York tropical wet and dry climate.	AO6	No acceptable outcome prescribed.
PO7	Non-residential uses are located, designed and constructed to minimise nuisance such as light, noise, dust, odour, traffic, and other existing physical aspects in the surrounding area.	AO7	No acceptable outcome prescribed
PO8	Non-residential uses such as shops, offices, markets, food and drink outlets, short-term accommodation, warehouses, service industries and low impact industries are consistent with the township's character and the needs of the community.	AO8	No acceptable outcome prescribed.
PO9	Development for community uses such as the Hope Vale Arts and Cultural Centre, educational establishments, child care centres, community care centres, health care services and places of worship are provided where consistent with the needs of the local community.	AO9	No acceptable outcome prescribed.
PO10	Development is located and designed to: (a) provide a safe environment for people using the property and those in neighbouring areas. (b) minimise the adverse impacts on privacy on neighbouring properties and uses; and (c) provide a clear	AO10.1	Buildings address the road: (a) with the main entrance facing the road; or (b) for residential uses, a front door or living room windows facing the road.
		AO10.2	Windows to habitable rooms less than 5m away from windows to habitable rooms in another residential building are screened to retain privacy.  Note – habitable rooms include lounge, rumpus, bedrooms.



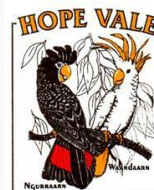
	definition of boundaries between public and private space.	AO10.3	<p>(1) Site boundaries are defined by: (a) landscaping; or</p> <p>(b) fencing, not more than 1.4 m high, between the building and the road for the primary street frontage and 1.8m for the secondary street frontage in the case of a corner site.</p> <p>(2) Side and rear fencing is no greater than 1.8 metres high.</p>
PO11	<p>Development is located and designed to provide enough room for the proposed use, including:</p> <p>(a) onsite car parking plus</p> <p>(b) visitor parking;</p> <p>(c) vehicle access and on-site manoeuvring;</p> <p>(d) residential development - clothes drying, private open space and communal open space areas;</p> <p>(e) non-residential development: loading/unloading access and manoeuvring.</p>	AO11.1	<p>For residential developments onsite car parking is provided at the rate of:</p> <p>(a) one space per dwelling on site and one visitor space per dwelling.</p>
		O11.2	<p>For commercial and community purpose developments onsite car parking is provided at the rate of:</p> <p>(a) 1 space per tenancy plus</p> <p>(b) 1 visitor space per 2 tenancies; plus space onsite for vehicle access, on-site manoeuvring, loading and unloading.</p>
PO12	Development for Industrial activities is appropriately designed and located in relation to adjoining and adjacent development.	AO12	<p>(a) Boundary setbacks:</p> <p>(i) 6 metres (minimum) from the frontage of the site; and</p> <p>(ii) May be built to side and rear boundaries where building provisions are satisfied; or</p> <p>(iii) 2.5 metres (minimum) from the side and rear boundaries.</p> <p>(b) Site coverage is not greater than 70%; and</p> <p>(c) Car parking is provided at a rate of 1 space per 100m<sup>2</sup> (minimum); and</p> <p>(d) loading/unloading access and manoeuvring area is provided so that large delivery trucks can enter and leave the site in a forward direction; and</p> <p>(e) 2.5m wide (minimum) landscaping is provided along the road frontage, clear of car parking and refuse disposal areas.</p>



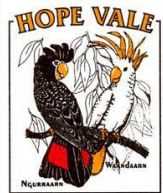
PO13	Development of industry activities is appropriately buffered from residential uses and community activities and natural hazards areas such as medium bushfire areas and flood prone areas.	AO13	<p>Development for:</p> <ul style="list-style-type: none"> <li>(a) medium impact industry does not occur within 250m of residential uses and community activities;</li> <li>(b) high impact industry does not occur within 500m of residential uses and community activities; and</li> <li>(c) noxious and hazardous industry does not occur within 1,500m of residential uses and community activities.</li> <li>(d) industrial activity is not located within 10m of a medium bushfire hazard area, as shown on Map OM-001; industrial activity is not located within 20m of a flood prone area; as shown on Map OM-008. industrial activity is not located within 20m of a flood prone area; as shown on Map OM-008.</li> </ul>
O14	Industrial land uses (particularly medium impact, high impact and noxious and hazardous industry) are located and managed to protect the health, wellbeing, amenity and safety of communities and individuals. Hazardous materials are to be located outside flood prone lands and the impacts of air, noise and odour emissions is to be addressed with sensitive land uses planned, located and developed in a way that is responsive to already approved industrial land uses.	AO14	No acceptable outcome prescribed
PO15	Child care centres are located to satisfy community expectations and be accessible to the community without adversely affecting the amenity of residential uses.	AO15	<p>Development on site:</p> <ul style="list-style-type: none"> <li>(a) has a minimum area of: <ul style="list-style-type: none"> <li>i. 1000m<sup>2</sup> where no more than 25 children are to be accommodated; or</li> <li>ii. 1500m<sup>2</sup> where more than 25 children are to be accommodated; or</li> <li>iii. 2000m<sup>2</sup> where more than 50 children are to be accommodated, and.</li> </ul> </li> <li>(b) is located 6 metres from the front boundary of the site; and</li> <li>(c) is 3 metres from any secondary street boundary; and</li> <li>(d) provides all outdoor play areas with a minimum setback of 2 metres from all common boundaries with adjoining premises; and</li> </ul>



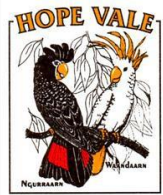
			<p>(e) provides that setback areas are landscaped</p> <p>(f) includes the following equipment in all active spaces:</p> <ul style="list-style-type: none"> <li>(i) art features</li> <li>(ii) play equipment;</li> <li>(iii) seating;</li> <li>(iv) water taps/bubblers.</li> </ul>
PO16	Home based businesses are ancillary to the primary purpose of a residential dwelling. The business is operated so that it doesn't cause nuisance, disturbance or hazard to neighbours or other persons not associated with the activity.	AO16	<p>The home based business:</p> <ul style="list-style-type: none"> <li>(a) is located within an existing dwelling or outbuilding;</li> <li>(b) does not exceed 50m<sup>2</sup> gross floor area;</li> <li>(c) stores goods and materials safely and securely on site and which not visual from any street frontage;</li> <li>(d) does not generate more than a total of 10 visits to the site per day by visitors, clients and/or deliveries;</li> <li>(e) includes a sign (not illuminated) no greater than 2m<sup>2</sup>, displayed upon the building or on the front fence;</li> <li>(f) does not required external building works; and</li> <li>(g) does not involve the service, storage or repair of vehicles commercially on site.</li> </ul>
PO17	Non-residential uses promote walking and cycling.	AO17	Developments provide end-of trip bicycle facilities that owners can secure their bicycles to, located out of direct view of the public.
<b>Hazards</b>			
PO18	Wildlife, particularly flying vertebrates, such as birds and bats, are not attracted into operational airspace of the township airstrip in significant numbers.	AO18	<p>Development for the following activities is mitigated to avoid impacts on the existing and potential future use of the airstrip:</p> <ul style="list-style-type: none"> <li>(a) Water disposal sites for decomposable matter;</li> <li>(b) Commercial fishing processing;</li> <li>(c) Fruit farming/food processing plant</li> </ul>



PO19	<p>External lighting does not cause significant interference by:</p> <ul style="list-style-type: none"> <li>(a) distracting or temporarily interfering with a pilot's vision; or</li> <li>(b) confusing a pilot because of similarities to approach or runway lighting.</li> </ul>	AO19	<p>Development does not involve lighting that:</p> <ul style="list-style-type: none"> <li>(a) shines light above the horizontal; or</li> <li>(b) is coloured or flashing; or</li> <li>(c) comprises sodium lighting or flare plumes; and</li> <li>(d) is arranged in straight parallel lines 500 metres to 1000 metres long.</li> </ul>
<b>Infrastructure and servicing</b>			
PO20	<p>Development is provided with infrastructure appropriate to the use and the area in terms of:</p> <ul style="list-style-type: none"> <li>(a) Reticulated water supply;</li> <li>(b) Electricity;</li> <li>(c) Telecommunications;</li> <li>(d) Roads;</li> <li>(e) Stormwater;</li> <li>(f) Wastewater/sewerage</li> <li>(g) Waste</li> </ul>	AO20.1	<p>Development is to be provided with access and/or connection to:</p> <ul style="list-style-type: none"> <li>(a) reticulated water supply and sewerage in accordance with the Council's development standard.</li> <li>(b) electricity to the standard of infrastructure nominated by the relevant electricity supply authority;</li> <li>(c) telecommunications to the standard of infrastructure nominated by the relevant telecommunications supply authority; and</li> </ul>
			<ul style="list-style-type: none"> <li>(d) roads to the standards identified in the FNQROC Development Manual.</li> <li>(e) waste management facilities.</li> <li>(f) Stormwater culverts / drains.</li> </ul>
		AO20.2	<p>Development does not cause an increase or concentration of stormwater runoff onto neighbouring properties.</p>
PO21	<p>Development provides for safe and efficient vehicular access in regard to:</p> <ul style="list-style-type: none"> <li>(a) The nature of vehicles using the access or road; and</li> <li>(b) The location of uses that may be adversely affected by noise or dust generated from the use of that access or road.</li> </ul>	AO21	<p>No acceptable outcome prescribed.</p>

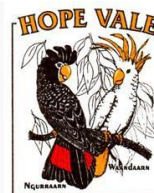


Reconfiguration of a lot			
PO22	New lots are designed to cater for the intended end use and provide sufficient:  (a) Road frontage for safe, convenient vehicle and pedestrian access; and  (b) Area and proportions for activities and works associated with the proposed use.	AO22.1	Lots or lease areas are a minimum of:  <u>Residential precinct:</u>  (a) 800m <sup>2</sup> minimum for detached dwellings. (b) 1000m <sup>2</sup> min for multiple dwellings and detached dual occupancy. (c) 800m <sup>2</sup> attached dual occupancy.  <u>Commercial Precinct:</u>  (a) 300m <sup>2</sup> minimum.  <u>Community Purposes Precinct:</u>  (a) 800m <sup>2</sup> minimum, for uses other than a child care centre.  <u>Industrial Precinct:</u>  (a) 1000m <sup>2</sup> minimum.
		AO22.2	All lots identified for residential purposes are capable of containing one area measuring 10 metres by 15 metres for each dwelling unit over land suitable for building purposes together with sufficient land for private open space and vehicle parking.
PO23	Residential subdivisions that create more than 5 lots provide for the development of a range of housing types and sizes.	AO23	One or more lots per every 5 lots created is a minimum of 1000m <sup>2</sup> in size.
PO24	New lots do not restrict community access to open space, waterways and resources, including culturally important places.	AO24	No acceptable outcome prescribed.
PO25	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from bushfire.	AO25	(a) New lots are not created on land subject to medium bushfire hazard; or (b) Buildings and site access have a 10m buffer to the medium bushfire hazard area.
PO26	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from flooding.	AO26	Works associated with the proposed development do not involve:  (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling.



Other			
PO27	Hope Valley Estate caters for the future land use needs of the community.	AO27	No acceptable outcome prescribed.
PO28	The existing Council administration building is retained and upgraded for future business, retail and commercial uses.	AO28	No acceptable outcome prescribed.





## 6.2.2 Rural zone code

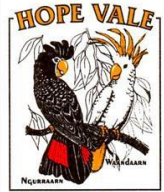
### 6.2.2.1 Application

This code applies to assessing all development in the Rural zone.

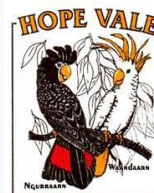
When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

### 6.2.2.2 Purpose

- (1) The purpose of the zone is to:
  - (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities.
  - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes; and
  - (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production.
- (2) The local government purpose for the zone is to provide for a rural area that retains its natural values whilst providing for resource use.
- (3) The overall outcomes sought for the zone are:
  - (a) Development does not adversely affect and provides for the retention and protection of:
    - (i) resources including land, plants, animals, minerals in the earth, salt water, fresh water, topography of the land, ecological processes and habitats and culturally important places;
    - (ii) identified wetlands, remnant vegetation and coastal areas shown in the Environmental management overlays;
    - (iii) access and use of resources by traditional owners, historical owners and local people in pursuit of traditional and lifestyle cultural practices or for economic benefit; and
  - (b) Development is designed and constructed so that it:
    - (i) responds to and respects the natural environment and potential risks from natural hazards and climate change;
    - (ii) does not detract from the character, usability, cultural importance or the ongoing practice of traditional activities;
    - (iii) embraces sustainable practices including land management, energy efficiency, water conservation and transport use; and
    - (iv) does not unnecessarily fragment areas with the potential for primary production.
    - (v) provides an ongoing benefit to the community.
    - (vi) the quality of water entering the Great Barrier Reef is maintained or improved.
  - (c) Tourist uses that recognise and depend on the values of the cultural features, natural resources may be located in the rural zone where there is a proven ongoing benefit to the community;
  - (d) The community has ongoing opportunities to live and camp in rural and coastal areas and continue their relationship with traditional and historic lands.
  - (e) Established temporary use camp sites continue to operate in their existing capacity, whilst new or redeveloped sites are located outside of coastal hazard areas.



- (f) Development at or in the vicinity of Elim Beach and Cape Bedford is managed to balance economic, environmental, wide public interests and cultural impacts.
- (g) The viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses.
- (h) New or more intensive agricultural uses are located in physically suitable areas and separated from other incompatible land uses, including any ancillary rural industries.
- (i) Service industries and ancillary uses to rural activities are permitted where they provide adequate on-site services, access and marketability to ensure they value add to rural activities.
- (j) Mineral and extractive resources are protected from incompatible uses to ensure a sustainable extractive industry.
- (k) The health and safety of residents and visitors in the rural area are maintained;  
and
- (l) Development provides for adequate levels of infrastructure to service the intended use and site at no impost to council.
- (m) Where for reconfiguring a lot:
  - (i) new lots are designed and developed with safe and convenient road access;  
and
- (n) areas and proportions of new lots are appropriate for activities and works associated with the proposed use.



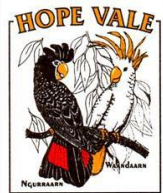
### 6.2.2.3 Specific benchmarks for assessment

**Table 6.2.2.3 —Benchmarks for development that is accepted subject to requirements and assessable development**

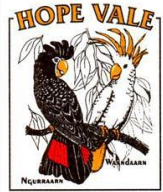
Performance outcomes		Acceptable outcomes	
<b>Natural and Cultural Values</b>			
PO1	<p>Development is located and designed so that:</p> <p>(a) there are no significant adverse effects on the natural and cultural values of the environment.</p> <p>(b) it responds to and respects the natural environment</p> <p>Editor's Note—Where a place of significance is identified and cannot be avoided, development recognises and promotes the place, where appropriate, and with approval from the Traditional Owners of the land.</p>	AO1	Development is not undertaken on land with known cultural values (including both physical artefacts and historical significance).
PO2	Development maintains or improves the quality of water entering the Great Barrier Reef.	AO2	No acceptable outcome is prescribed.
PO3	<p>Development does not:</p> <p>(a) adversely impact the viability of habitat or stop the movement of wildlife; or</p> <p>(b) result in the loss of flora and fauna species.</p>	AO3	<p>Development and works do not clear vegetation:</p> <p>(a) outside the immediate building envelope area, including areas required for bushfire clearing purposes; or</p> <p>(b) if a building envelope area is not identified, an area no larger than 2000m<sup>2</sup>.</p>
PO4	<p>Matters of state environmental significance and the Starcke River (Ngulun) Fish Habitat Area (FHA) are protected from the effects of development through the effective management of:</p> <p>(a) stormwater quality and quantity;</p> <p>(b) erosion and sediment control;</p> <p>(c) acid sulfate soils;</p> <p>(d) pest and invasive species; and</p> <p>(e) noise, light, visual disturbance.</p>	AO4.1	Development is not located in the area covered by the Wetlands Overlay Map OM-005 or the Fish Habitat Area Overlay Map OM-007.
		AO4.2	Development does not result in any measurable change to the quantity or quality of stormwater entering the HES wetland, or FHA.



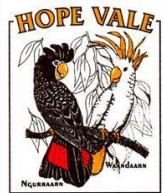
Performance outcomes		Acceptable outcomes	
		AO4.3	For all land, soils and sediments at or below 5m AHD where the natural ground level is less than 20m AHD works do not: <ul style="list-style-type: none"> <li>(a) excavate or remove 100m<sup>3</sup> or more of soil or sediment; or</li> <li>(b) fill land with 500m<sup>3</sup> or more of material with an average depth of 0.5m or greater.</li> </ul>
		AO4.4	(a) To avoid adverse effects, development does not result in the introduction of any non-native fauna or pest species. (b) To minimise adverse effects: <ul style="list-style-type: none"> <li>(i) exclusion fencing is provided in appropriate locations to manage the threat of pest species to the HES wetland, or FHA and to prevent stock from carrying weeds or exotics into the HES wetland; or FHA and</li> <li>(ii) the exclusion fencing does not result in a barrier or hazard to the movement of wetland or aquatic fauna.</li> </ul>
		AO4.5	Development does not result in any measurable impact on wetland or aquatic fauna values from noise, light or visual disturbance.
		AO4.6	Development within or adjoining the declared FHA is designed, sited and built to minimise impacts on, retain buffers to, and must not adversely affect the maintenance of: <ul style="list-style-type: none"> <li>(a) the current fish habitat values and functions of the area</li> <li>(b) the community use of the area; in particular, in relation to fishing activities.</li> </ul>
<b>Character and use</b>			
PO5	The viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses.	AO5	No acceptable outcome prescribed.



Performance outcomes		Acceptable outcomes	
PO6	<p>(a) Development is for a use which satisfies a community need or takes advantage of an economic opportunity; and</p> <p>(b) the nature and scale of the use is such that there are no suitable sites available within Hope Vale township; and</p> <p>(c) the effects of the use mean that it cannot be practicably located in the township zone; or</p> <p>(d) in order to operate effectively the use needs to be located close to a particular cultural feature, natural feature or resource, infrastructure item or activity that occurs in the area.</p>	AO6	No acceptable outcome prescribed.
PO7	Development at or in the vicinity of Elim Beach and Cape Bedford is managed to balance economic, environmental, wide public interests and cultural impacts.	AO7	No acceptable outcome prescribed.
PO8	Service industries and ancillary uses to rural activities are permitted where they provide adequate on-site services, access and marketability to ensure they value add to rural activities.	AO8	No acceptable outcome prescribed.
PO9	Development does not unnecessarily fragment areas with the potential for primary production.	AO9	No acceptable outcome prescribed.
PO10	Mineral and extractive resources are protected from incompatible uses to ensure a sustainable extractive industry.	AO10	No acceptable outcome prescribed.
PO11	Buildings and structures are sympathetic with the natural environment and landscape.	AO11.1	<p>The maximum height of a:</p> <p>(a) residential building is 8.5m.</p> <p>(b) rural building (ancillary to the rural use of the land) is 10.5m.</p> <p>(c) rural industrial building is 12m.</p>



Performance outcomes		Acceptable outcomes	
		AO11.2	Building materials are lightweight including use of timber and tin materials which blend into the surrounds and minimise reflection and glare.
PO12	Rural development is limited in density and does not have a significant impact on the rural character of the area or the infrastructure required to service the scale of development.	AO12	A lot or lease area contains not more than: <ul style="list-style-type: none"> <li>(a) Up to 10ha – 1 dwelling plus one caretakers dwelling;</li> <li>(b) 10ha – 200ha – 2 dwellings plus one caretakers dwelling;</li> <li>(c) 200ha+ - 3 dwellings plus one caretakers dwelling.</li> </ul>
PO13	Development does not result in significant adverse effects on use, public health or safety with regard to: <ul style="list-style-type: none"> <li>(a) waste water disposal;</li> <li>(b) waste disposal;</li> <li>(c) water supply for human use;</li> <li>(d) agricultural uses or works located in close proximity to Hope Vale township, roads or other occupied places.</li> </ul>	AO13	No acceptable outcome prescribed.
PO14	Development does not prevent community access to waterways, wetlands, foreshores or culturally important places and provides for public ownership, access and use of resources.	AO14	Community access to beaches, watercourses, wetlands or culturally important places is created, maintained or enhanced.
PO15	Established outstations by traditional and historical residents of Hope Vale continue to operate in their existing capacity, whilst new or redeveloped sites are constructed in a manner that is: <ul style="list-style-type: none"> <li>(a) safe to use;</li> <li>(b) serviced with potable water and a functional waste water management system.</li> </ul> <p>Editor's note: refer also to section 1.8 Administrative Matters for definition of temporary use - camp for purposes of this planning scheme.</p>	AO15	Sites are located outside the area covered by the Coastal Management Overlay Map OM-004.  Editor's note: Buildings and structures must comply with building assessment provisions.

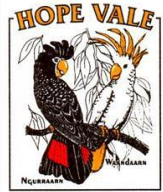


Performance outcomes		Acceptable outcomes	
PO16	Tourist uses that recognise and depend on the values of the cultural features, natural resources may be located in the rural zone where there is a proven ongoing benefit to the community.	AO16	No acceptable outcome prescribed.
<b>Hazards</b>			
PO17	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from acid sulfate soils.	AO17	For all land, soils and sediment at or below 5m AHD, where the natural ground level is less than 20m AHD, works do not: <ul style="list-style-type: none"> <li>(a) excavate or remove 100m<sup>3</sup> or more of soil or sediment; or</li> <li>(b) fill land with 500m<sup>3</sup> or more of material with an average depth of 0.5m or greater.</li> </ul>
PO18	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from flooding and essential infrastructure is able to function effectively during and immediately after flood events.	AO18.1	For reconfiguration of a lot, material change of use, building work and operational works: Works associated with the proposed development do not involve: <ul style="list-style-type: none"> <li>(a) any physical alteration to a watercourse or floodway including vegetation clearing; or</li> <li>(b) a net increase in filling.</li> </ul>
		AO18.2	For reconfiguration of a lot, material change of use and building work: <ul style="list-style-type: none"> <li>(a) materials manufactured or stored on site are not hazardous in nature; or</li> <li>(b) material manufacturing equipment and containers are located on the highest part of the site to enhance flood immunity.</li> </ul>
PO19	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from hazardous materials.	AO19	There is no increase in the number of people living or working on the site, except where the premises are occupied on a short-term or intermittent basis.
PO20	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from landslide.	AO20	No lots are created and/or no development occurs on land with a slope of 15% or greater (refer to Landslide overlay map OM-009), except where a new lot is formalising a tenure over established development.



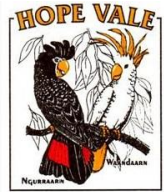


Performance outcomes		Acceptable outcomes	
<b>Infrastructure</b>			
PO21	Infrastructure is provided to a standard identified in the Local Government Infrastructure Plan, at no impost to council.	AO21	No acceptable outcome prescribed.
PO22	Access roads are designed to be safe and efficient, at no impost to council, having regard to: <ul style="list-style-type: none"> <li>(a) the nature of vehicles using the road; the location of uses that may be adversely affected by noise or dust generated from the use of that road;</li> <li>(b) the location and design of access points; and</li> <li>(c) the design of stormwater drainage.</li> </ul>	AO22	No acceptable outcome prescribed.
PO23	Water supply and sewerage are provided to: <ul style="list-style-type: none"> <li>(a) meet appropriate standards at the least whole of life cost, including avoiding unnecessary duplication;</li> <li>(b) be robust and fit for purpose and intended period of operation;</li> <li>(c) be easily maintained without unnecessarily requiring specialist expertise or equipment;</li> <li>(d) be comprised and composed of materials that are readily accessible and available from local sources; and</li> <li>(e) be readily integrated with existing systems and facilitate the orderly provision of future systems.</li> </ul>	AO23	No acceptable outcome prescribed.
PO24	Community Infrastructure and Essential Infrastructure are able to function effectively during and immediately after bushfire events.	AO24	Essential Infrastructure is not located in a high or medium bushfire hazard area, as shown on map OM-001.

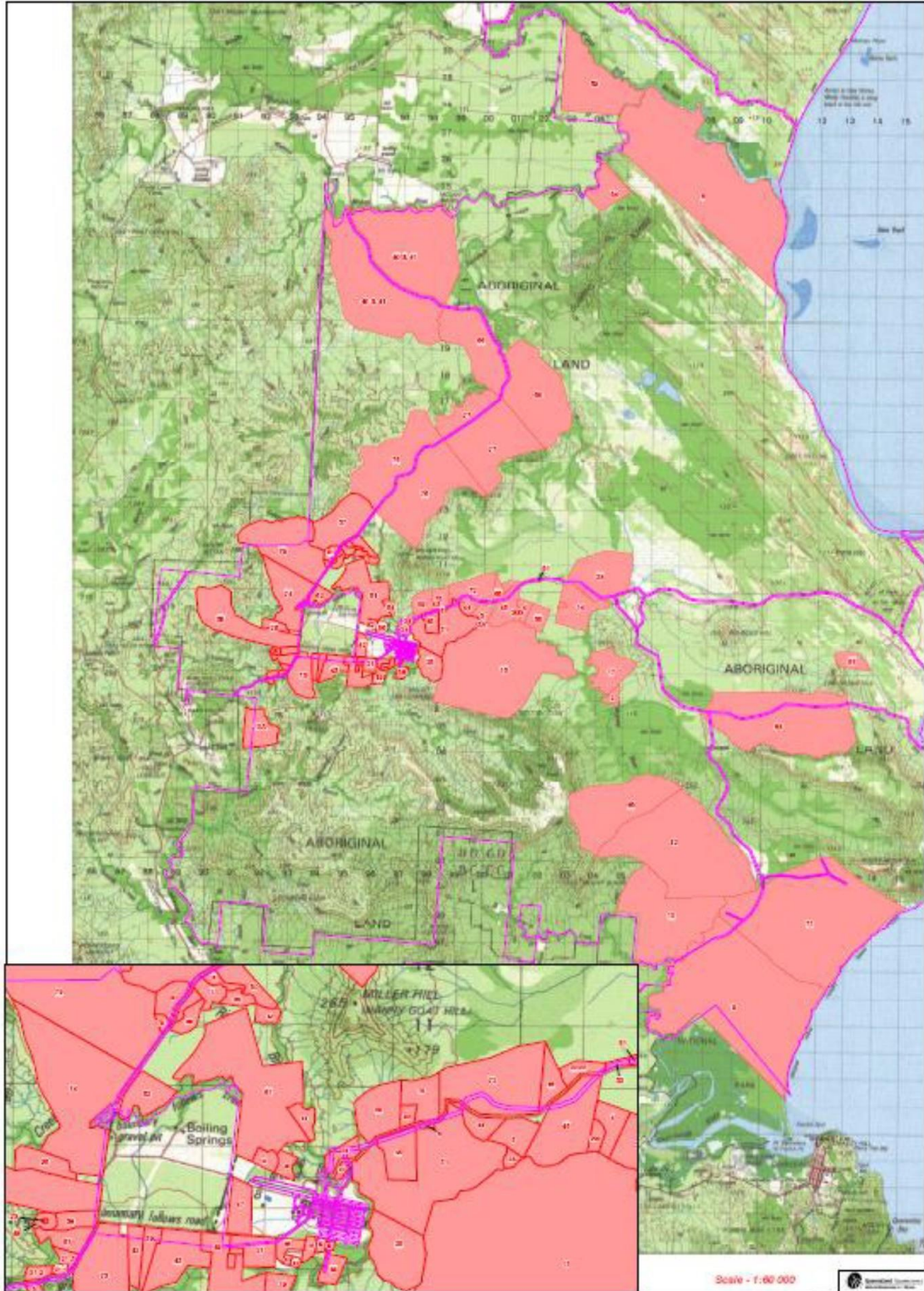


Performance outcomes		Acceptable outcomes	
<b>Reconfiguration of a Lot</b>			
PO25	New lots are designed and developed with sufficient: (a) safe and convenient road access; (b) area and proportions for activities and works associated with the proposed use; (c) infrastructure and servicing appropriate to the proposed use of the site, to a standard considered appropriate by Council, at no impost to Council	AO25.1	<p>Lots or lease areas:</p> <p>(a) located outside the “Blockholders” area shown on Map 6.1 have a minimum lot or lease area of 100ha hectares.</p> <p>(b) located inside the “Blockholders” area shown on Map 6.1 have a minimum lot or lease area approximate to the right to the interest on the land or 100ha, whichever is the lesser.</p> <p>Editor’s Note: Blockholders are recognised by the State Government as having a right to an interest on the land as mapped on Map 6.1.</p>
		AO25.2	<p>Each lot is to have legal access to a local or state controlled road.</p> <p>In the case of a natural hazard event, the access must be able to act as an evacuation route to safe ground.</p>
		AO25.3	<p>For a material change of use for a lot 2,500m<sup>2</sup> or larger that will result in multiple class 1, 2, 3 or 4 buildings within a single lot, the development is provided with a fire access trail that:</p> <p>(a) has a minimum cleared width of 6m;</p> <p>(b) has a formed width and gradient, and erosion control devices to local government standards;</p> <p>(c) has vehicular access at each end;</p> <p>(d) provides passing bays and turning areas for firefighting appliances;</p> <p>(e) is within an access easement that is granted in favour of the local government or Queensland Rural Fire Service.</p>

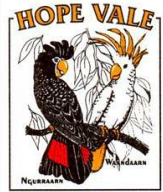
# Hope Vale Aboriginal Shire Council planning scheme



Map 6.1 -Location of "Blockholders" in Hope Vale LGA



Source: Queensland Government, Department of Natural Resources and Mines: Hope Vale leases



## **Part 7 Overlays**

### **7.1 Preliminary**

- (1) Overlays identify areas within the planning scheme that reflect distinct themes that may include all or one of the following:
  - (a) sensitive to the effects of development;
  - (b) constrain land or development;
  - (c) subject to valuable resources;
  - (d) present opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed categories of development or assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
  - (a) a map for an overlay;
  - (b) a code for an overlay.
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay
- (7) The overlays for the planning scheme are:
  - (a) bushfire hazard;
  - (b) landscape heritage;
  - (c) biodiversity areas;
  - (d) wetlands;
  - (e) good quality agricultural land;
  - (f) flood prone areas;
  - (g) fish habitat areas; and
  - (h) coastal management
- (8) The following are the overlay codes for the planning scheme:
  - (a) Environmental management overlay code

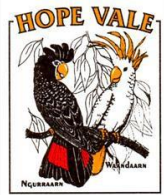
### **7.2 Overlay codes**

#### **7.2.1 Environmental management overlay code**

##### **7.2.1.1 Application**

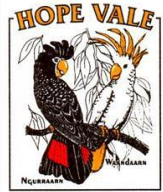
- (1) This code applies to assessing reconfiguration of a lot or material change of use for development that falls partly or wholly in the:
  - (a) flood hazard;
  - (b) bushfire hazards;
  - (c) landscape heritage;
  - (d) environmental significance overlay;
  - (e) coastal management overlay;
  - (f) wetlands overlay;
  - (g) agricultural land overlay
  - (h) fish habitat areas;
  - (i) Mt Piebald Aviation Facility overlay; and
  - (j) landslide hazard





### 7.2.1.2 Purpose

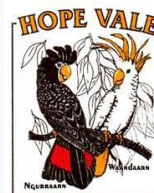
- (1) The purpose of this code is to:
  - (a) Ensure that development minimises any potential adverse effects on significant ecosystems;
  - (b) Ensure that development minimises any potential adverse effects on good quality agricultural land;
  - (c) Ensure that development minimises the potential adverse effects of flooding, bushfire and landslide on people, property and the environment.
  
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development intensification in areas subject to natural hazards:
    - (i) minimises the adverse impacts from natural hazards as far as practicable and built form is responsive to the hazard;
    - (ii) ensures there are no unacceptable risks to people or property;
    - (iii) does not materially increase the extent or the severity of hazards;
    - (iv) is for a development commitment; or
    - (v) provides an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal.
  - (b) Essential infrastructure and community infrastructure are located and designed to function effectively during and immediately after natural hazard events and are commensurate with a specified level of risk.
  - (c) Development encourages access to and use of resources by traditional owners, historical owners and local people in pursuit of traditional and lifestyle cultural practices.
  - (d) Development acknowledges the duty of care to traditional owners, historical owners and local people by taking all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage.
  - (e) Development in the coastal zone is planned, designed and constructed to avoid social, environmental and financial costs arising from the impacts of coastal hazards, taking into account the predicted effects of climate change.
  - (f) Wetlands and areas of environmental significance are conserved and enhanced, and viable networks and corridors of native vegetation are retained.
  - (g) Agricultural land is protected from incompatible development.



7.2.1.3 Specific benchmarks for assessment

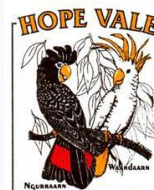
**Table 7.2.1.3 —Benchmarks for development that is accepted subject to requirements and assessable development**

Performance outcomes		Acceptable outcomes	
<p><b>Flood Hazard</b></p> <p>The flood hazard overlay constrains areas of land identified by State Planning Policy mapping as potentially subject to flooding. For the purposes of this planning scheme the following assessment benchmarks are adopted from the model flood hazard overlay code.</p>			
PO1	Development siting and layout responds to flooding potential and maintains personal safety at all times.	AO1.1	<p>For material change of use and building work, new buildings are:</p> <ul style="list-style-type: none"> <li>(a) located outside the Flood Prone Area Overlay area, as shown on Map OM-008; or</li> <li>(b) located on the highest part of the site to minimise entrance of floodwaters; or</li> <li>(c) elevated; and</li> <li>(d) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</li> </ul> <p>Note: If part of the site is outside the flood hazard overlay area, this is the preferred location for all buildings.</p>
		AO1.2	<p>For reconfiguring a lot, new lots are:</p> <ul style="list-style-type: none"> <li>(a) located outside the overlay area; or</li> <li>(b) where possible, located on the highest part of the site to minimise entrance of floodwaters.</li> </ul> <p>Note: If part of the site is outside the flood hazard overlay area, this is the preferred location for all lots (excluding park or other relevant open space and recreation lots).</p>
		AO1.3	Road and/or pathway layout provides a safe and clear evacuation path by direct and simple routes to main carriageways.
		AO1.4	<p>Signage is provided on site (regardless if land will be publicly or private ownership):</p> <ul style="list-style-type: none"> <li>(a) indicating the position and path of all safe evacuation routes off the site; and</li> <li>(b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.</li> </ul>



Performance outcomes		Acceptable outcomes	
PO2	Development is resilient to flood events by ensuring design and construction account for the potential risks of flooding.	AO2.1	<p>For material change of use and building work (residential uses), residential dwellings are not constructed as single-storey slab on ground.</p> <p>Editor's Note: The highset 'Queenslander'-style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</p>
		AO2.2	<p>For material change of use and building work (non-residential uses), no acceptable outcome prescribed.</p> <p>Editor's Note: The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the flood hazard overlay area and must take account of the flood potential within the area.</p> <p>Editor's Note: Resilient building materials for use within the flood hazard overlay area should be determined in consultation with Council, in accordance with the relevant building assessment provisions.</p>
PO3	Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level, and does not increase the potential for flood damage either on site or on other properties.	AO3.1	<p>For material change of use:</p> <p>Works in the township zone do not involve:</p> <ul style="list-style-type: none"> <li>(a) any physical alteration to a watercourse or floodway including vegetation clearing; or</li> <li>(b) a net increase in filling.</li> </ul>
		AO3.2	<p>For material change of use:</p> <p>Works in the rural zone either:</p> <ul style="list-style-type: none"> <li>(a) do not involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) do not change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> </ul> any reduction in flood warning times elsewhere on the floodplain. </li> </ul>

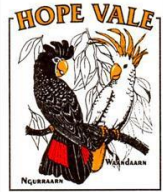




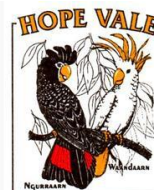
Performance outcomes		Acceptable outcomes	
PO4	Development avoids the release of hazardous materials into floodwaters.	AO4	<p>For material change of use:</p> <p>(a) materials manufactured or stored on site are not hazardous in nature; or</p> <p>(b) material manufacturing equipment and containers are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters</p> <p><i>Editor's Note: Refer to the Work Health and Safety Act 2011 and associated Regulation, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.</i></p>
PO5	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from adjacent natural hazards areas resulting from flooding.	AO5	Development is not located in the area covered by Flood Prone Areas Overlay Map OM-008 or in an area known to experience flooding or inundation from overland water flows.
PO6	<p>Essential Infrastructure and Community infrastructure are able to function effectively during and immediately after flood events.</p> <p><i>Editor's Note: for the purpose of this planning scheme, "Essential Infrastructure" is defined in Schedule 1, SC1.2 Administrative definitions.</i></p> <p><i>Editor's Note: for the purpose of this planning scheme, "Community Infrastructure" is defined in the Planning Act 2016</i></p>	AO6	No acceptable outcome prescribed.
<p><b>Bushfire Hazards</b></p> <p>The bushfire hazard overlay constrains areas of land identified as very high, high and medium bushfire hazard management areas.</p> <p><i>Editor's Note: in relation to building assessment provisions.</i></p>			
PO7	<p>Development minimises the potential adverse impacts of bushfire on the safety of people, property and the environment by mitigating risk through:</p> <p>(a) Lot design; and</p> <p>(b) Including firebreaks that provide adequate:</p> <p>(i) Access for firefighting or other emergency vehicles.</p> <p>(c) Providing adequate road access for firefighting/other emergency vehicles and safe evacuation.</p>	AO7.1	Roads are designed and constructed in accordance with applicable local government and State government standards.
		AO7.2	<p>Roads are designed to:</p> <p>(a) follow the natural contours of the land and contain stormwater flows;</p> <p>(b) have a maximum gradient of 12.5%; and</p> <p>(c) exclude cul-de-sacs where possible.</p>
		AO7.3	Buildings and structures on lots greater than 2,500m <sup>2</sup> .



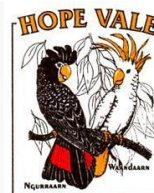
Performance outcomes		Acceptable outcomes	
			<ul style="list-style-type: none"> <li>(a) are sited in locations of lowest hazard within the lot; and</li> <li>(b) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard; and</li> <li>(c) provide for a fire trail that:                             <ul style="list-style-type: none"> <li>i. Separates the development from the hazardous vegetation</li> <li>ii. Is a minimum of 10m in width, has a minimum formed width of 4m (as shall any gate across the trail) and with a minimum of 6m clear of standing flammable vegetation, and minimum of 4m vertical clearance above the trail; with</li> <li>iii. Passing bays (20m long x 3m extra trail width) or turning facilities every 200m with</li> <li>iv. Adequate drainage and erosion control devices, and a cross fall of no greater than 10 degrees with</li> <li>v. Access points to the trail at each end with clear marking provided to indicate the existence and direction of the trail route and</li> <li>vi. Must have suitable arrangements to ensure maintenance in perpetuity such as within an access easement that is granted in favour of the local government of Queensland Rural Fire Service.</li> </ul> </li> </ul>
PO8	<p>Development does not:</p> <ul style="list-style-type: none"> <li>(a) result in a high concentration of people living or congregating in a bushfire hazard area or</li> <li>(b) involve the manufacture or storage of hazardous material in bulk</li> </ul>	AO8	<p>Sensitive land uses and development involving the manufacture or storage of hazardous material in bulk are not located in a high or medium bushfire hazard area, as shown on map OM-001.</p>



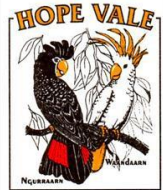
Performance outcomes		Acceptable outcomes	
PO9	<p>Essential Infrastructure and Community Infrastructure are able to function effectively during and immediately after bushfire events.</p> <p>Editor's Note: for the purpose of this planning scheme, "Essential Infrastructure" is defined in Schedule 1, SC1.2 Administrative definitions.</p> <p>Editor's Note: for the purpose of this planning scheme, "Community Infrastructure" is defined in the Planning Act 2016</p>	AO9	Essential Infrastructure and Community Infrastructure is not located in a high or medium bushfire hazard area.
PO10	Development maintains the safety of people and property by providing an adequate and accessible water supply for fire-fighting purposes	AO10	<p>For the development requiring a MCU involving new or existing buildings with a gross floor area greater than 50 m<sup>2</sup> where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1,2,3 or 4 building has:</p> <ul style="list-style-type: none"> <li>(i) fire brigade tank fittings; and</li> <li>(ii) If the buildings are in a high or medium hazard natural management area – bushfire in Hope Vale Aboriginal Shire Council, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes.</li> </ul>
PO11	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from adjacent natural hazards areas resulting from bushfire.	AO11	For material change of use and operational works, works associated with the proposed development provide a 10m wide buffer when adjacent to an area of high or medium hazard bushfire, as shown on map OM-001.
PO12	Development does not materially intensify the use of bushfire hazard areas.	AO12	Development does not result in a high concentration of people living or working in an area at risk from bushfire (e.g. residential development, tourist facilities, industrial or commercial uses) or involve institutional uses where evacuating people might be particularly difficult (e.g. child care or aged care).



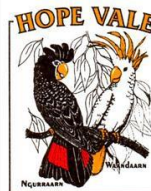
Performance outcomes		Acceptable outcomes	
<p><b>Landslide Hazards</b></p> <p>The landslide hazard overlay constrains areas of land identified as exceeding slopes of 15%.</p>			
PO13	<p>Development intensification in areas subject to natural hazards:</p> <ul style="list-style-type: none"> <li>(a) minimises the adverse impacts from natural hazards as far as practicable and built form is responsive to the hazard;</li> <li>(b) ensures there are no unacceptable risks to people or property;</li> <li>(c) does not materially increase the extent or the severity of hazards.</li> </ul>	AO13	No acceptable outcome prescribed.
<p><b>Landscape Heritage</b></p> <p>The landscape heritage overlay deals with landscapes with significant Indigenous or non-Indigenous cultural heritage value identified in a regional plan or by a local government.</p> <p>Refer to OM-002 Landscape heritage overlay in Landscape heritage overlay code.</p> <p>Editor's Note: Under s. 23 of the Aboriginal Cultural Heritage Act 2003, and s. 23 of the Torres Strait Islander Cultural Heritage Act 2003, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage (the "cultural heritage duty of care"). A person will comply with the duty of care in relation to Aboriginal or Torres Strait Islander cultural heritage if the person is acting in compliance with cultural heritage duty of care guidelines gazetted under the Aboriginal Cultural Heritage Act 2003 / Torres Strait Islander Cultural Heritage Act 2003 and/or in accordance with an agreement with the Aboriginal or Torres Strait Islander party for the area or a cultural heritage management plan approved under part 7 of the Aboriginal cultural heritage and Torres Strait Islander cultural heritage legislation.</p>			
PO14	<p>Development is located and designed to:</p> <ul style="list-style-type: none"> <li>(a) not impact adversely on the cultural values of the site;</li> <li>(b) integrate with the physical characteristics of the site; and</li> <li>(c) recognise and protect the significance of prominent natural features and landmarks of the site.</li> </ul> <p>Editor's note: development obligations under the Aboriginal Cultural Heritage Act 2003 and the Native Title Act 1993 are met.</p>	AO14	No acceptable outcome prescribed.



Performance outcomes		Acceptable outcomes	
<p><b>Environmental Significance</b></p> <p>The environmental significance overlay identifies matters of state environmental significance (MSES) as identified by the Queensland Government.</p>			
PO15	<p>Native vegetation is retained in a way that:</p> <ul style="list-style-type: none"> <li>(a) contributes to the maintenance of ecological processes;</li> <li>(b) plays a significant role in the carbon cycle;</li> <li>(c) prevents the loss of biodiversity;</li> <li>(d) conserves and enhances networks and corridors of native vegetation; and</li> <li>(e) endangered, of concern and least concern regional ecosystems are conserved.</li> </ul>	AO15	<p>Development is not located within the overlay unless the development either:</p> <ul style="list-style-type: none"> <li>(a) provides for an overriding need in the public interest; or</li> <li>(b) is a development commitment and achieves the development outcomes within this code to the maximum extent practicable, having regard to the characteristics of the development.</li> </ul>
PO16	<p>Endangered, of concern and least concern regional ecosystems are conserved and enhanced, and viable networks and corridors of native vegetation are retained.</p>	AO16	<p>No acceptable outcome prescribed.</p>
PO17	<p>Development ensures that natural resources (land, plants, animals, minerals, ecological processes and habitats) are sustainably managed to minimise impacts on the continued and future use of the area for current and future generations.</p>	AO17	<p>No acceptable outcome prescribed.</p>
<p><b>Coastal Management</b></p> <p>The coastal management overlay deals with state identified storm surge and erosion prone areas.</p>			
PO18	<p>Public access to the foreshore is maintained or enhanced for current and future generations.</p>	AO18	<ul style="list-style-type: none"> <li>(1) Public access to and along the foreshore adjacent to State land or tidal water is maintained, except in areas where there are safety, security or operational issues or potential adverse impacts on coastal landforms and coastal habitat.</li> <li>(2) Private structures are not attached to or do not extend across non-tidal State coastal land.</li> </ul>



Performance outcomes		Acceptable outcomes	
PO19	<p>Development is one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) coastal-dependent development</li> <li>(b) temporary, readily relocatable, or able to be abandoned</li> <li>(c) essential community service infrastructure that cannot feasibly be located elsewhere</li> <li>(d) redevelopment that does not increase the risk to people and property from exposure to adverse coastal hazard impacts.</li> </ul>	AO19	No acceptable outcome prescribed.
PO20	<p>Where development is temporary, readily relocatable, or able to be abandoned it must be able to demonstrate:</p> <ul style="list-style-type: none"> <li>(a) it is not feasible to locate the development outside of the erosion prone area; and</li> <li>(b) built structures are located as far landward as practicable; and</li> <li>(c) habitable buildings are located landward of an applicable coastal building line; or where there is no coastal building line, landward of the alignment of adjacent habitable buildings.</li> </ul>	AO20	<p>Development that is temporary, readily relocatable or able to be abandoned includes, but is not limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) picnic tables, barbeques, coastal trails and bikeways that are considered to be expendable when threatened by erosion; or specially designed portable or demountable structures such as camp sites, equipment sheds, lookouts, shelter sheds, decks and pergolas that are unattached and non-permanent structures capable of being easily and quickly removed when threatened by coastal hazards.</li> </ul>
PO21	<p>Development in the coastal management area:</p> <ul style="list-style-type: none"> <li>(a) maintains vegetation on coastal landforms outside a maritime</li> </ul>	AO21	<p>The development is designed and located to retain vegetation on the site; and</p> <ul style="list-style-type: none"> <li>(a) not alter physical characteristics of dune systems including dune crest</li> </ul>

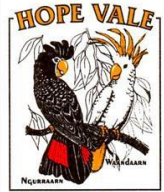


Performance outcomes		Acceptable outcomes	
	<p>development area or port, where its removal or damage may de-stabilise the area and increase the potential for erosion; or interrupt natural sediment trapping processes or dune or land building processes; and</p> <p>(b) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design, construction and operating standards; and</p> <p>(c) maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast; and</p> <p>(d) does not increase risk of shoreline erosion for areas adjacent to the development footprint.</p>		<p>height and sand volume; and</p> <p>(b) ensure activities associated with the operation of the development preserve the structure and condition of the vegetation communities and avoid wind and water runoff erosion; and</p> <p>(c) not disrupt sediment transport processes and otherwise maintains these processes as close as possible to their natural state; and</p> <p>(d) mitigate against any adverse effects on the net volume of sediment delivered to the coast or transported along the coast.</p>
<p><b>Wetlands</b></p> <p>The wetlands overlay deals with wetlands and surrounding riparian zones.</p>			
PO22	Development in or adjacent to wetlands areas is planned, designed, constructed and operated to prevent the loss or degradation of the wetlands and their environmental values, or to enhance these values.	AO22	<p>(1) Development is located outside the overlay area identified in Overlay map OM-005; or</p> <p>(2) Development is not located within 200m of the overlay area unless the development either:</p> <p>(a) provides for an overriding need in the public interest; or</p> <p>(b) is a development commitment and achieves the development outcomes within the overlay code to the maximum extent practicable, having regard to the intrinsic characteristics of the development.</p>
<p><b>Agricultural Land</b></p> <p>The Agricultural Land overlay deals with areas of land identified by the Queensland Government in the State Planning Policy as important agricultural areas and Class A and Class B land in the Agricultural Land Classification.</p>			





Performance outcomes		Acceptable outcomes	
PO23	The integrity, viability and productivity of good quality agricultural land is protected and maintained by avoiding: <ol style="list-style-type: none"> <li>conflict between rural activities and other uses; and</li> <li>alienation and fragmentation of good quality agricultural land.</li> </ol>	AO23	Development does not occur in the area covered by Agricultural Land identified in Overlay map OM-006.
<p><b>Fish Habitat Area</b></p> <p>The fish habitat area overlay identifies the area known as the Starcke River (Ngulun) Fish Habitat Area. A declared fish habitat area (FHA) is an area protected against physical disturbance from coastal development.</p>			
PO24	Any material change of use, operational or building work in a declared fish habitat area avoids, minimises or offsets impacts and loss of marine plants and other tidal fish habitats.	AO24	For a material change of use <ol style="list-style-type: none"> <li>the work is the construction or raising a waterway barrier for a freshwater waterway, and</li> <li>the structure will be: temporary (no more than 21 days in tidal waters and 42 days in non-tidal waters), and</li> <li>no more than 20m long, and</li> <li>no more than 10m wide at the widest point.</li> </ol>
<p><b>Mt Piebald Aviation Facility</b></p> <p>The Mt Piebald overlay identifies the Airservices VHF Repeater Stn and the Mt Piebald Telstra Compound and associated building restriction area and area of interest.</p>			
PO25	Development does not interfere with the function of aviation facilities.	AO25	For a material change of use <ol style="list-style-type: none"> <li>Development located within the building restricted area for an aviation facility does not create:                             <ul style="list-style-type: none"> <li>permanent or temporary physical obstructions in the line of sight between antennas</li> <li>an electrical or electromagnetic field that will interfere with signals transmitted by the facility, or</li> </ul> </li> <li>Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility.</li> </ol>

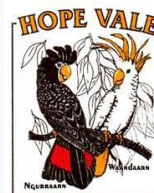


## Part 8 Development codes

### 8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (3) Use codes and other development codes are specific to each local government area.

Editor's note—assessment benchmarks for certain assessable development and requirements for certain accepted development are also contained in the Planning Regulation.



## Schedule 1 Definitions

### SC1.1 Use definitions

- (1) Use definitions have a specific meaning for the purpose of the planning scheme.
- (2) Any use not listed in the table SC1.1.2 column one is an undefined use.

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

- (3) A use listed in table SC1.1.2 column one has the meaning set out beside that term in column two.
- (4) The use definitions listed here are the definitions used in our planning scheme.
- (5) Column three of table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column one.
- (6) Column four of table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column one.
- (7) Columns three and four of table SC1.1.2 are not exhaustive lists.
- (8) Uses listed in table SC1.1.2 columns three and four which are not listed in column one, do not form part of the definition.

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

Index for use definitions		
<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Air services</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Brothel</li> <li>• Bulk landscape supplies</li> <li>• Car park</li> <li>• Caretaker's accommodation</li> <li>• Cemetery</li> <li>• Child care centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Community use</li> <li>• Correctional facility</li> <li>• Crematorium</li> <li>• Cropping</li> <li>• Dual occupancy</li> <li>• Dwelling house</li> <li>• Dwelling unit</li> <li>• Educational establishment</li> <li>• Emergency services</li> <li>• Environment facility</li> <li>• Extractive industry</li> <li>• Food and drink outlet</li> <li>• Function facility</li> <li>• Funeral parlour</li> </ul>	<ul style="list-style-type: none"> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> <li>• Health care service</li> <li>• High impact industry</li> <li>• Home based business</li> <li>• Hostel</li> <li>• Hotel</li> <li>• Indoor sport and recreation</li> <li>• Intensive animal husbandry</li> <li>• Intensive horticulture</li> <li>• Landing</li> <li>• Low impact industry</li> <li>• Major electricity infrastructure</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Marine industry</li> <li>• Market</li> <li>• Medium impact industry</li> <li>• Motor sport facility</li> <li>• Multiple dwelling</li> <li>• Nature-based tourism</li> <li>• Nightclub</li> <li>• Non-resident workforce accommodation</li> <li>• Noxious and hazardous industry</li> <li>• Office</li> <li>• Outdoor sales</li> <li>• Outdoor sport and recreation</li> <li>• Outstation</li> </ul>	<ul style="list-style-type: none"> <li>• Park</li> <li>• Permanent plantations</li> <li>• Place of worship</li> <li>• Port services</li> <li>• Relocatable home park</li> <li>• Renewable energy facility</li> <li>• Research and technology industry</li> <li>• Residential care facility</li> <li>• Retirement facility</li> <li>• Roadside stalls</li> <li>• Rural industry</li> <li>• Sales office</li> <li>• Service industry</li> <li>• Service station</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Short-term accommodation</li> <li>• Showroom</li> <li>• Substation</li> <li>• Telecommunications facility</li> <li>• Theatre</li> <li>• Tourist attraction</li> <li>• Tourist park</li> <li>• Transport depot</li> <li>• Utility installation</li> <li>• Veterinary services</li> <li>• Warehouse</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>

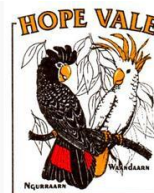
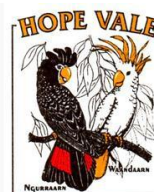
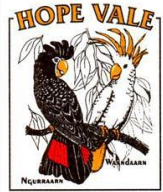


Table SC1.1.2—Use definitions

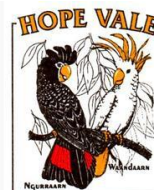
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit material and materials and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist, or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> <li>• the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or</li> <li>• the sale or display of underwear or lingerie; or</li> <li>• the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.</li> </ul>
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air services	Premises used for the following: <ul style="list-style-type: none"> <li>• the arrival and departure of aircraft;</li> <li>• the housing, servicing, maintenance and repair of aircraft;</li> <li>• the assembly and dispersal of passengers and/or goods on or from an aircraft;</li> <li>• any ancillary activities directly serving the needs of passengers and visitors to the use;</li> <li>• associated training and education facilities;</li> <li>• aviation facilities.</li> </ul>	Airport, airstrip, helipad, public or private airfield	



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Animal husbandry	<p>Premises used for production of animals or animal products on either native or improved pastures or vegetation.</p> <p>The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.</p>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	<p>Premises used for boarding, breeding or training of animals.</p> <p>The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.</p>	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Brothel	<p>Premises made available for prostitution by two or more prostitutes at the premises.</p> <p>Note—definition from the <i>Prostitution Act 1999</i>.</p>		Adult store, club, nightclub, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Car Park	Premises used for parking vehicles where the parking is not ancillary to another use.	Parking station	

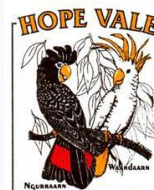


Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding or care, but not residence, of children.	Crèche, early childhood centre, kindergarten, after school care	educational establishment, home based child care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment.  The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	hotel, nightclub, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre	Childcare centre, family day care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated.  The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, hostel, residential care facility, short-term accommodation

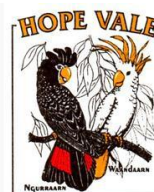


Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub, place of worship
Correctional facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependant on the cultivation of soil.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
	The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.		
Dual occupancy	Premises containing two dwellings, each for a separate household and consisting of: <ul style="list-style-type: none"> <li>a single lot, where neither dwelling is a secondary dwelling or</li> <li>two lots sharing common property where one dwelling is located on each lot.</li> </ul>	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply.	Dwelling house, multiple dwelling

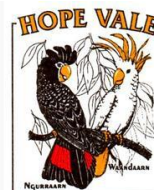




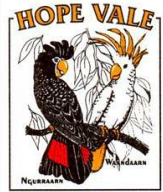
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Dwelling house	<p>A residential use of premises for one household which contains a single dwelling.</p> <p>The use includes domestic out- buildings and works normally associated with a dwelling and may include a secondary dwelling.</p>		Caretaker's accommodation, dual occupancy, hostel, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non-residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<p>Premises used for training and instruction designed to impart knowledge and develop skills.</p> <p>The use may include after school care for students and/or on-site student accommodation.</p>	Primary school, secondary school, college, university, technical institute	Childcare centre, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services, disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility	Community use, hospital, residential care facility
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Extractive industry	Premises used for the extraction and processing of extractive resources and associated activities, including their transportation to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, meals on wheels distribution centre, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub
Function facility	Premises used for conducting receptions or functions which may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form.  The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales



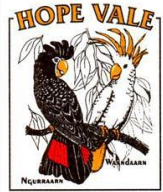
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>• potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise,</li> <li>• potential for offsite impacts in the event of fire, explosion or toxic release, <ul style="list-style-type: none"> <li>• generates high traffic flows in the context of the locality or the road network,</li> </ul> </li> <li>• generates a significant demand on the local infrastructure network,</li> <li>• the use may involve night time and outdoor activities,</li> <li>• onsite controls are required for emissions and dangerous goods risks.</li> </ul>	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry.</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, noxious and hazardous industry



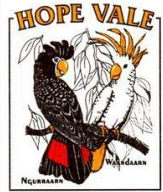
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, farm stay, home office, home based childcare	Hobby, office, shop, warehouse transport
Hospital	<p>Premises used for medical or surgical care or treatment of patients whether or not residing on the premises.</p> <p>The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.</p>		Health care services, residential care facility
Hostel	<p>Premises used for the accommodation of more than one household where each resident:</p> <ul style="list-style-type: none"> <li>• has a right to occupy one or more rooms;</li> <li>• does not have a right to occupy the whole of the premises in which the rooms are situated;</li> <li>• does not occupy a self-contained unit;</li> <li>• shares communal rooms, or communal facilities outside of the resident's room, with one or more of the other residents.</li> </ul> <p>It may include:</p> <ul style="list-style-type: none"> <li>• rooms not in the same premises; or</li> <li>• provision of a food or other service; or</li> <li>• on site management and/or staff and associated accommodation.</li> </ul>	Boarding house, monastery, rooming accommodation, off-site student accommodation	Hospice, community residence, dwelling house, short term accommodation, multiple dwelling



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Hotel	<p>Premises used primarily to sell liquor for consumption.</p> <p>The use may include short-term accommodation, dining and entertainment activities and entertainment facilities.</p>	Bar, pub, tavern	Nightclub
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub, theatre
Intensive animal industries	<p>Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.</p> <p>The use includes the ancillary storage and packing of feed and produce.</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	<p>Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.</p> <p>The use includes the storage and packing of produce and plants grown on the subject site.</p>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina

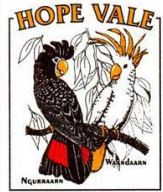


Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Low impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>• negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise,</li> <li>• minimal traffic generation and heavy-vehicle usage,</li> <li>• demands imposed upon the local infrastructure network consistent with surrounding uses,</li> <li>• the use generally operates during the day (e.g. 7am to 6pm),</li> <li>• offsite impacts from storage of dangerous goods are negligible,</li> <li>• the use is primarily undertaken indoors.</li> </ul>	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds</p>	<p>Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, noxious and hazardous industry</p>
Major electricity infrastructure	<p>All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i>. The use may include ancillary telecommunication facilities.</p>	<p>Powerlines greater than 66kV</p>	<p>Minor electricity infrastructure, substation</p>
Major sport, recreation and entertainment facility	<p>Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.</p>	<p>Convention and exhibition centres, entertainment centres, sports stadiums, horse racing</p>	<p>Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation</p>

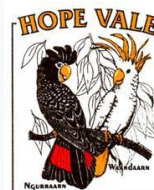


Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Marine industry	<p>Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair and/or servicing of vessels and maritime infrastructure.</p> <p>The use may include the provision of fuel and disposal of waste.</p>	Boat building, boat storage, dry dock	Marina
Market	<p>Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	Flea market, farmers market, car boot sales	Shop, roadside stall

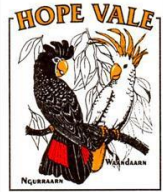




Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Medium impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>• potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise,</li> <li>• generates high traffic flows in the context of the locality or the road network,</li> <li>• generates an elevated demand on the local infrastructure network,</li> <li>• potential for offsite impacts in the event of fire, explosion or toxic release,</li> <li>• onsite controls are required for emissions and dangerous goods risks,</li> <li>• the use is primarily undertaken indoors,</li> <li>• evening or night activities are undertaken indoors and not outdoors.</li> </ul>	<p>Spray painting and surface coating, transport depot, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working).</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds</p>	<p>Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, noxious and hazardous industry</p>
Motor sport facility	<p>Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.</p>	<p>Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks</p>	<p>Major sport, recreation and entertainment facility, outdoor sport and recreation</p>



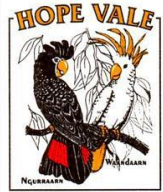
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Multiple dwelling	Premises which contains three or more dwellings where the use is primarily residential.	Apartments, flats, units, townhouses	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment. Nature-based tourism activities typically: <ul style="list-style-type: none"> <li>• maintain a nature based focus or product</li> <li>• promote environmental awareness, education and conservation</li> <li>• carry out sustainable practices.</li> </ul>	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub	Premises operating predominately during the night hours used to provide entertainment which may include cabaret, dancing and music.  The use includes the sale of liquor and food for consumption on site.		Club, hotel, tavern, pub, indoor sport and recreation
Non-resident workforce accommodation	Premises used to provide accommodation for non-resident workers.  The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.	Contractor's camp, construction camp, single person's quarters, temporary workers accommodation	Relocatable home park, short-term accommodation, tourist park.



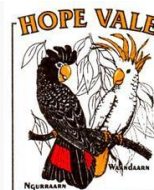
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
<p>Noxious and hazardous industry</p>	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>• potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise,</li> <li>• potential for offsite impacts in the event of fire, explosion or toxic release,</li> <li>• onsite controls are required for emissions and dangerous goods risks,</li> <li>• the use generally involves night time and outdoor activities,</li> <li>• the use may involve the storage and handling of large volumes of dangerous goods,</li> <li>• requires significant separation from non- industrial uses.</li> </ul>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers.</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds</p>	<p>Low impact industry, medium impact industry, high impact industry, service industry</p>



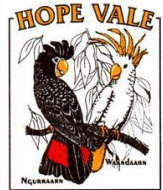
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following:</p> <ul style="list-style-type: none"> <li>• business or professional advice;</li> <li>• service of goods that are not physically on the premises;</li> <li>• office based administrative functions of an organisation.</li> </ul>	Bank, real estate agent	Home-based business, shop, outdoor sales
Outdoor sales	<p>Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on outside a building and which requires areas of open space and may include ancillary works necessary for safety and sustainability.</p> <p>The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval, pony club	Major sport, recreation and entertainment facility, motor sport, park



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Outstation	<p>Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people.</p> <p>The use provides for intermittent short stay and/or long term camping. The use may involve permanent low scale built infrastructure.</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	<p>Premises used by the public generally for free recreation and enjoyment, and may be used for community events. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>	Urban common	Tourist attraction, outdoor sport and recreation
Permanent plantations	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	<p>Premises used by an organised group for worship and religious activities.</p> <p>The use may include ancillary facilities for social and educational activities.</p>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	<p>Premises used for the following:</p> <ul style="list-style-type: none"> <li>the arrival and departure of vessels;</li> <li>the movement of passengers or goods on or off vessels;</li> <li>any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels.</li> </ul>	Marina	Ferry terminal, landing

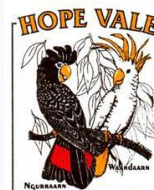


Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Relocatable home park	<p>Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.</p> <p>The use may include a manager's residence and office, food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.</p>		Tourist park
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	<p>Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.</p> <p>The use may include emerging industries such as energy, aerospace, and biotechnology.</p>	Aeronautical engineering, computer component manufacturing, medical laboratories	
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Retirement facility	<p>A residential use of premises for an integrated community and specifically built and designed for older people.</p> <p>The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.</p> <p>The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.</p>	Retirement village	Residential care facility
Roadside stalls	Premises used for the roadside display and sale of goods in rural areas.		Market
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where the processing and packaging is ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Sales office	<p>The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.</p> <p>The use may include a caravan or relocatable dwelling or structure.</p>	Display dwelling	Bank, office

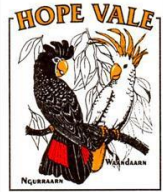




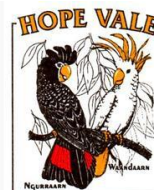
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses	Audio visual equipment repair, film processing bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact high impact industry, noxious and hazardous industry
Service station	Premises used for the sale of fuel including petrol, liquid petroleum, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket	Adult shop, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.		
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.  The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Showroom	<p>Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:</p> <ul style="list-style-type: none"> <li>• a large area for handling, display or storage; and</li> <li>• direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.</li> </ul>	Bulky goods sales	Food and drink outlet shop, outdoor sales
Substation	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> <li>• converting or transforming electrical energy from one voltage to another; or</li> <li>• regulating voltage in an electrical circuit; or</li> <li>• controlling electrical circuits; or</li> <li>• switching electrical current between circuits; or</li> <li>• a switchyard; or</li> <li>• communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i>; and for workforce operational and safety communications.</li> </ul>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Tele-communications facility	<p>Premises used for systems that carry communications by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.</p>	Telecommunication tower	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>

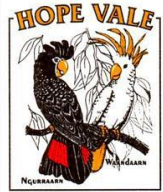


Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Theatre	Premises used for providing film, live entertainment or music to the public and may include provision of food and liquor for consumption on the site.	Cinema, movie house, concert hall, dance hall	Community hall, hotel, indoor sport and recreation facility
Tourist attraction	Premises used for providing on- site entertainment, recreation or similar facilities for the general public.  The use may include provision of food and drink for consumption on site.	Theme park	Hotel, major sport, recreation and entertainment facility, nightclub
Tourist park	Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.  The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, and/or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.	Camping ground, caravan park	Relocatable home park, tourist attraction, short-term accommodation
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractors depot, bus depot	Home based business, warehouse, low impact industry, service industry

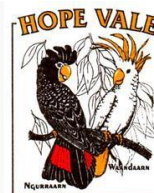


Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Utility installation	<p>Premises used to provide the public with the following services:</p> <ul style="list-style-type: none"> <li>• supply of water, hydraulic power, electricity or gas;</li> <li>• sewerage or drainage services;</li> <li>• transport services including road, rail or water;</li> <li>• waste management facilities;</li> <li>• network infrastructure.</li> </ul> <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>	Sewerage treatment plant, mail depot, pumping station	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self- storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to the storage.</p> <p>The use does not include retail sales from the premises.</p>	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop

# Hope Vale Aboriginal Shire Council planning scheme



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Wholesale nursery	<p>Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.</p> <p>The use may include sale of gardening materials where these are ancillary to the primary use.</p>		Bulk landscape supplies, garden centre
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry



## SC1.2 Administrative definitions

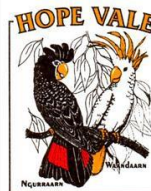
- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.
- (2) A term listed in table SC1.2.2 column one has the meaning set out beside that term in column two under the heading.
- (3) The administrative definitions listed here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

**Table SC1.2.1-Index of administrative definitions**

Index for administrative definitions		
<ul style="list-style-type: none"> <li>• Adjoining premises</li> <li>• Access</li> <li>• Base data</li> <li>• Biodiversity</li> <li>• Buffer</li> <li>• Building height</li> <li>• Coastal-dependent development</li> <li>• Demand unit</li> <li>• Domestic addition</li> <li>• Domestic outbuilding</li> <li>• Essential infrastructure</li> <li>• Filling or excavation</li> </ul>	<ul style="list-style-type: none"> <li>• Ground level</li> <li>• Habitable room</li> <li>• Household</li> <li>• Industrial activities</li> <li>• Lot</li> <li>• Minor electricity infrastructure</li> <li>• Nature-based recreation</li> <li>• Non-resident workers</li> <li>• Planning assumptions</li> <li>• Private open space</li> <li>• Project area/s</li> <li>• Public open space</li> </ul>	<ul style="list-style-type: none"> <li>• Scale</li> <li>• Sensitive land use</li> <li>• Service catchment</li> <li>• Setback</li> <li>• Streetscape</li> <li>• Structure</li> <li>• Temporary use</li> <li>• Ultimate development</li> <li>• Use</li> <li>• Vegetation</li> <li>• Waterway</li> </ul>

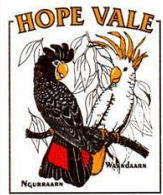
**Table SC1.2.2-Administrative definitions**

Term	Definition
Adjoining premises	Premises that share all or part of a measurable common boundary.
Access	The entry of persons and vehicles onto a lot, either or proposed, from a road which abuts the frontage of that lot.
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.
Biodiversity	The natural diversity of fauna and flora, together with the environmental conditions necessary for their survival. The four levels of biodiversity are genetic, species, ecosystem and regional diversity.
Buffer	<p>An area of the land including waterways required for maintaining separation distances:</p> <ul style="list-style-type: none"> <li>• between different land uses; or</li> <li>• from a major noise source; or</li> <li>• from a conservation area or a public recreation area; or</li> <li>• from a wetland or waterway.</li> </ul> <p>A buffer is not exclusive of other uses and may incorporate lower intensity activities which assist in mitigating the overall impact on external uses.</p>

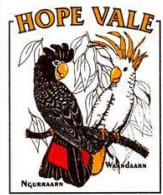


Term	Definition
Building height	<p>If specified:</p> <ul style="list-style-type: none"> <li>(a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like</li> <li>(b) in storeys, the number of storeys above ground level or</li> <li>(c) in both metres and storeys, both (a) and (b) apply.</li> </ul>
Coastal-dependent development	<p>Development that requires access to tidal waters to function. It may include but is not limited to maritime development including ports, harbours and navigation channels, aquaculture involving marine species, desalinisation plants, tidal generators, erosion control structures and beach nourishment. To remove any doubt, residential development in any form is not coastal-dependent development.</p> <p>Note—definition adapted from the Queensland Coastal Plan.</p>
Demand unit	<p>Unit of demand that applies to each type of infrastructure to express the demand represented by different types of lots or uses.</p>
Domestic addition	<p>The addition to or extension of the dwelling for:</p> <ul style="list-style-type: none"> <li>• rooms— <ul style="list-style-type: none"> <li>– on premises with an existing dwelling house;</li> <li>– that do not create a secondary dwelling; or</li> </ul> </li> <li>• buildings or structures used for passive recreational purposes that are roofed and unenclosed such as verandahs, decks, patios or the like; or provide roof-top recreational areas.</li> </ul>
Domestic outbuilding	<p>A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.</p>
Essential infrastructure	<p>Relates to services including water supply, sewerage treatment, electricity, gas and telecommunications as well as hospitals, health care centres, police stations, heli-pad, emergency shelters and the like, that are required to shelter or service people during or after natural hazard events.</p>
Filling or excavation	<p>Removal or importation of material to or from a lot that will change the ground level of the land.</p>
Ground level	<p>Means:</p> <ul style="list-style-type: none"> <li>(a) the existing level of the site providing it has not been unlawfully altered; or</li> <li>(b) where the land has been unlawfully altered the level of land prior to the alteration; or</li> <li>(c) the 'as-constructed' level of the land in accordance with an approval for filling and excavation.</li> </ul>

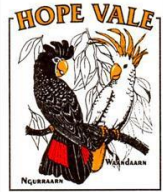




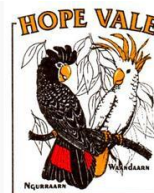
Term	Definition
Habitable room	<p>A room used for normal domestic activities, and:</p> <ul style="list-style-type: none"> <li>• includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but</li> <li>• excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.</li> </ul> <p>Note—definition from the <i>Building Code of Australia</i>.</p>
Household	<p>An individual or a group of two or more related or unrelated people who reside in the same dwelling unit, with the common intention to live together on a long term basis and who make common provision for food or other essentials for living. The term does not include individuals living in rooming accommodation as defined elsewhere.</p>
Industrial activities	<p>Premises used for trade or business that involves the following:</p> <p>(a) the manufacture, production, processing, repair, alteration, recycling, storage or transfer of any article, material product whether solid, liquid or gas;</p> <p>(b) scientific or technological research, investigation or testing;</p> <p>(c) the disposal of waste.</p>
Lot	<p>Lot means—</p> <ul style="list-style-type: none"> <li>• a lot under the Land Title Act 1994; or</li> <li>• a separate, distinct parcel of land for which an interest is recorded in a register under the Land Act 1994; or</li> <li>• common property for a community titles scheme under the Body Corporate and Community Management Act 1997; or</li> <li>• a lot or common property to which the Building Units and Group Titles Act 1980 continues to apply; or</li> <li>• a community or precinct thoroughfare under the Mixed Use Development Act 1993; or</li> <li>• a primary or secondary thoroughfare under the Integrated Resort Development Act 1987 or the Sanctuary Cove Resort Act 1985.</li> </ul> <p>Note—definition from the <i>Planning Act 2016</i>.</p>
Minor electricity infrastructure	<p>All aspects of development for an electricity supply network as defined under the Electricity Act 1994, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.) This includes:</p> <ul style="list-style-type: none"> <li>• augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase;</li> <li>• augmentations to existing substations (including communication facilities for controlling works as defined under the Electricity Act 1994) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.</li> </ul>



Term	Definition
Nature-based recreation	<p>Means:</p> <ul style="list-style-type: none"> <li>• activities that include appreciation of nature as the key motivational factor;</li> <li>• substantial modification of the natural environment is not required;</li> <li>• the natural environment is critical to the participation and satisfaction of the participants;</li> <li>• activities that occur in, and are dependent upon settings which are perceived by those pursuing recreation as not being significantly altered by recent human activity;</li> <li>• activities that occur in, and are dependent upon, settings which are not under the direct control of participants.</li> </ul>
Non-resident workers	<p>Means workers who reside in areas for extended periods when employed on projects directly associated with mining, major industry or major infrastructure, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.</p>
Planning Assumptions	<p>Assumptions about the type, scale, location and timing of future growth.</p>
Private open space	<p>Means an outdoor space for the exclusive use of occupants of a building.</p>
Projection area/s	<p>Area or areas within a local government area for which a local government carries out demand growth projections.</p>
Public open space	<p>Means outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.</p>
Scale	<p>In a streetscape context, the relative size of a building compared to adjacent buildings or the relative size of components of a building when compared with similar components on adjacent buildings.</p>
Sensitive land use	<p>Means each of the following defined uses: child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, hostel, multiple dwelling, office, relocatable home park, residential care facility, retirement facility, short term accommodation, tourist park.</p> <p>Note – Definition from the State Planning Policy December 2013</p>



Term	Definition
Service catchment	<p>A service catchment is an area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>For example:</p> <ul style="list-style-type: none"> <li>• stormwater network service catchments can be delineated to align with watershed boundaries</li> <li>• open space network service catchment can be determined using local government accessibility standards</li> <li>• water network service catchments can be established as the area serviced by a particular reservoir.</li> </ul>
Setback	<p>Means the shortest distance measured horizontally from the wall or balustrade of a building or structure to the vertical projection of the boundary of the lot.</p>
Streetscape	<p>The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.</p>
Structure	<p>Includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure.</p> <p>Note—definition from the <i>Building Act 1975</i>.</p>
Temporary use	<p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p> <p>Note—provisions for temporary use timeframes for defined uses may be provided within section for Local government administrative matters.</p> <p>Editor's note—it is recommended that local government use the ability under section for Local government administrative matters to further refine this definition for use in the local government area for defined uses.</p>
Ultimate development	<p>The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.</p>
Use	<p>In relation to premises, includes any ancillary use of the premises.. Note—definition from the <i>Planning Act 2016</i>.</p>
Vegetation	<p>Is a native tree or plant other than the following:</p> <ul style="list-style-type: none"> <li>• grass or non-woody herbage;</li> <li>• a plant within a grassland regional ecosystem prescribed under a regulation;</li> <li>• a mangrove.</li> </ul> <p>Note—definition from the <i>Vegetation Management Act 1999</i>.</p>
Waterway	<p>Means any of the following:</p> <ul style="list-style-type: none"> <li>• a creek, river, stream or watercourse;</li> <li>• an inlet of the sea into which a creek, river, stream or watercourse flows;</li> <li>• a dam or weir.</li> </ul>



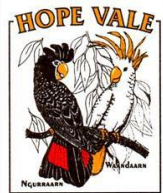
## Schedule 2 Mapping

### SC2.1 Map index

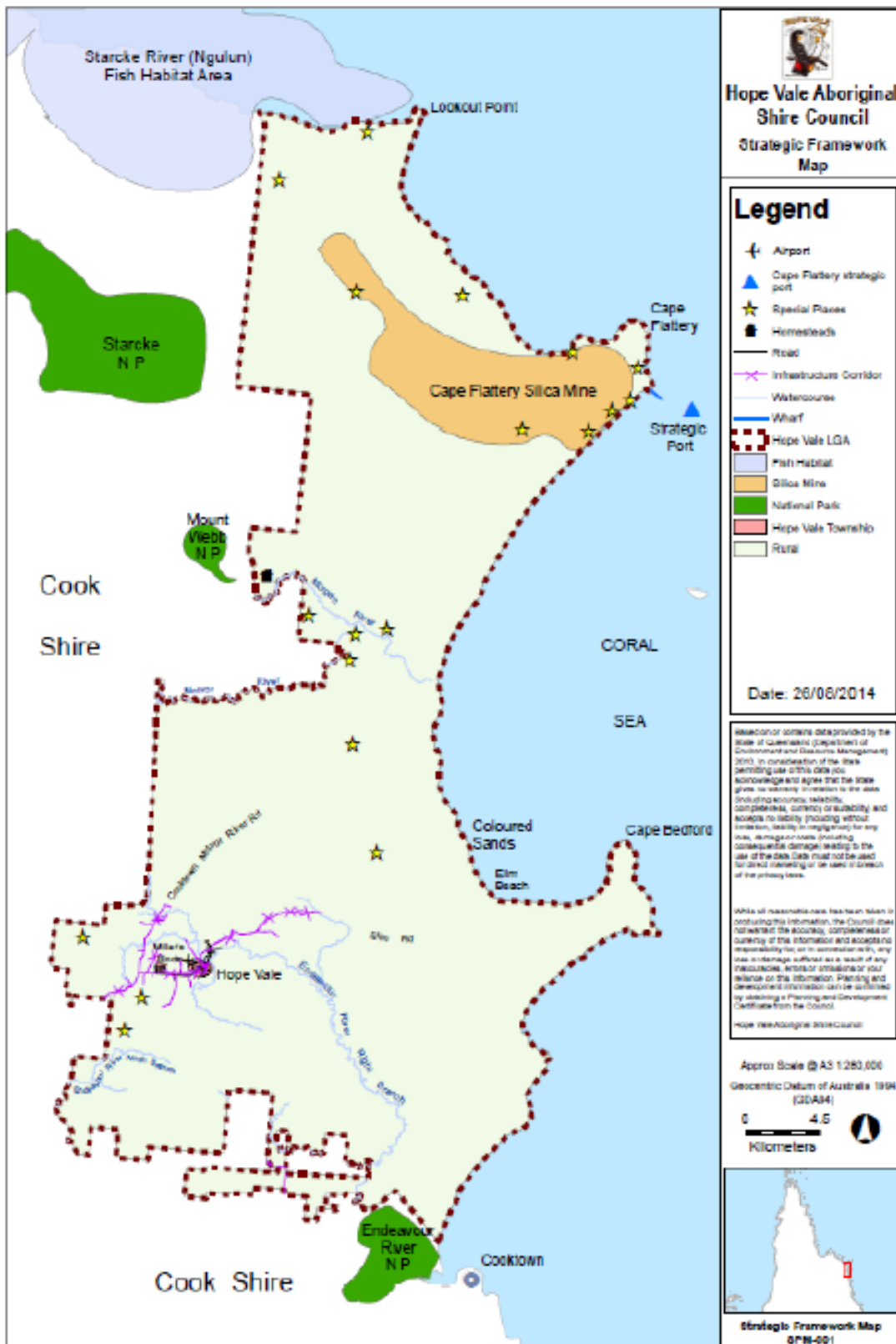
The table below lists all strategic framework, zoning and overlay maps applicable to the planning scheme area.

**Table SC2.1.1—Map index**

Map number	Map title	Gazettal date
<b>Strategic framework maps</b>		
SPM-001	Strategic Framework Map – Hope Vale LGA	29 August, 2014
SPM-002	Strategic Framework Map – Hope Vale township	29 August, 2014
<b>Zone maps</b>		
ZM-001	Hope Vale LGA zone map	29 August, 2014
ZM-002	Hope Vale township zone map	29 August, 2014
<b>Overlay maps</b>		
OM-001	Bushfire Hazard - LGA	29 August, 2014
OM-002	Landscape Heritage - LGA	29 August, 2014
OM-003	Environmental Significance - LGA	29 August, 2014
OM-004	Coastal Management Area - LGA	29 August, 2014
OM-004A	Coastal Management – Storm Tide Inundation Areas and Erosion Prone Area – Elim Beach	29 August, 2014
OM-005	Wetlands - LGA	29 August, 2014
OM-006	Agricultural Land - LGA	29 August, 2014
OM-007	Fish Habitat Areas	29 August, 2014
OM-008	Flood Hazard	29 August, 2014
OM-009	Mt Piebald Aviation Facility	29 August, 2014
OM-010	Landslide Hazard	29 August, 2014

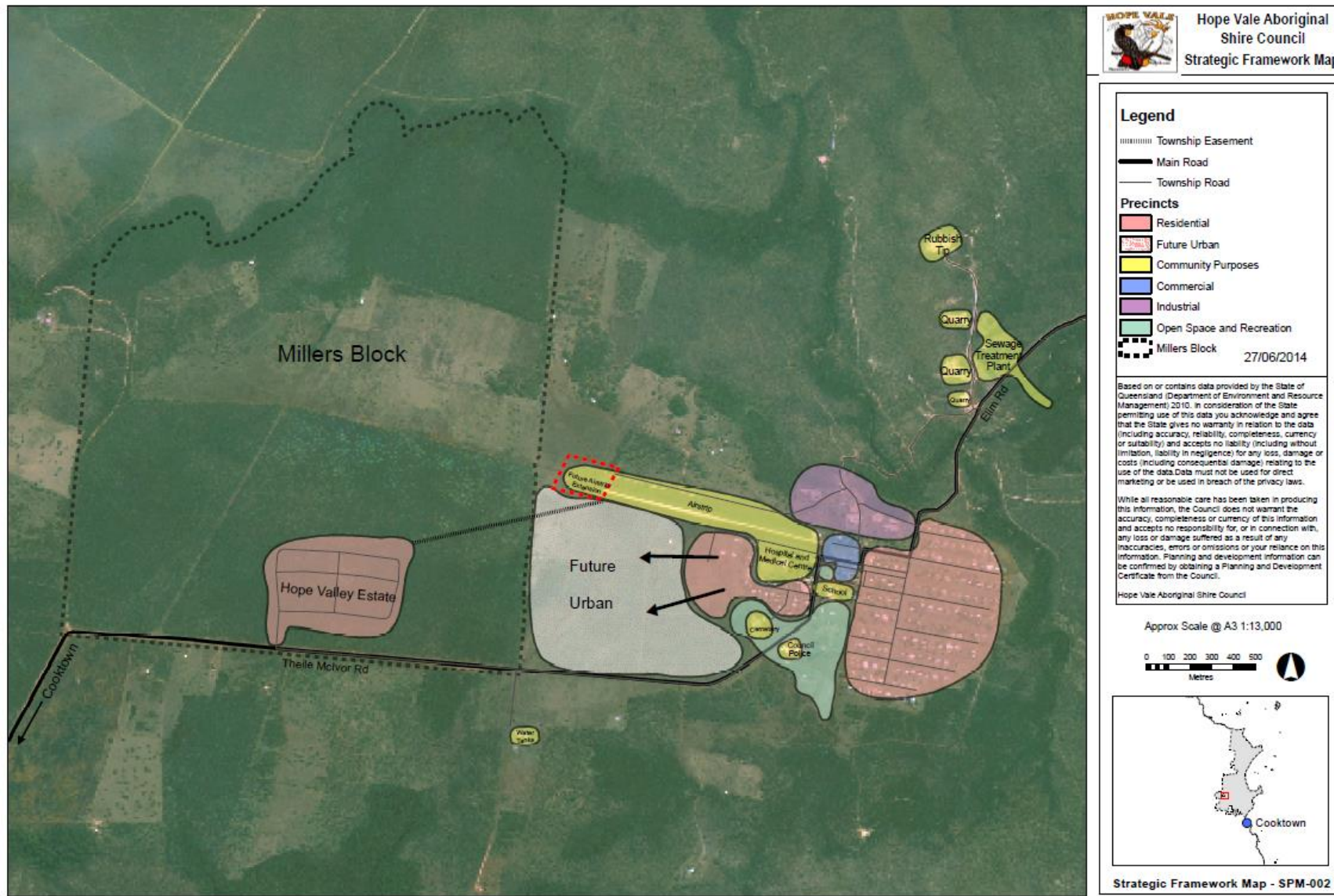
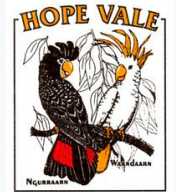


## SC2.2 Strategic framework maps



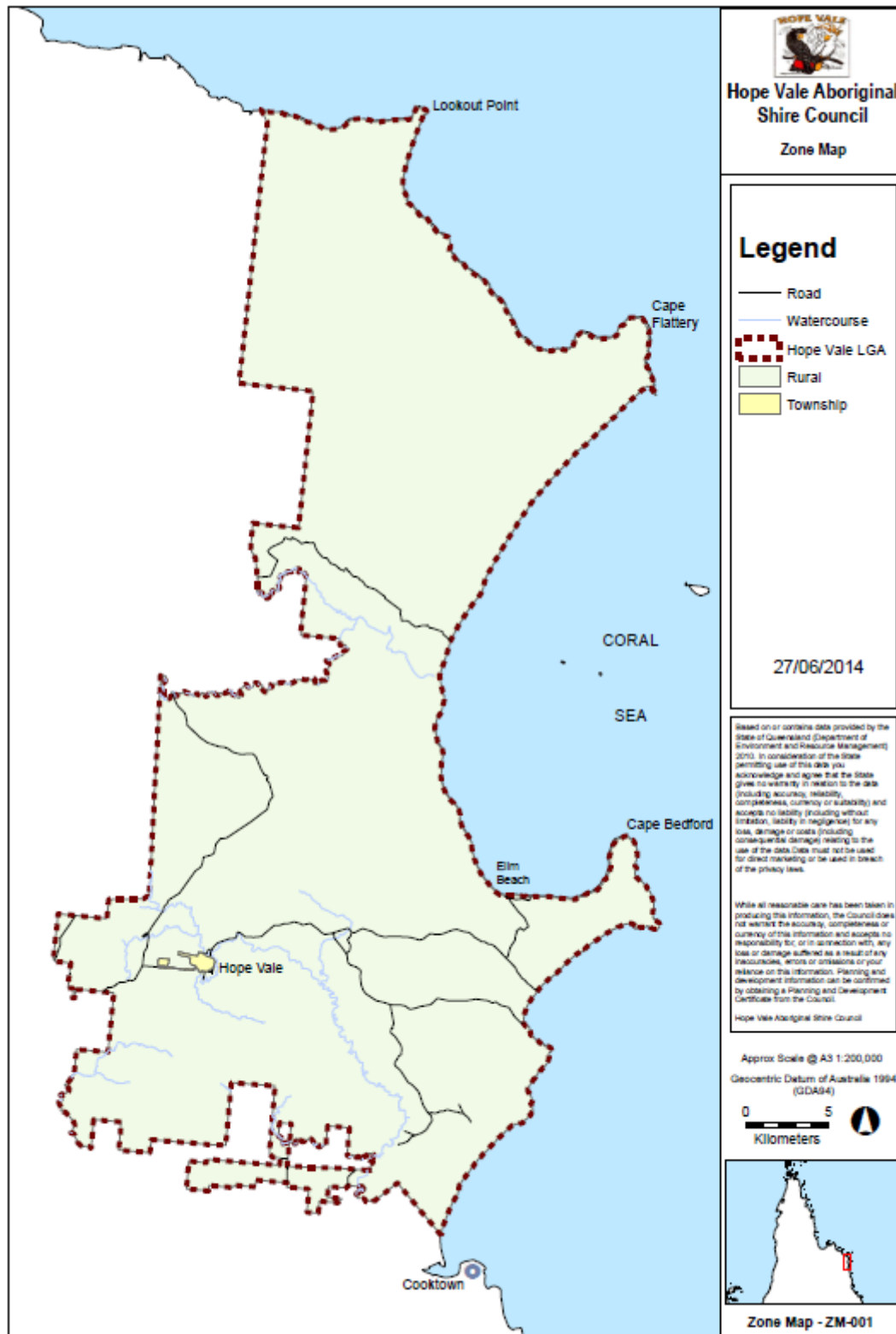


# Hope Vale Aboriginal Shire Council planning scheme



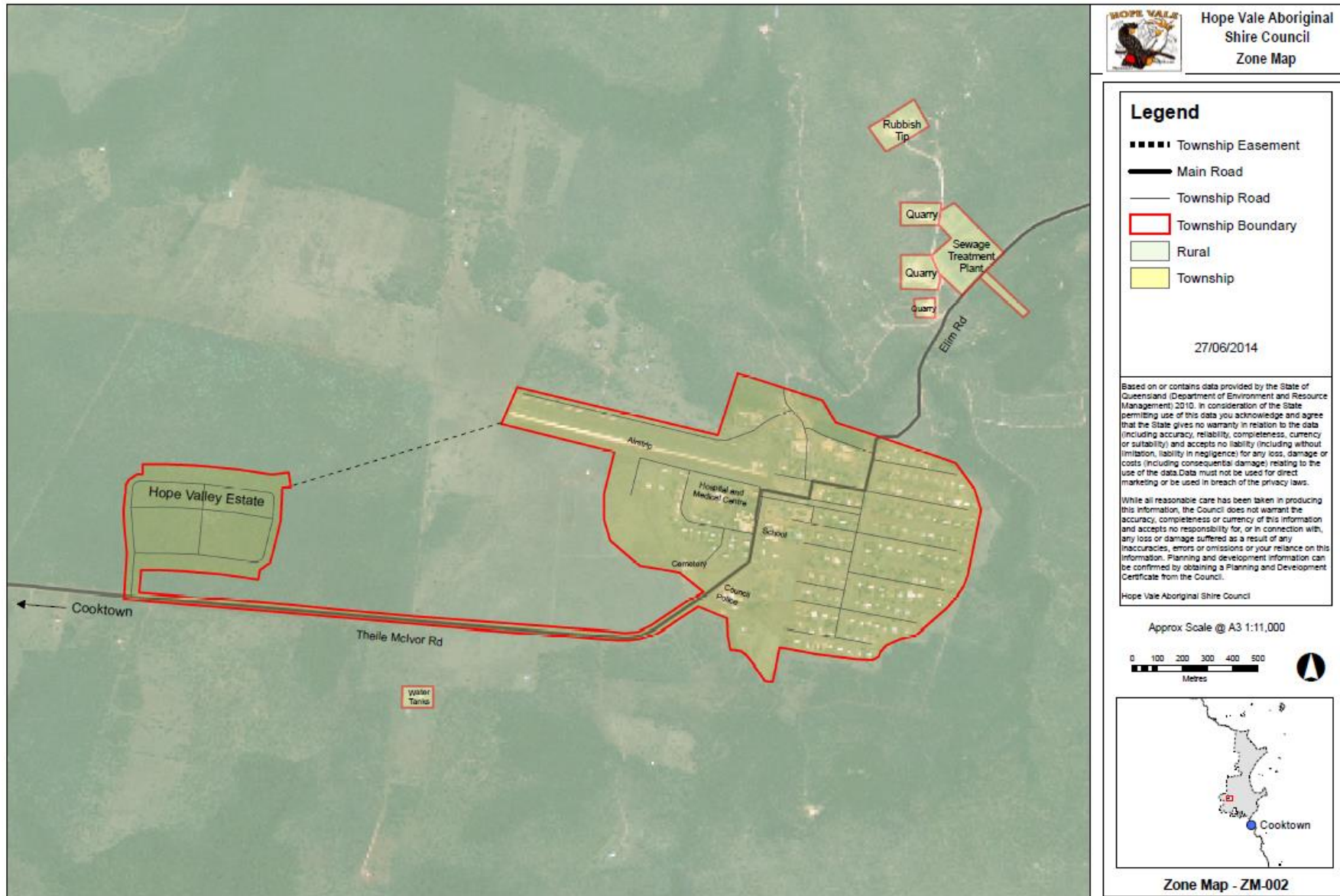
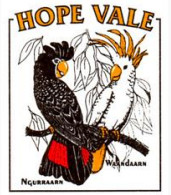


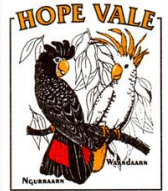
SC2.3 Zone maps



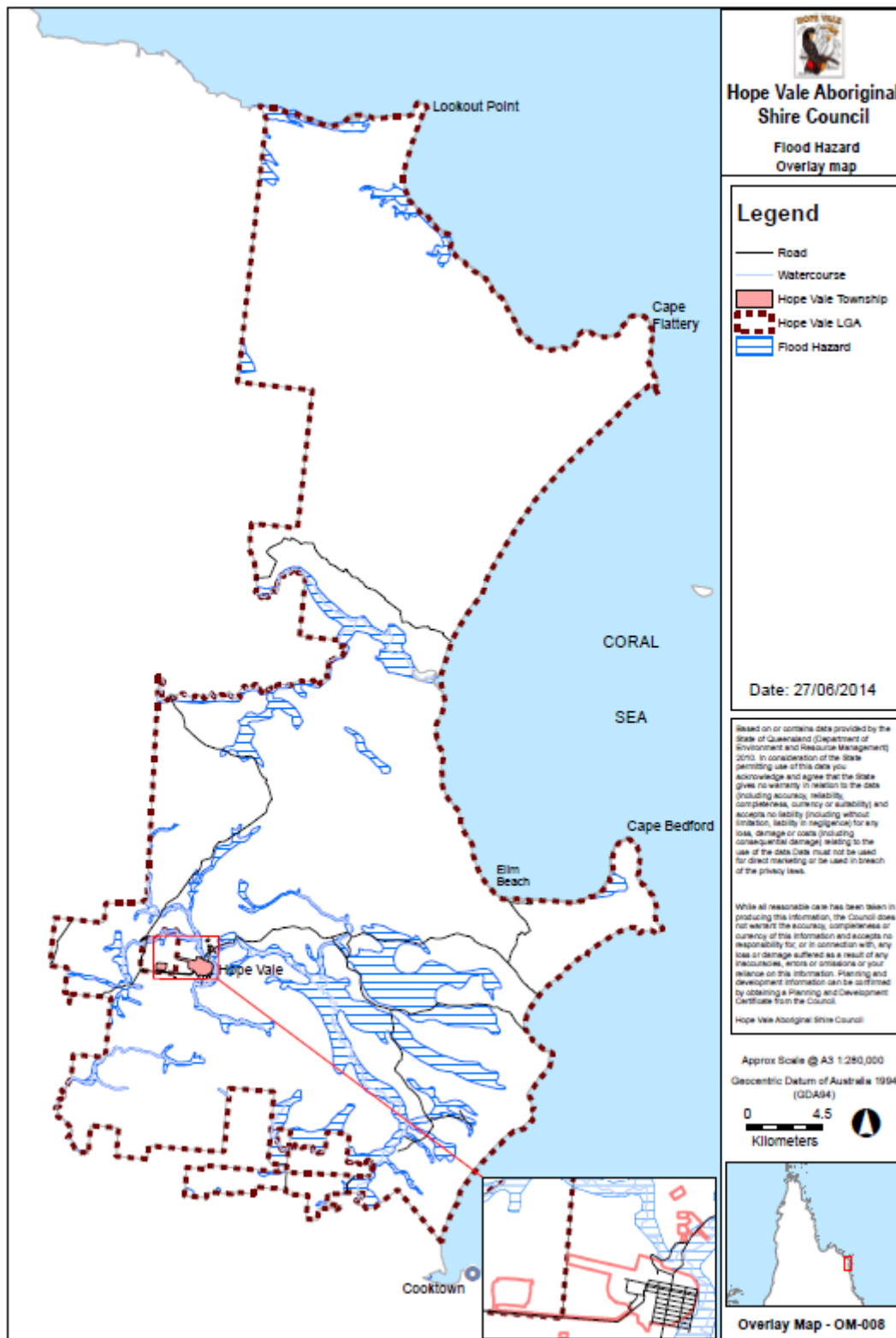


# Hope Vale Aboriginal Shire Council planning scheme

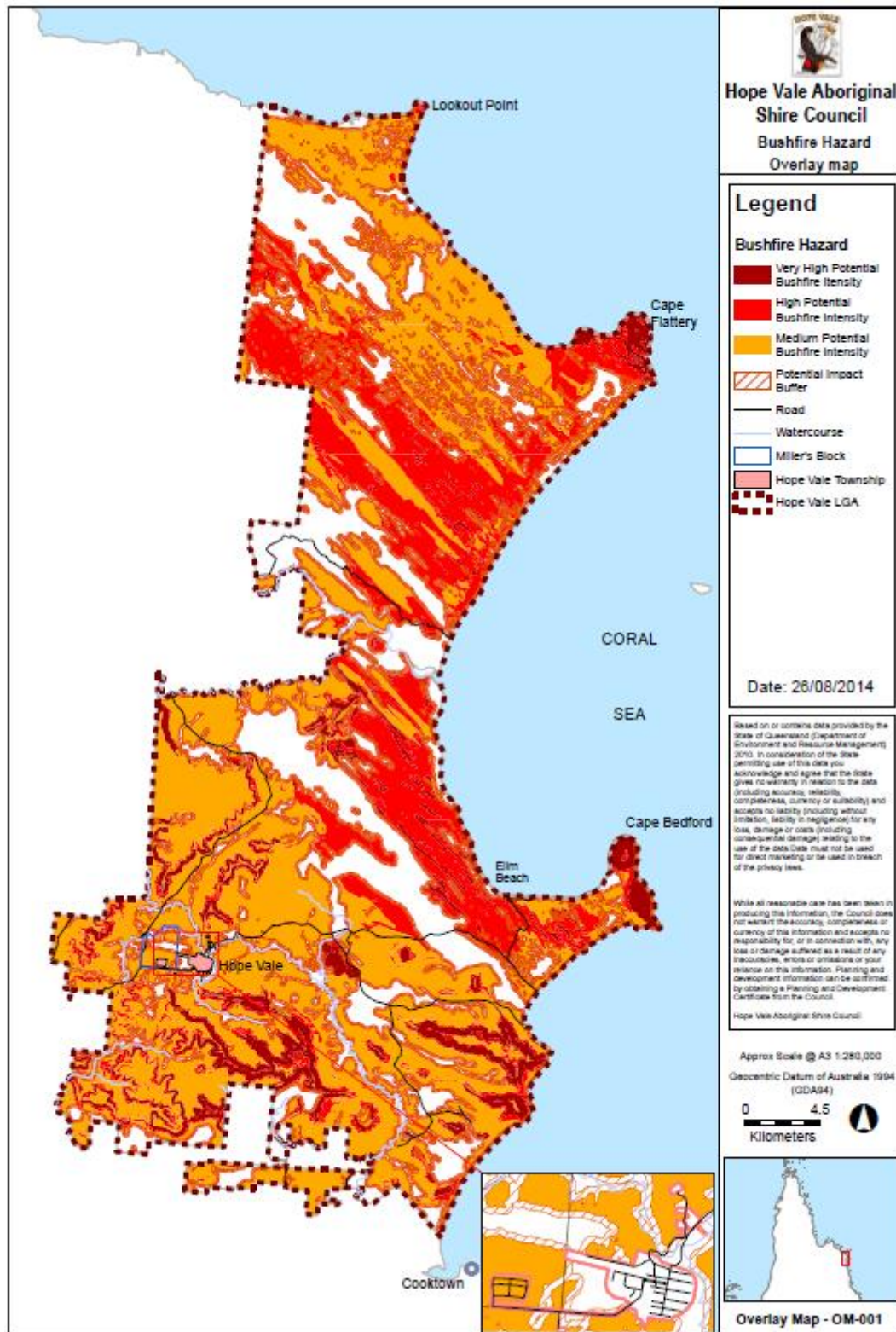
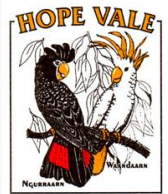




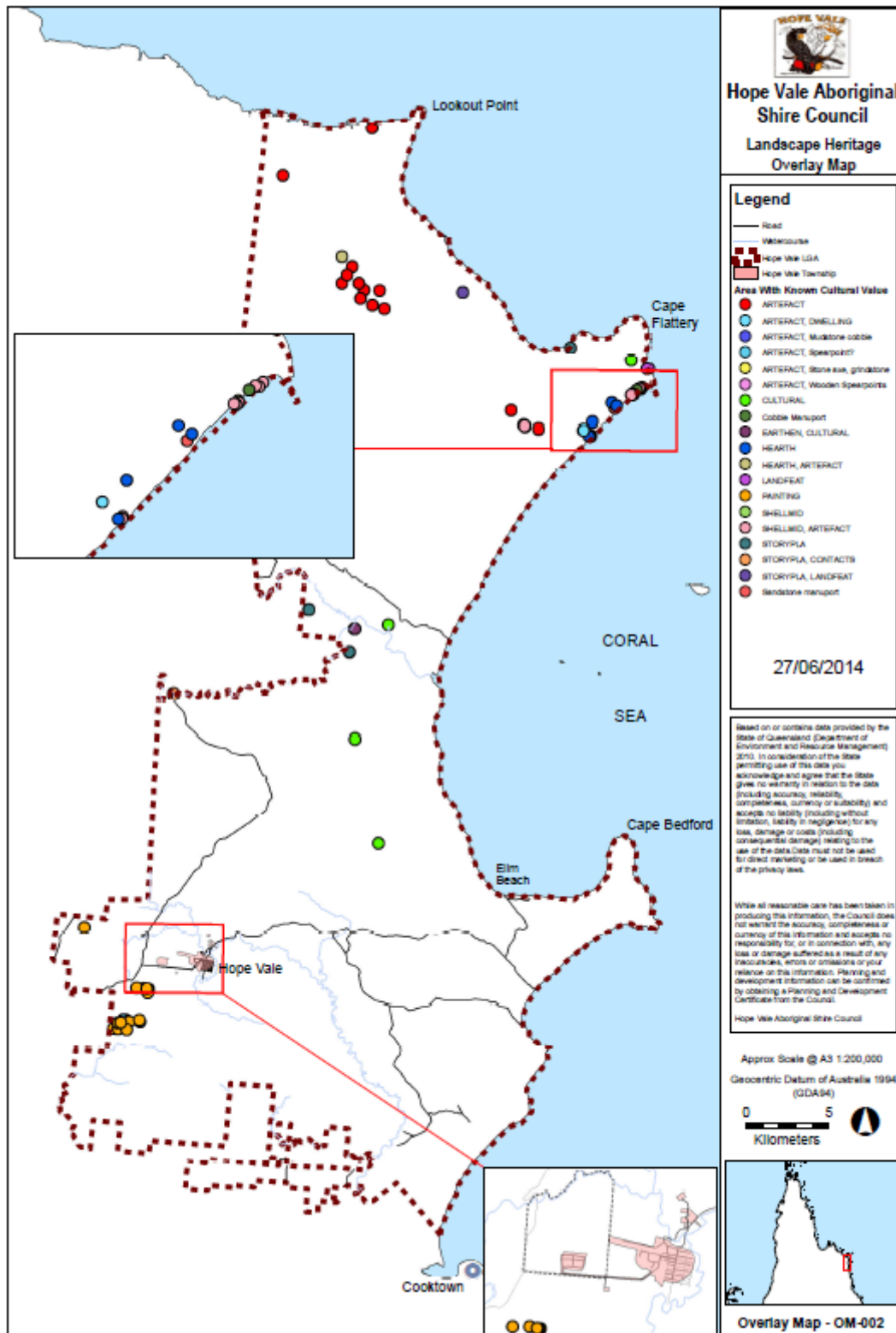
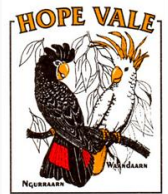
SC2.4 Overlay maps



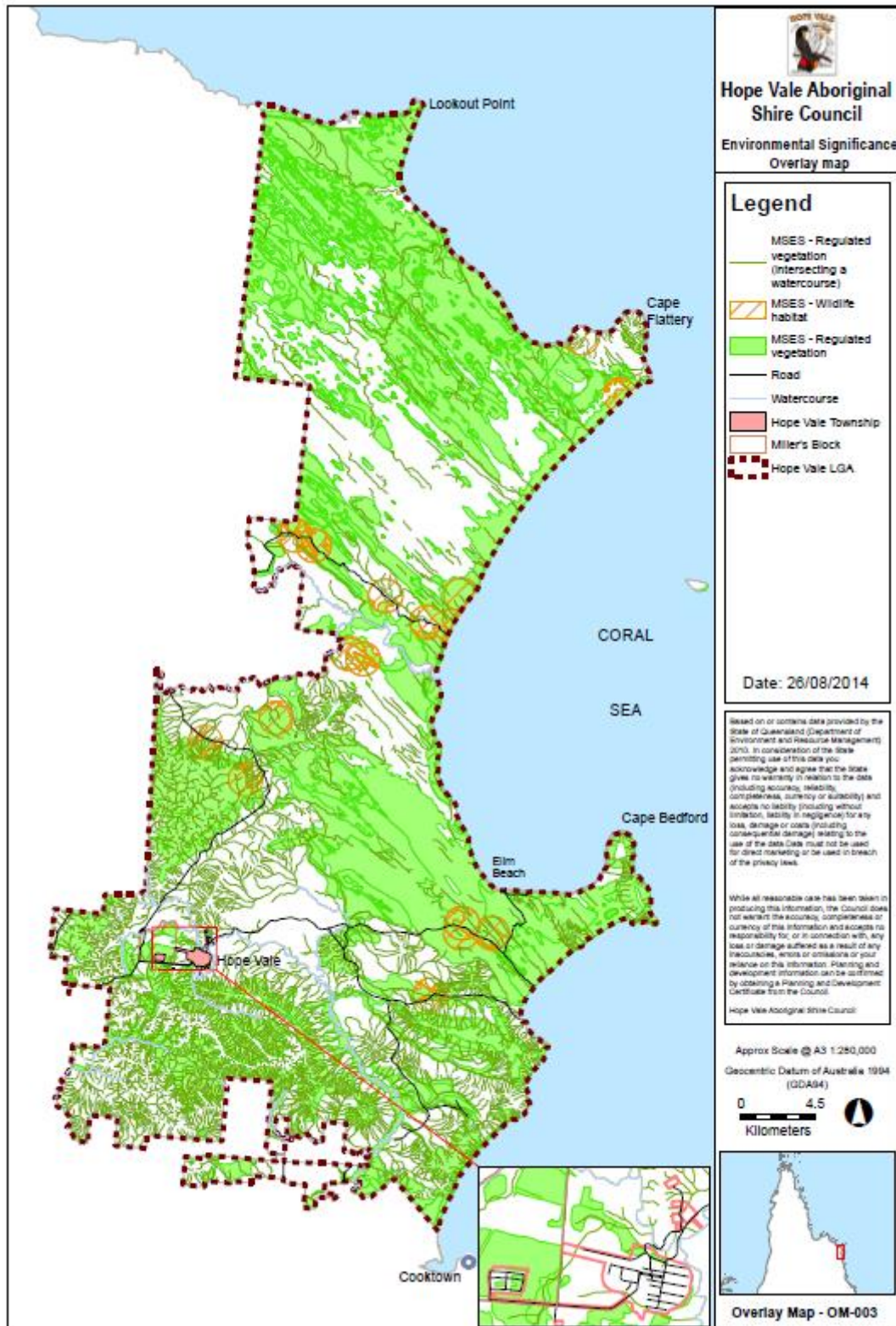
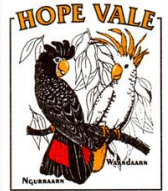
# Hope Vale Aboriginal Shire Council planning scheme



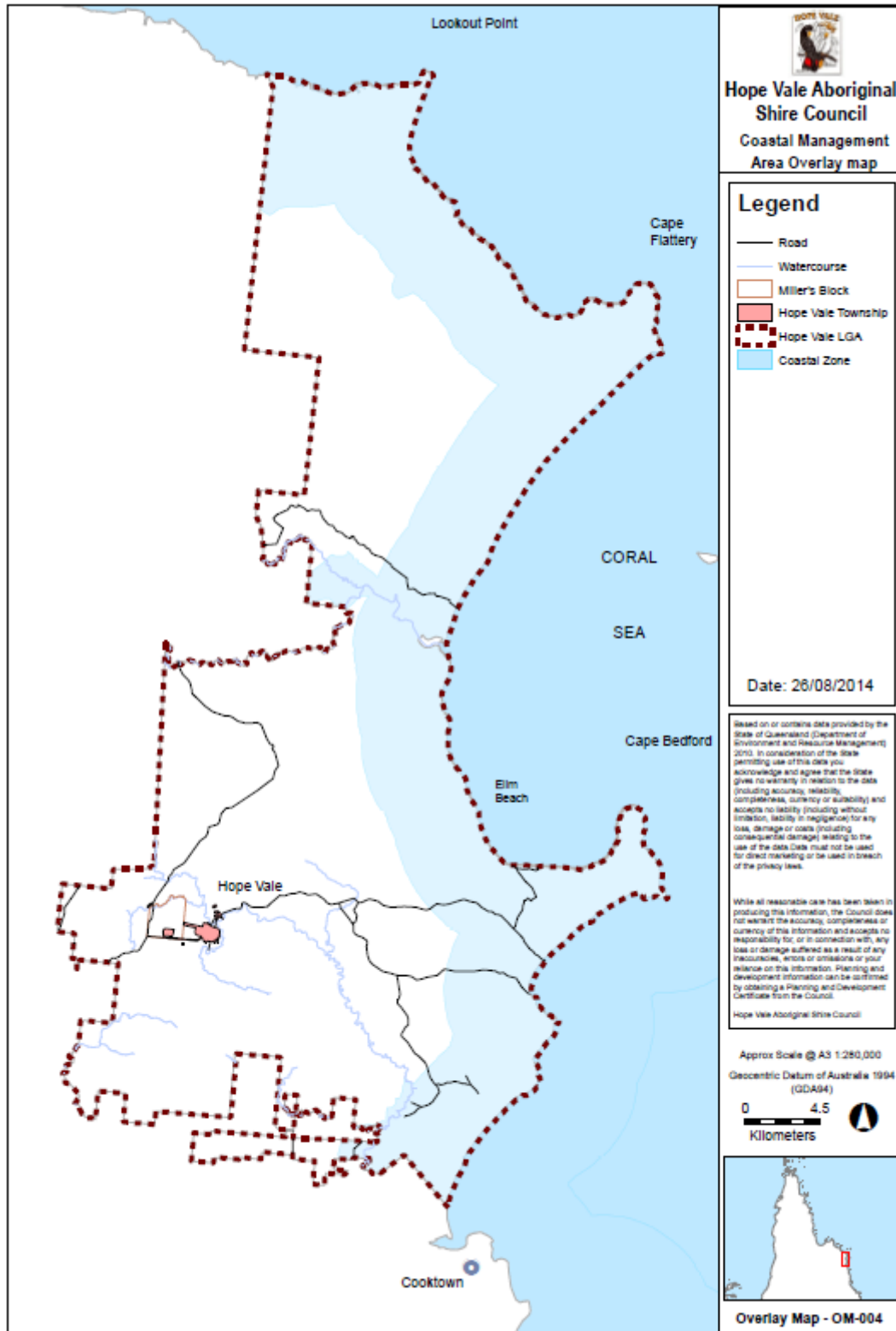
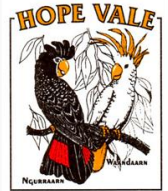




# Hope Vale Aboriginal Shire Council planning scheme

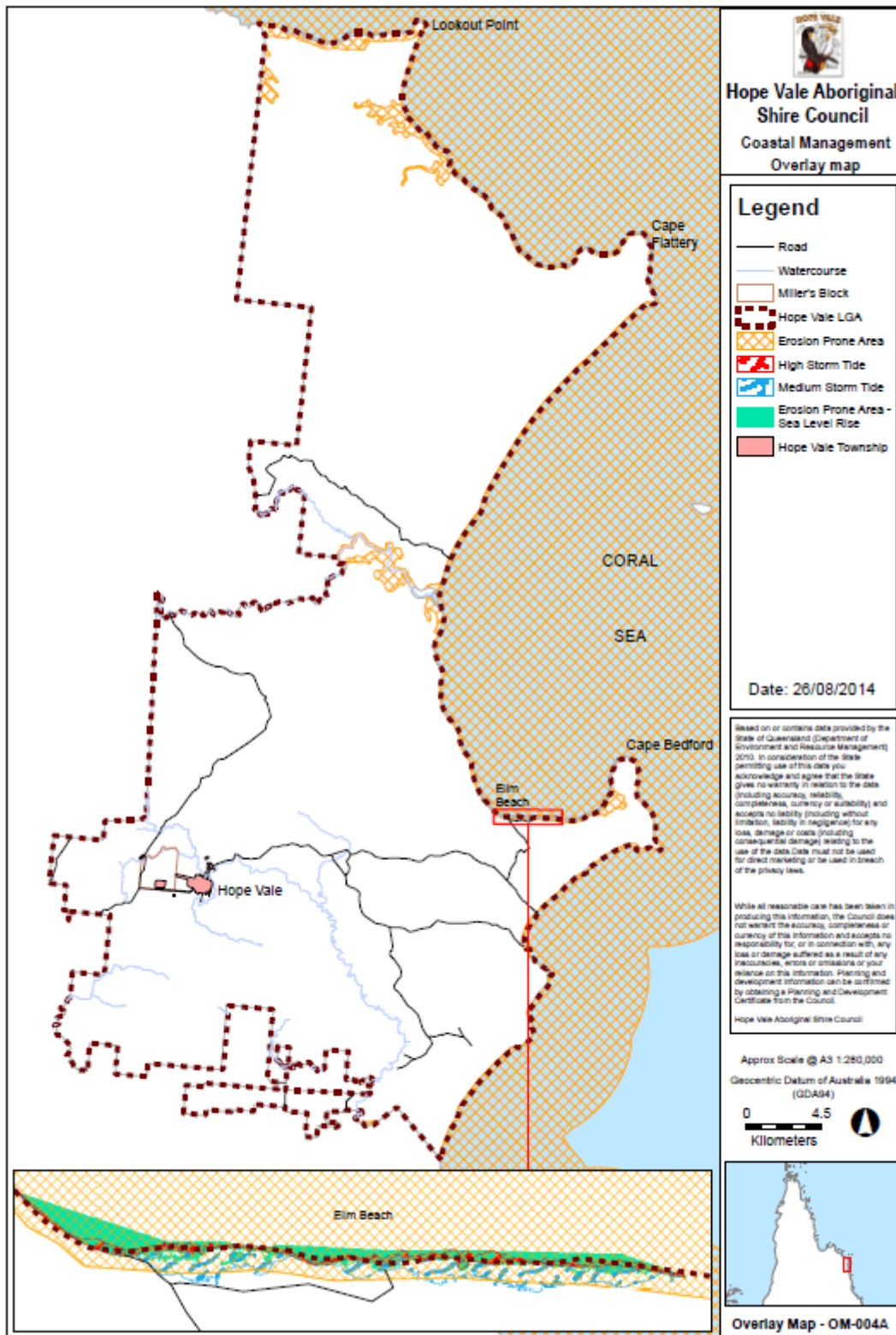
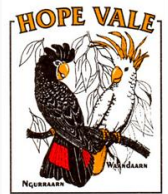


# Hope Vale Aboriginal Shire Council planning scheme





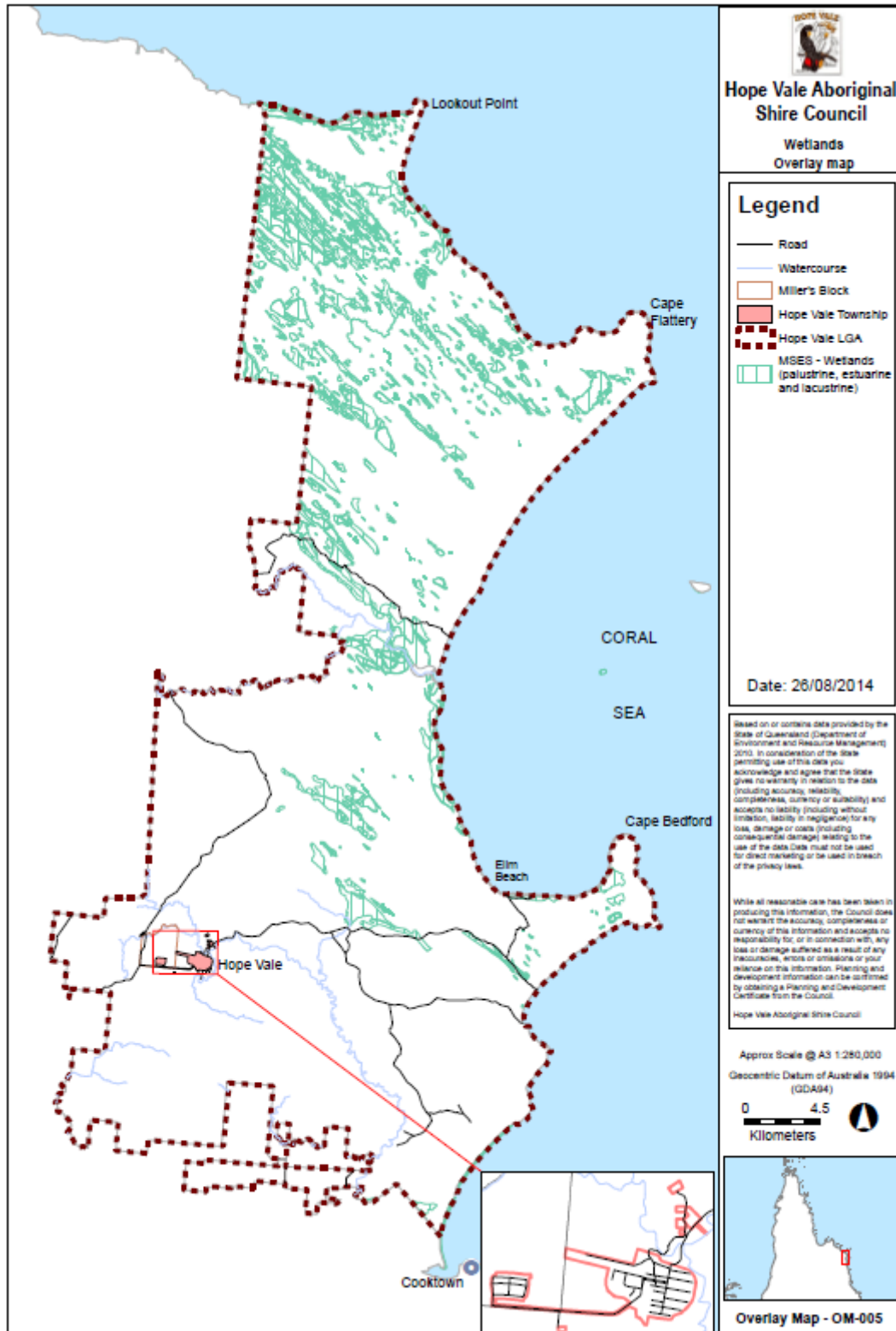
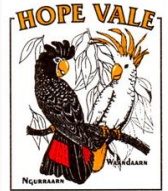
# Hope Vale Aboriginal Shire Council planning scheme



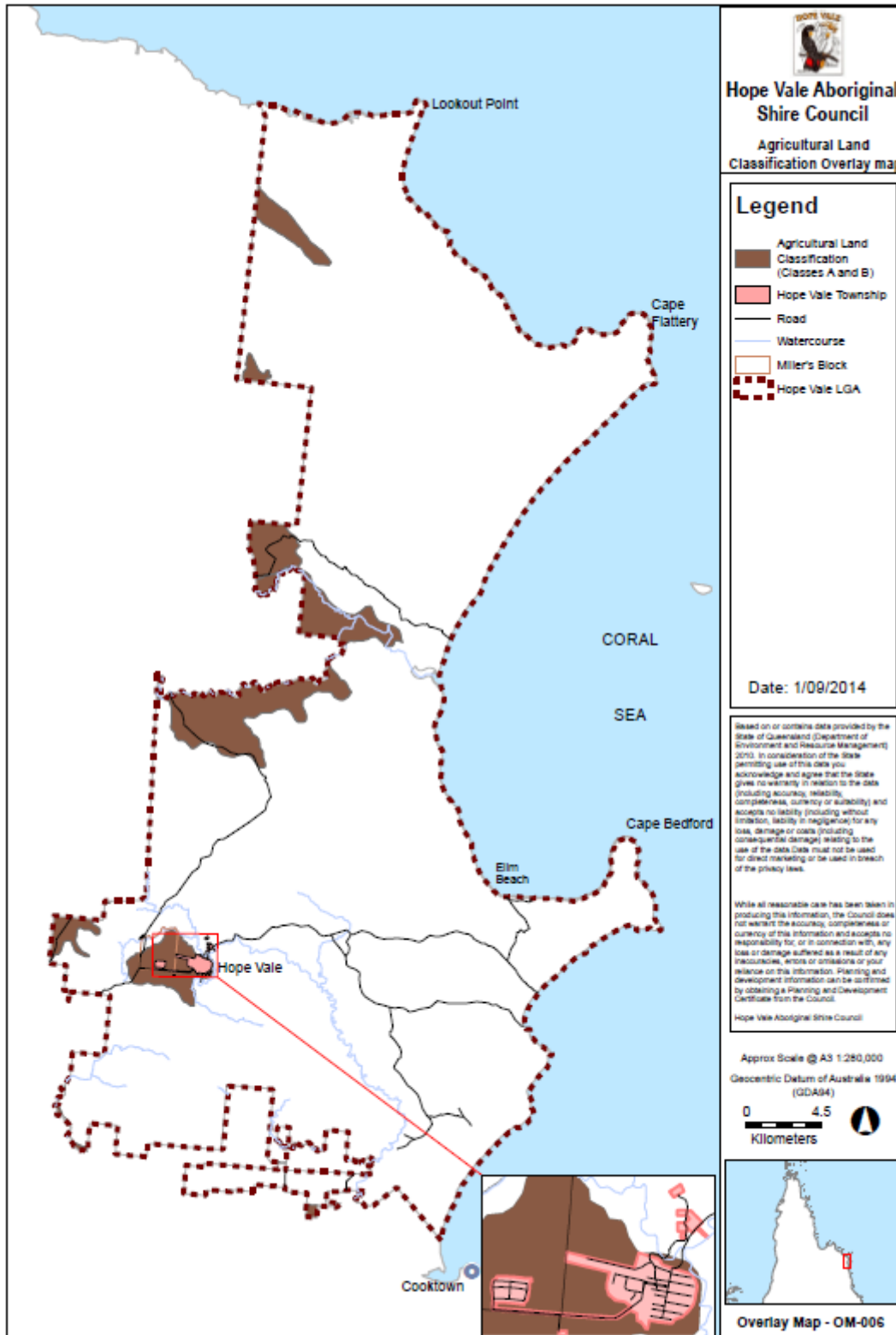
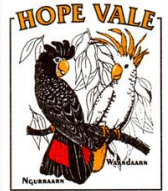
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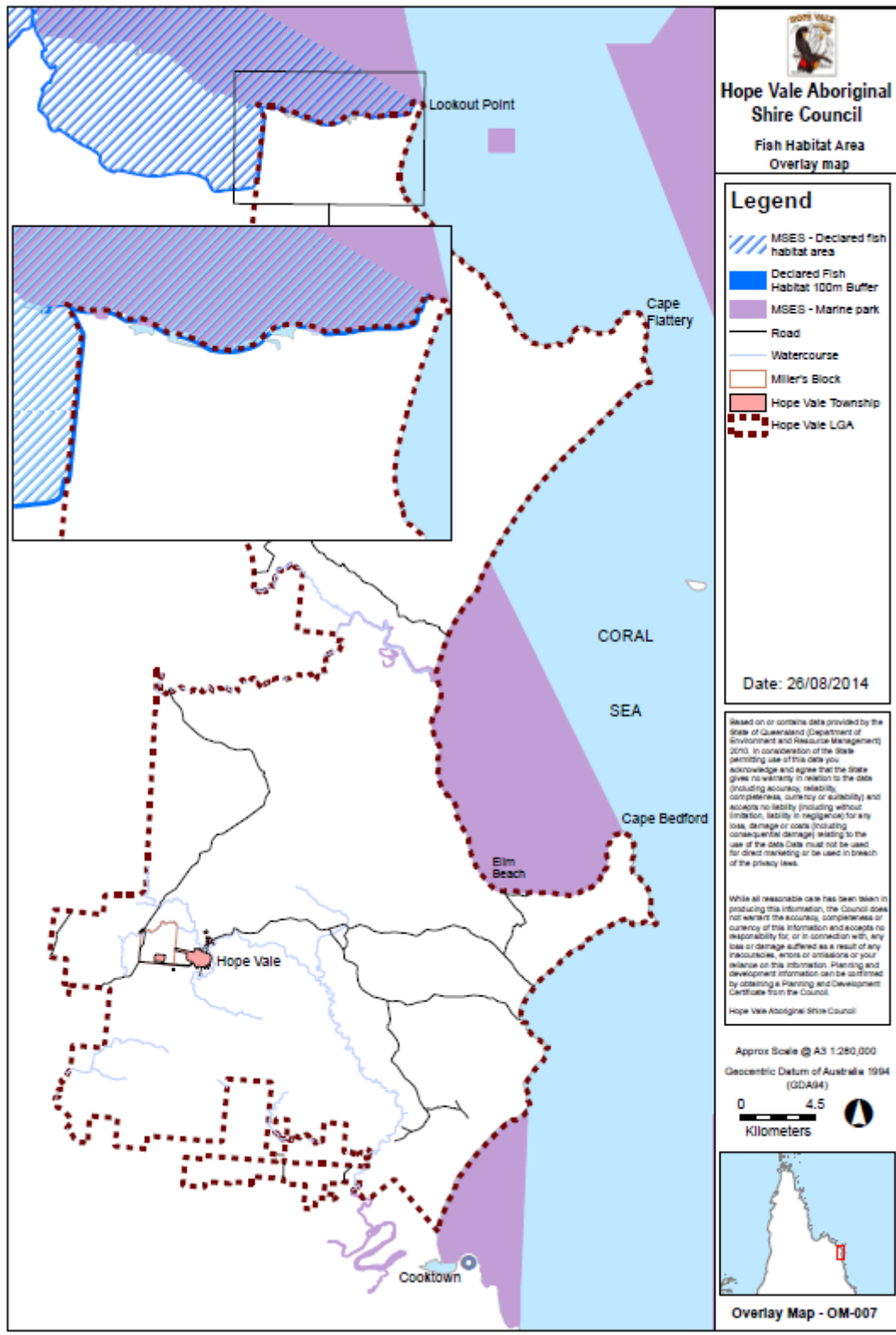
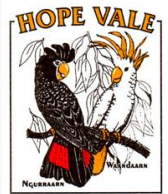
# Hope Vale Aboriginal Shire Council planning scheme



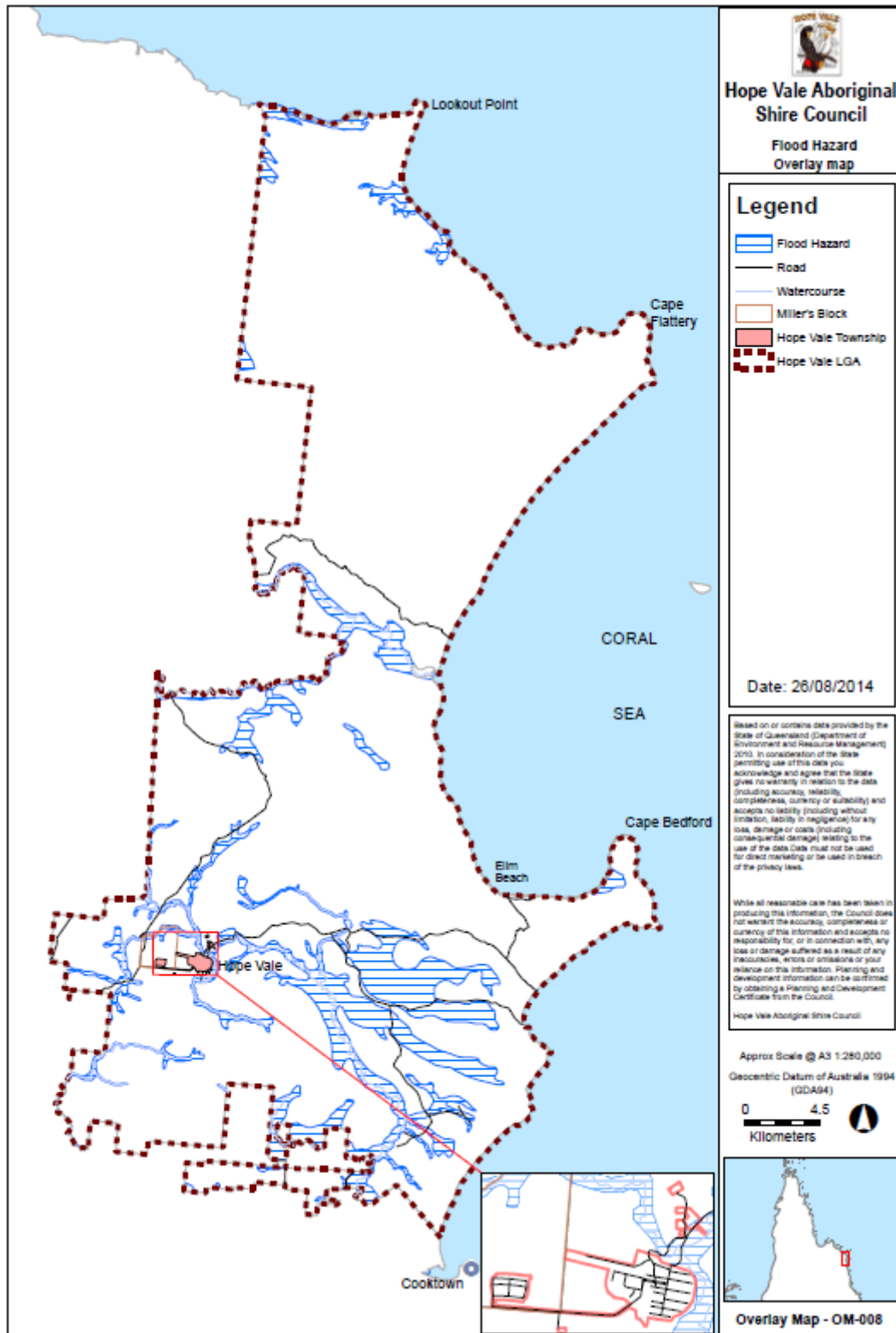
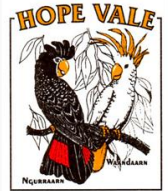
# Hope Vale Aboriginal Shire Council planning scheme

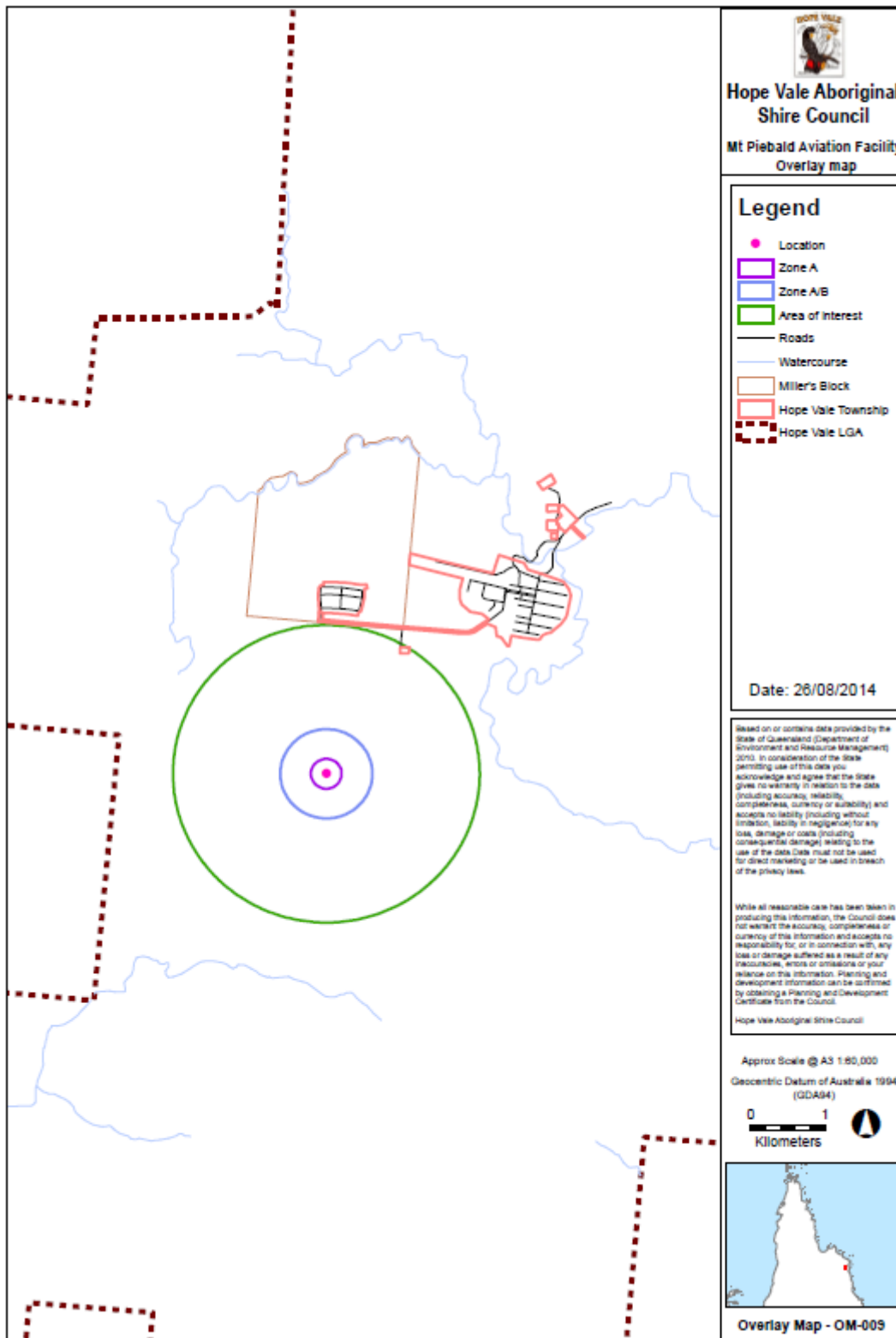
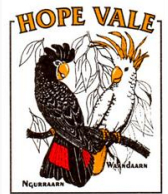


# Hope Vale Aboriginal Shire Council planning scheme

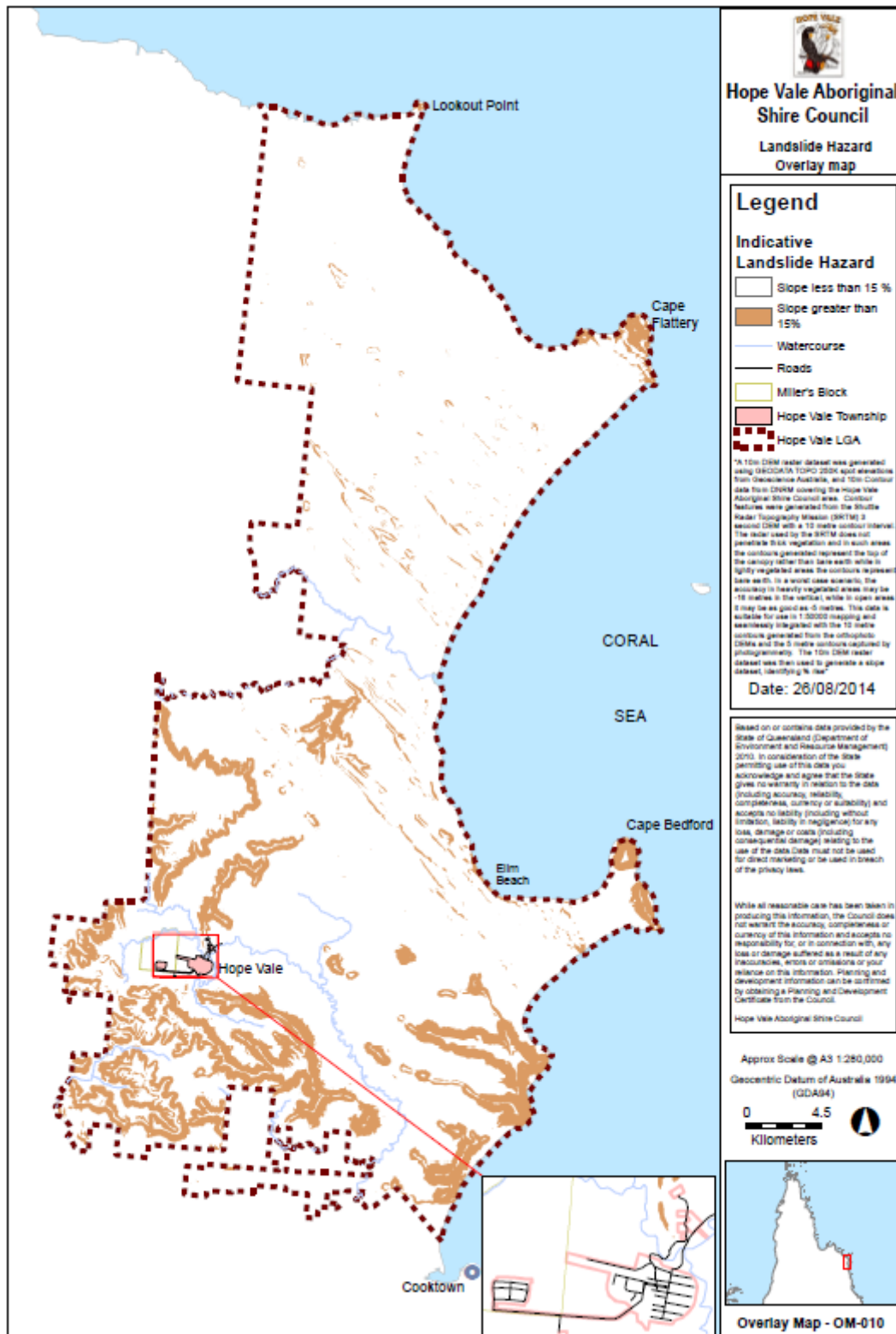
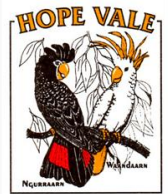


# Hope Vale Aboriginal Shire Council planning scheme

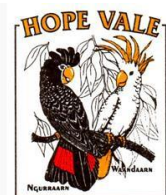




# Hope Vale Aboriginal Shire Council planning scheme







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

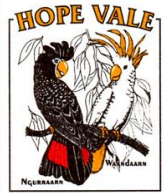
### SC3.1 Map index

The table below lists all local government infrastructure plan maps applicable to the planning scheme area.

**Table SC3.1.1—Map index**

Map number	Map title	Gazettal date
<b>Local government infrastructure plan maps</b>		
LGIP-001	LGIP Map – Water supply	29 August, 2014
LGIP-002	LGIP Map – Wastewater	29 August, 2014
LGIP-003	LGIP Map – Transport trunk infrastructure	29 August, 2014
LGIP-004	LGIP Map – Public parks and community facilities	29 August, 2014

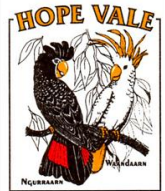




**SC3.2 Priority infrastructure maps**

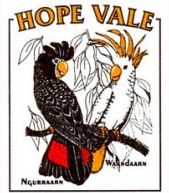


# Hope Vale Aboriginal Shire Council planning scheme

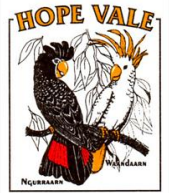




# Hope Vale Aboriginal Shire Council planning scheme



# Hope Vale Aboriginal Shire Council planning scheme





## Schedule 4 Notations required under the Planning Act 2016

### SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC4.1.1—Notation of decisions under section 89 of the Act

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

Editor's note—this schedule must include details of:

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

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

Table SC4.2.1—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

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

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

**END OF PLANNING SCHEME**



## Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
DSS	desired standard of service
MCU	Material change of use as defined in the Act
PFTI	plans for trunk infrastructure
LGIP	local government infrastructure plan
PIA	priority infrastructure area
ROL	Reconfiguring a lot as defined in the Act
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009</i> (repealed)
the SP Regulation	<i>Sustainable Planning Regulation 2009</i> (repealed)

## Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption	Planning scheme version number	Amendment type	Summary of amendments
25 October 2017 (commenced 1 December 2017)	V1.1	Alignment Amendment in accordance with Section 293 of the <i>Planning Act 2016</i> .	Amendments to align the planning scheme with the <i>Planning Act 2016</i>