



Cook Shire Council

Planning Scheme for Cook Shire



Integrated Planning Act 1997

PLANNING SCHEME FOR COOK SHIRE

The local government for Cook Shire adopted this planning scheme on 22 November 2006.

Commencement

This planning scheme took effect on and from 1 June 2007.

State planning policies

The Minister for Local Government, Planning and Sport has identified the following State planning policies as having been appropriately reflected in the planning scheme—

1. SPP 1/92 – Development and the Conservation of Agricultural Land;
2. SPP 2/02 – Planning and Managing Development Involving Acid Sulfate Soils; and
3. SPP 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities.

Provisions applying to State controlled roads.

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

Accordingly, Schedule 2 of the *Integrated Planning Regulation 1998* applies for a referral for development that is not contiguous to a State-controlled road.

Mark Pitt
Chief Executive Officer
Cook Shire Council

13 June 2007

Date



Explanatory Notes

These explanatory notes are provided as information extrinsic to the planning scheme. They explain how the planning scheme is structured and how it functions, but they do not play a role in the assessment of development applications.

Planning Scheme Structure

The planning scheme consists of six sections, being:

- Section 1 – Administration;
- Section 2 – Strategic Framework;
- Section 3 – Desired Environmental Outcomes;
- Section 4 – Tables of Assessment and Codes;
- Section 5 – Planning Scheme Policies;
- Section 6 – Planning Scheme Maps.

How Each Section Functions

Section 1: Administration

Section 1 of the planning scheme is administrative. It provides an explanation of the terms used throughout the planning scheme. These terms include definitions for different land uses as well as technical terms.

Section 2: Strategic Framework

Section 2 contains the Strategic Framework, which outlines the broad visions and development intent for the Shire. This overall intent for the Shire also reflects the provisions contained in the balance of the planning scheme. The Strategic Framework identifies key areas for the Shire.

Section 3: Desired Environmental Outcomes

Section 3 contains the Desired Environmental Outcomes (DEOs), which express what the planning scheme is seeking to achieve across the whole of the Shire. The DEOs are brief and general statements, which only play a role in deciding applications subject to impact assessment. The DEOs find their detailed expression through the remaining sections of the planning scheme.

Section 4: Tables of Assessment and Codes

Section 4 of the planning scheme identifies the level of assessment that applies to various types of development and also contains codes that set the overall outcomes and requirements for development.

Assessment Tables

All land to which this planning scheme applies is placed within a zone, which can be identified in the planning scheme Locality maps in Section 6 of this scheme. These zones are:

- Low Density Residential Zone

- Medium Density Residential Zone
- Village Zone
- Mixed Use Zone
- Business Zone
- Industry Zone
- Community Uses Zone
- Rural Residential Zone
- Rural Zone
- Open Space Zone
- Conservation Zone

For each of these zones, the planning scheme contains a corresponding Table of Assessment. Part A of the Table of Assessment deals with development comprising a Material Change of Use. Part B of the Table of Assessment deals with other types of development, specifically:

- Building Work;
- Reconfiguring a Lot; and
- Operational Work for the purpose of Filling or Excavation and works associated with Reconfiguring a Lot. Operational Work for clearing vegetation is dealt with in the Table of Assessment for the Low Density Residential Zone in respect of land at the Old Dam Site in Cooktown.

The Table of Assessment states whether a particular development is exempt, self-assessable, or requires code assessment. Any Material Change of Use for a land use that is not specifically listed in the Table of Assessment is subject to impact assessment. The meaning of each of these levels of assessment is set out below:

Exempt Development

For exempt development, the provisions of the planning scheme do not apply and no further regard need be paid to it.

Self-Assessable Development

For self-assessable development, no development permit is required. However, the acceptable solutions of all applicable codes of the planning scheme must be complied with. The Table of Assessment identifies which codes and which acceptable solutions apply.

Code Assessable Development

For code assessable development, an application for a development permit must be made to Council and assessed against all relevant parts of all applicable codes. The Table of Assessment identifies these codes.



Impact Assessable Development

For impact assessable development, an application for a development permit must be made to Council and assessed against the whole of the planning scheme, including all applicable codes and the Desired Environmental Outcomes.

Codes

Codes are used in assessing self-assessable, code assessable and impact assessable development. Each code includes the following:

- ▶ Overall outcomes; and
- ▶ Development requirements.

The overall outcomes are the purpose of the code and explain what the code seeks to achieve. The accompanying development requirements identify in greater detail how to achieve the overall outcomes for various aspects of the development.

The development requirements are set out in tabular format and include performance criteria and acceptable solutions. The performance criteria are located in the left hand column of the code and provide a statement of intent. The acceptable solutions are located in the right hand column and provide one way of achieving the intent of the performance criteria.

For self-assessable development, only the acceptable solutions column need be considered. If an acceptable solution is specified for an aspect of a self-assessable development, it must be complied with. If no acceptable solution is specified for an aspect of the development, this part of the code does not apply to the development.

A self-assessable development must comply with all specified acceptable solutions of all applicable codes. If it cannot, then a code assessable planning application must be made to Council.

For code assessable development, an application may comply with the code if it meets the performance criteria and/or achieves the overall outcomes for the code, even though it may not meet a specified acceptable solution. However, where an application meets a specified acceptable solution, it is automatically taken to comply with this aspect of the code.

The planning scheme contains a number of types of codes:

- ▶ Zone codes;
- ▶ Specific Use codes;
- ▶ Specific Issue codes and Overlay codes;
- ▶ Other Development codes; and
- ▶ Locality codes.

Zone Codes

Zone codes apply to land in each of the 11 zones as follows:

Low Density Residential Zone	Community Uses Zone
Medium Density Residential Zone	Rural Residential Zone

Village Zone	Rural Zone
Mixed use Zone	Open Space Zone
Business Zone	Conservation Zone
Industry Zone	

The provisions of each Zone code apply to all land in the zone, wherever it is located in the Shire.

Specific Use Codes

Specific Use codes apply to certain types of land use as follows:

- ▮ Bed and Breakfast Code;
- ▮ Caravan Park Code;
- ▮ Caretaker's Residence Code;
- ▮ Dual Occupancy Code;
- ▮ Extractive Industry Code;
- ▮ Higher Density Accommodation Code;
- ▮ Home Business Code;
- ▮ Host Farm Code;
- ▮ Relative's Accommodation Code;
- ▮ Remote Workers' Accommodation Code;
- ▮ Roadside Stall Code
- ▮ Service Station Code.

These codes provide additional regulation of these land uses to that found in the Zone codes.

Specific Issue Codes and Overlay Codes

Specific Issue codes and Overlay codes provide additional regulation of some aspects of development, or additional regulation of development occurring in a particular place that requires special consideration as follows:

- ▮ Cultural Features Code
- ▮ Hillslopes Overlay Code;
- ▮ Parking & Access Code;
- ▮ Townscape Character Overlay Code;
- ▮ Works, Services & Infrastructure Code;
- ▮ Aviation Facilities & Operational Airspace Overlay Code; and
- ▮ Natural Hazards Code.



The areas or places to which Overlay codes apply are found on the Overlay maps in Section 6 of this planning scheme.

Other Development Codes

Other Development codes provide an additional level of regulation for particular types of development other than a material change of use. There is only one Other Development code in the planning scheme as follows:

- Reconfiguring a Lot Code

Locality Codes

Locality codes apply to development carried out in one of the Shire's 9 localities as follows:

- Cooktown Locality Code;
- Marton Locality Code;
- Laura and Lakeland Locality Code;
- Ayton, Rossville and Portland Roads Locality Code;
- Coen Locality Code; and
- Rural Locality Code.

These localities are identified on the Locality maps in Section 6 of this planning scheme. The locality codes provide an additional level of regulation for development on land in the locality, irrespective of its zoning.

Section 5: Planning Scheme Policies

Section 5 contains a number of Planning Scheme Policies as follows:

- Development Manual Planning Scheme Policy;
- Water Supply, Sewerage Headworks and Works External Charges Planning Scheme Policy;
- Provision of Public Open Space Planning Scheme Policy; and
- Landscaping Planning Scheme Policy.

The Planning Scheme Policies take effect when called up by a code in relation to a particular aspect of development.

Section 6: Planning Scheme Maps

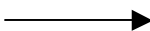
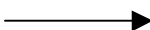
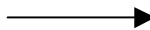
Section 6 contains maps for:

- Localities (showing zones);
- Overlays;
- Future Urban Expansion Footprints;
- State-controlled Roads;
- Mineral and Extractive Resource Areas; and
- Water and Sewerage Infrastructure.

Determining the Level of Assessment for Development

The steps required to determine the level of assessment for a particular development are listed in the table below.

Table 1

Step 1		Define the Type(s) of Development and/or Land Use(s) The following types of development are subject to this planning scheme: <ul style="list-style-type: none">• Material Change of Use;• Building Work;• Reconfiguring a Lot; and• Operational Work (where associated with reconfiguring a lot, for filling and excavation and for clearing of vegetation in the Low Density Residential Zone on land at the Old Dam Site in Cooktown). If the development proposal is for a Material Change of Use, the particular land use must be identified. Section 1 includes definitions for all types of land uses. A proposal may involve more than one type of development and/or more than one type of defined land use.
Step 2		Determine the Relevant Zone Refer to planning scheme Locality maps in Section 6 to determine the applicable zone for the land.
Step 3		Level of Assessment The Table of Assessment for each zone in Section 4, states the level of assessment that is required for a particular development. Part A of the table deals with the defined land uses for development that are a Material Change of Use. Part B of the table deals with the other types of development. The table also lists the applicable codes and acceptable solutions for self-assessable development.



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1. Administration

1.1 Purpose of the Planning Scheme

The Cook Shire Planning Scheme has been prepared in accordance with the provisions of the *Integrated Planning Act 1997* (Act).¹ The planning scheme applies to the whole of the Cook Shire and sets out Cook Shire Council's planning and development intentions.

The planning scheme establishes the framework for managing development in a way that advances the purposes of the Act by –

- ▶ Identifying exempt, self-assessable and assessable development;
- ▶ Establishing desired environmental outcomes; and
- ▶ Providing codes that contain the overall outcomes and development requirements sought to be achieved for self-assessable and assessable development in the local government area.

The planning scheme functions as part of the Integrated Development Assessment System. It must be read together with the Act.

1.2 Codes Applicable to Ongoing Use

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

1.3 Land Not Within a Zone

The following applies if a road, watercourse or reclaimed land in the local government area is not shown as being included in a zone on the planning scheme maps –

- ▶ If the road, watercourse or reclaimed land is adjoined on both sides by land in the same zone – the road, watercourse or reclaimed land has the same zone designation as the adjoining land;
- ▶ If the road, watercourse or reclaimed land is adjoined on one side by land in a zone and adjoined on the other side by land in another zone – the road, watercourse or reclaimed land has the same zone designation as the adjoining land and the centre line of the road or watercourse is the boundary between the two zones;
- ▶ If the road, watercourse or reclaimed land is adjoined on one side only by land in a zone – the entire road, watercourse or reclaimed land has the same zone designation as the adjoining zone.

To remove any doubt, it is declared that the above requirements also apply to a closed road if the road is closed after the commencement of the planning scheme.

¹ The *Integrated Planning Act 1997* can be found online at www.ipa.qld.gov.au. A printed copy is available for perusal at the planning information desk at the Cook Shire Council offices at 121 Charlotte Street, Cooktown.

1.4 Strategic Port Land

It should be noted that Strategic Port Land is not subject to this planning scheme under section 287 of the *Transport Infrastructure Act 1994*. Where indicated, it has nevertheless been provided with an indicative zone and applicable codes to facilitate development of the land in accordance with the scheme, should the land cease to be identified as Strategic Port Land during the life of this scheme.

1.5 Native title and Indigenous cultural heritage

Nothing in this planning scheme is intended to diminish or extinguish native title and associated rights.

Sites with Indigenous cultural heritage significance have not been identified in this planning scheme and consideration of these values could impact on the assessment of development applications.

1.6 Definitions

This section lists terms used throughout the scheme and sets out their meanings. It includes definitions for technical terms, land uses and other types of development.

It should be noted that where any term is not defined in this planning scheme, but is defined by the Act or any other relevant Act, the term has the meaning given by that Act.

1.6.1 Technical Terms

The following is a list of the terms that are separately defined by this section.

Act - means the *Integrated Planning Act 1997*.

Acceptable solution – is a term included in the planning scheme codes and gives an example of how the applicable performance criteria can be met. Acceptable solutions must be complied with for self-assessable development.

Access – means the practicable means of entry of persons or vehicles onto a lot or premises, either existing or proposed.

Assessment category – means the type of assessment identified for development in accordance with the Act, including one or other of the following:

- ▶ Exempt;
- ▶ Self-assessable;
- ▶ Assessable requiring code assessment, referred to as code assessable;
- ▶ Assessable requiring impact assessment, referred to as impact assessable.

Biodiversity – means the variability among living organisms from all sources (including terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part) and includes:

- ▶ Diversity within species and between species; and
- ▶ Diversity of ecosystems.



Building height – in relation to:

- ▶ A building – means the distance between existing ground level and the highest point of a building (eg. roof or parapet of the building). It excludes service features such as pipes, chimneys, TV aerials etc, but includes other projections such as architectural features, air conditioning equipment, satellite dishes (> 900 mm diameter), advertising signs, lift motor rooms and telecommunication facilities.
- ▶ Any structure other than a building – means the distance between the highest point of the structure and the existing ground level below.

Building Regulations – means the *Building Act 1975* and its subordinate legislation, the Queensland Development Code and the Building Code of Australia.

Building Work – has the meaning as in the Act.

Council – the Council of the Shire of Cook.

Cultural Feature – an area or place that has been identified as being of cultural significance to the community because of its aesthetic, architectural, historical, scientific, social, or technological significance to past, present or future generations and is listed in Schedule 1 of the Cultural Features Code.

Development – has the meaning as in the Act.

Duck Farm Sub-Artesian Area – means the area identified as the Duck Farm Sub-Artesian Area on the Duck Farm Sub-Artesian Area map.

Dwelling unit – means a building, or part of a building comprising habitable rooms and spaces used, or capable of being used as a separate (self-contained) living unit whether or not it includes a laundry or garage.

Ecological sustainability – has the meaning as in the Act.

Environmental Pest Plants – environmental weeds known to occur within Cook Shire and listed in Schedule 2 of the Landscaping Planning Scheme Policy.

Erosion Prone Area - has the meaning as in the *Coastal Protection and Management Act 1995*.

Existing ground level – means the existing level of a site at any point prior to development carried out after the commencement of this planning scheme.

Existing use – A use, building, other structure or premises that was lawfully in existence, or approved, immediately before the commencement day. Whether such use, building, other structure or premises remains lawful at any given time shall be determined in accordance with the relevant provisions of the Act.

Frontage – any property boundary, or part thereof, of a lot that coincides with the alignment of a road.

Future Urban Land – means land required for the long-term expansion of the various Localities within the Shire and shown on the Future Urban Expansion Footprint maps as Future Urban Expansion Area.

Gross Floor Area – (GFA) – means the sum of the floor area (inclusive of walls and columns) of all storeys of every building located on a site measured from the exterior face of the external walls, but excluding:

- ▶ a verandah, terrace or balcony;
- ▶ areas used for building services (i.e. lift, stairwell, mechanical plant or equipment rooms);
- ▶ a ground floor lobby;
- ▶ a public mall in a shopping centre; and
- ▶ areas associated with the parking, loading and manoeuvring of motor vehicles.

Locality – means the identified geographical area shown on a Locality map and made up of a number of zones.

Lot – has the meaning as in the Act.

Material Change of Use – has the meaning as in the Act.

Old Dam Site – means the area identified on the Old Dam Site map.

Operational Work – has the meaning as in the Act.

Plan of development – means a plan (or other document) which is referred to in the conditions of a development approval as having been approved by Council and which shows the development approved on the site.

Premises – has the meaning as in the Act.

Reconfiguring a Lot – has the meaning as in the Act.

Road – has the same meaning as in the Act.

Setback – The horizontal distance between the outermost projection of a building or other structure and the lot boundary or the wall of another building on the same lot.

Shire – means Cook Shire Council's Local Government Area.

Site – means the land on which development is carried out or is proposed to be carried out whether such land comprises:

- ▶ the whole of any one lot, or parcel of land; or
- ▶ part of one lot; or
- ▶ more than one lot where each lot is contiguous to the other or another lot; or
- ▶ co-jointly used lands that are not adjoining lands.

Site cover – means that area of a site covered by buildings as projected onto a horizontal plane and expressed as a percentage of the site area. The area of land covered by buildings is to be calculated by measuring along the perimeter of the buildings including all verandahs, balconies, passageways and staircases but excluding eaves.

State-controlled road – has the same meaning as in the *Transport Infrastructure Act 1994*.



Storey – means that space within a building between one floor level and the next floor level above, or if there is no floor above, the ceiling or roof above. Any basement level not extending more than 1 m above natural ground level is not a storey.

Structure – any building, wall, fence, or other edifice or any part thereof, or anything affixed to or projecting from any building, wall, fence or other structure or any part thereof.

Total use area – the sum of floor areas (including all walls, columns and balconies whether roofed or not) of all storeys of every building located on a site, excluding the areas (if any) used for building services, public toilets, a ground floor public lobby, and a public mall in a shopping centre, and includes areas for outdoor storage, car parking, display or use.

Zone – means the primary layer for organising the provisions of the planning scheme based on land use allocations. Each parcel of land in the Shire is included in one zone designation only and each zone is included within a locality. Assessment categories are identified for development according to the zone in which it is to occur.

1.6.2 Land Use Definitions

The following is a list of the defined terms used throughout the scheme to describe different land uses. Similar uses/development have been grouped in “use categories” in order to assist with use of the scheme. This is followed by a complete alphabetical list of all defined terms and their individual definitions.

To remove any doubt, where a proposed use does not fit within one of the following use definitions it will be considered as an undefined use. Within all zones, an undefined use requires impact assessment.

Defined Terms	
Commercial Uses	
Advertising Device	Outdoor Sales Premises
Car Park	Restaurant
Caravan Park	Service Station
Hotel	Shop
Local Shop	Tourist Accommodation
Medical Centre	Tourist Facility
Office	Veterinary Facility
Community Uses	
Cemetery	Institution
Child Care Centre	Minor Public Utility

Community Facilities	Public Utility
Educational Establishment	Telecommunication Facility
Hospital	
Industry Uses	
Extractive Industry	Storage Facility
Equipment and Vehicle Depot	Vehicle Workshop
Freight Depot	Warehouse
Hazardous, Noxious or Offensive Industry	Waste Facility
Industry	
Recreation Uses	
Indoor Recreation	Park Facilities
Outdoor Recreation	
Residential Uses	
Bed and Breakfast	Multiple Residential
Caretaker's Residence	Other Residential
Dual Occupancy	Relative's Accommodation
Home Business	Retirement Village
House	Remote Workers' Accommodation
Rural Uses	
Agriculture	Host Farm
Animal Keeping	Intensive Animal Keeping
Aquaculture (minor)	Roadside Stall
Forestry	Rural Service Industry

Advertising Device - means any building, structure, panel or device upon which any outdoor advertisement is placed that is not located on the premises to which the advertising relates. The definition excludes signage erected on public road area.

Agriculture - means the growing or cultivating of crops, pastures, plants, turf, flowers and the like on a commercial or non-domestic basis, including the growing of produce for sale, barter or exchange. This term includes the ancillary storage, handling, treating, processing and packing of the produce grown on the premises, but does not include a domestic garden.



Animal Keeping – means the keeping, pasturing, or stabling of any livestock.

Aquaculture (minor) – means the commercial production of aquatic species in tanks with a total surface area < 2000 m² (or < 750 m² where oxygen injection is used), or ponds with a total surface area < 5 ha and no offsite discharge of wastes from the tanks or ponds to natural waters occurs.

Bed and Breakfast – means an owner-occupied house in which short term accommodation and meals are provided to tourists and travelers.

Car Park – means the use of premises for the temporary parking of motor vehicles, where such parking is not ancillary to some other use on the same site.

Caravan Park – means the use of premises for the parking and/or siting of two or more mobile campervans, caravans, cabins, relocatable homes or tents for the purpose of providing accommodation. This use may include any manager's office/residence, amenity buildings, recreational and entertainment facilities and shop which cater exclusively for the occupants of the caravan park.

Caretaker's Residence – any single dwelling unit used or intended for use for caretaker or management purposes only, in connection with any industry or other non-residential use conducted on the same site.

Cemetery – means the use of premises for the interment of or the cremation of the deceased. The use includes facilities commonly described as a graveyard, burial ground, columbarium, crematorium and pet cemetery and a funeral parlour where ancillary to the Cemetery.

Child Care Centre – means the use of premises for the minding, education or care, but not residence, of children. This term includes a kindergarten, a creche or pre-school centre.

Community Facilities – means the non-commercial use of premises for community and cultural facilities, including:

- ▶ a church or a place of public worship or religious instruction or training;
- ▶ a community hall, neighbourhood centre, senior citizens centre or youth centre;
- ▶ charitable foundations for the handicapped, disabled or those in need of rehabilitation;
- ▶ a library, a public art gallery or museum;
- ▶ emergency services such as an ambulance, police or fire station;
- ▶ a tourist information or cultural centre; and
- ▶ a scout or guide hut.

This term also includes accommodation provided in association with a community facility.

Dual Occupancy – means the use of premises for two self-contained dwelling units (whether attached or detached) on a single lot.

Educational Establishment – means the use of premises for a school or similar institution of learning. The term includes:

- ▶ ancillary accommodation and facilities for staff and students; and
- ▶ the use of the establishment and its facilities by community groups or the general public.

Equipment and Vehicle Depot – means the use of premises for the garaging and storing of more than one bus, truck, taxi or other vehicle used for commercially transporting goods or people, or earthmoving or other vehicles or equipment. The use includes the hire of these vehicles and associated servicing.

Extractive Industry – includes the dredging, excavating, quarrying, sluicing and any other mode of winning materials or substances from the earth whether or not submerged under water and whether or not conducted for fee or reward. The term includes the associated treatment of any such materials or substances, but does not include the extraction of material where associated with the construction of a dam on a rural lot or for similar purposes where associated with a rural use on the same site.

Forestry – means the use of premises for the planting, growing, harvesting and processing of trees as a commercial venture for the production of either timber or wood products.

Freight Depot – means the use of premises for the receipt, unloading, storage and distribution of goods and/or transfer of goods from one form of transport to another. The use also includes the ancillary use of premises to:

- ▶ park, manoeuvre, clean, repair and service the transport vehicles;
- ▶ store the containers used; or
- ▶ temporarily store the goods.

The term does not include the receipt or dispatch of goods where the activity is ancillary to some other activity on the same site.

Hazardous, Noxious or Offensive Industry – means any premises used or intended for use for a high impact industrial activity – similar to any of the activities listed below – which is of a scale or nature that:

- ▶ has the potential to cause significant off-site environmental effects because of the process involved, or the method of manufacture, or the nature of the materials or goods which are used, processed or stored, or the nature of any by-products or emissions which cause fumes, vapour, gases or discharges dust, foul liquid, blood, or other impurities; or
- ▶ is a danger to a person or premises because of the nature of the materials used or produced or anything arising from a process included in a method of manufacture; or
- ▶ incorporates the storage of flammable or combustible liquids as a major hazard facility and the storage of that liquid is not in connection with the operation of a Service Station as separately defined.

The following are types of uses that may constitute a Hazardous, Noxious or Offensive Industry:

- ▶ abattoirs, animal product processing, boiling down works or tanneries;
- ▶ acid, flammable liquid or gas manufacturing;
- ▶ air propelled abrasive blasting;
- ▶ asphalt or bitumen works;
- ▶ battery smelter and works;
- ▶ cement or concrete manufacture;



- ▶ explosives manufacturing or storage;
- ▶ any use involving radioactive substances or materials;
- ▶ food processing (other than dairy products) including flour mills, canneries and distilleries;
- ▶ foundries (ferrous and non-ferrous), smelting works, steel fabrication works and heavy engineering works;
- ▶ glass, glue, soap and paint manufacture;
- ▶ sand, gravel and stone crushers and screening plants;
- ▶ manufacturing chemists;
- ▶ petroleum and petroleum products, refining and storing;
- ▶ plastic products manufacturing;
- ▶ poison manufacturing; and
- ▶ sawmill.

Home Business – means a small scale business activity carried out within a House.

Hospital – has the common usage meaning.

Host Farm – means the use of premises for tourist accommodation in conjunction with a rural use. The term includes accommodation on rural lots which are not bona fide farms, but which have scenic or wilderness areas or areas of ecological or cultural significance.

Hotel – means the use of premises for the sale of liquor for consumption either on or off the premises. The term includes dining and entertainment activities that may be associated with the premises and facilities for the sale of liquor for consumption on or off the premises. The term also includes the provision of short-term accommodation where associated with the hotel use.

House - means the use of premises as a single dwelling unit. No more than one House is located on a single lot.

Indoor Recreation – means the use of premises for sport, physical exercise, recreation or public entertainment predominantly within a building. This term includes sports centres, gymnasium, amusement and leisure centre, cinema, theatre, nightclub, function centre and a licensed or unlicensed club. This term also includes a TAB agency.

Industry – means the use of premises for any industrial activity being:

- ▶ the making of any article;
- ▶ the altering, repairing, servicing, ornamenting, finishing, cleaning, washing, freezing, packing, canning or adapting for sale of any article; or
- ▶ any process of scientific, biomedical or technological research other than for educational purposes or an activity ancillary to the use of premises for a non-industrial activity.

This includes any of the following activities:

- ▶ storage of goods or materials used in connection with or resulting from a business activity;
- ▶ wholesaling of goods resulting from such a business activity;

- ▶ minor incidental retailing of goods (ancillary to the Industry activity);
- ▶ administration and accounting in association with the Industry use; and
- ▶ amenities for the comfort and enjoyment of persons working at the premises.

Institution – means the use of premises for a penal or reformatory institution. The use includes residential accommodation for persons employed at the facility.

Intensive Animal Keeping – means the use of premises for commercial or non-domestic operations involving the raising or keeping of animals at a density which requires supplementary feed and containment of animals in feed lots, sheds or pens. The term includes:

- ▶ a public or commercially operated kennel, dog pound or cattery;
- ▶ a dairy;
- ▶ lot feeding of stock in stalls, compounds or stockyards as distinct from range feeding;
- ▶ the keeping, depasturing, feeding, watering or breeding of pigs;
- ▶ keeping of poultry where the number of birds kept exceeds 20 (poultry includes fowl, duck, goose, turkey and their young);
- ▶ commercial stabling, breeding, boarding or training of horses;
- ▶ aquaculture as defined under the *Fisheries Act 1994*.
- ▶ a saleyard;
- ▶ any other intensive animal keeping.

This term excludes the keeping of animals permitted without requiring a permit under the provisions of Council's Local Laws.

Local Shop – means the use of premises with a maximum gross floor area of 200 m² for the display and retail sale of goods for the day to day needs of the surrounding neighbourhood. This term does not include a Shop as separately defined.

Medical Centre – means the use of premises for the medical or para-medical care or treatment of persons (by practitioners such as an acupuncturist, chiropractor, dentist, general or specialist medical practitioner or pathologist). This term includes ancillary services such as a pharmacy. It does not include the accommodation of either patients or practitioners.

Minor Public Utility – means the use of premises for any undertaking for the supply of water, sewerage, electricity, gas, telecommunications (where not separately defined as a Telecommunication Facility), transport or drainage services where these activities do not involve:

- ▶ the construction of electricity powerlines, transformers or switching stations operating at or in excess of 60,000 volts; or
- ▶ the construction or use of any building or other structure having a floor area greater than 30 m² or a height greater than 4.5 m; or
- ▶ the use of land greater than 800 m² in area.



Multiple Residential – means the residential use of premises for three or more dwelling units on the same lot such as apartments, townhouses, villa houses and the like. The dwelling units need not be attached.

Office – means the use of premises for the conduct of a business or office where the principal activity is the provision of business or professional advice, services and goods or the office based administrative functions of any organisation. This term includes a professional office, real estate office, bank, etc.

Other Residential – means the use of premises in the form of rooms and/or dormitories and where communal facilities for the preparation of meals may be provided. The use includes a manager's unit/office as well as entertainment facilities for the guests. This term includes a boarding house, guest house, respite care, hostel, serviced rooms, respite home and the like.

Outdoor Recreation – means the use of premises for sport, physical exercise, recreation or public entertainment predominantly outdoors. The use includes a race track (for cars, motor cycles, horses, dogs, etc), showground, theme park, swimming pools, golf courses and driving ranges, pony club, sporting facilities and the like.

Outdoor Sales Premises – means the use of premises whether partly enclosed or covered for the outdoor sale, hire or display of goods such as:

- new or used motor vehicles, caravans, boats, motor cycles, trailers or other vehicles;
- agricultural equipment;
- construction equipment and plant;
- landscape supplies; or
- plant nursery.

Park Facilities – means the use of premises for low key recreation, aesthetic appreciation and/or environmental protection. The term includes facilities for the enjoyment and convenience of users of the park such as kiosks, picnic places, car parking, public toilets and the like.

Public Utility – means the use of premises for any of the utility undertakings of the Council, a government entity or agency or organisation providing community infrastructure including:

- the supply of water, sewerage and stormwater drainage;
- the reticulation of electricity or gas;
- collection of garbage;
- transport infrastructure (eg. provision and maintenance of roads);
- public transport services (including railways); and
- uses where not a Minor Public Utility as separately defined.

Relative's Accommodation – provision of self-contained accommodation on the same lot as a House, where the occupiers of the House and Relative's Accommodation are directly related.

Restaurant – means the use of licensed or unlicensed premises for the provision of food and/or drinks to members of the public for consumption on or off the premises. This term also includes

facilities commonly described as a cafe, milk bar, snack bar, coffee shop, takeaway, drive-through outlet and fast food store.

Retirement Village – means the use of premises for residential accommodation by elderly or retired persons where the premises:

- ▶ include dwelling units, and/or rooming units and/or nursing home facilities which provide for independent living, serviced accommodation, residential aged care, and/or high-care facilities;
- ▶ provide on-site opportunities for social and recreational pursuits, including communal facilities;
- ▶ are of an integrated design and layout and are managed.

Roadside Stall – means the use of premises for the display and sale of any rural produce grown on the site.

Rural Service Industry – means the use of premises for handling, treating, processing or packing locally grown primary products other than as an ancillary activity associated with another rural use on the site. This term also includes the ancillary servicing and repair of plant or equipment used or intended for use for rural purposes, other than where carried out as an ancillary activity associated with another rural use on the same site.

Remote Workers' Accommodation – means the use of premises for the accommodation of persons (and their dependants) engaged to assist with rural activities, mining, quarrying, forestry, construction and the like, being located on or near the premises where the persons are engaged. The term includes all forms of temporary accommodation (whether or not they are self-contained) and all ablution facilities and associated plant and equipment.

Service Station – means the use of premises for the retail sale of fuel. This term may also include the following uses where they are associated with the sale of fuel:

- ▶ the retail sale of motoring requirements such as lubricants, oils and greases, batteries, tyres, spare parts and auto accessories to the travelling public;
- ▶ the maintenance, service and repair of motor vehicles, excluding panel beating and spray painting;
- ▶ the hire of a limited range of vehicles or trailers;
- ▶ the washing of motor vehicles, including facilities provided to the public to wash their own vehicles; and/or
- ▶ the retail sale of convenience items.

Shop – means the use of premises for the display and retail sale or hire of goods and personal services. This use includes the ancillary storage and assembly of goods on the premises.

Storage Facility – means the use of premises for storage activities such as self-storage units, a timber yard, a builder's yard or construction contractor's yard. The use includes:

- ▶ ancillary administration and amenity facilities associated with the use; and
- ▶ facilities for the garaging, cleaning and routine servicing of vehicles involved in the use.



Telecommunication Facility – means the use of premises for:

- ▶ freestanding poles, towers and associated antennae;
- ▶ telecommunication equipment cabinets in excess of 5 m² base area and/or in excess of 2.5 m in height.

The definition does not include low impact facilities as defined under the *Telecommunications (Low-impact Facilities) Determination 1997*.

Tourist Accommodation – means the use of premises for the short-term accommodation of tourists and travellers. The use includes a manager's unit/office as well as dining, conference and other facilities for the guests.

Tourist Facility – means the use of premises for the purpose of providing entertainment, recreation or similar facilities for tourists. This term includes accommodation facilities where they are ancillary to the tourist facility on the same site.

Vehicle Workshop – means the use of premises for the repair and servicing or maintenance of motor vehicles, boats, caravans and agricultural or other machinery. The term includes panel beating and spray painting.

Veterinary Facility – means the use of premises for veterinary care, surgery and treatment of animals, including the accommodation of animals on the site.

Warehouse – means premises used or intended for use for the storage of goods, merchandise or materials in large stocks pending their distribution for sale. It does not include storage that is an ancillary activity for another use on the same site.

Waste Facility – means the use of premises for any of the following:

- ▶ the disposal of waste material on-site by land fill, incineration or other means;
- ▶ the collection, dismantling, storage or recycling of scrap materials or goods, whether for sale or not; or
- ▶ the processing and storage of waste material for disposal elsewhere.

The term includes junk, scrap, salvage and wrecker's yards and waste transfer stations.



2. Strategic Framework

2.1 Introduction

The Strategic Framework outlines the broad vision and development intent for the Shire. This overall intent for the Shire also reflects the provisions contained in the balance of the planning scheme.

In all, it is intended that:

- ▶ Cooktown (and to a lesser extent, Coen) is the key provider of business, retail and community activities and services for the Shire.
- ▶ The existing townships and smaller settlement areas provide a range of housing choices and services to support the community.
- ▶ Rural areas accommodate a wide range of rural and associated activities and pursuits that complement the prevailing amenity and character of the area.
- ▶ Rural activities, extractive industry (mineral resources) and forestry are an important part of the Shire's economy. These rural activities are to be sustainable and suitably located.
- ▶ Areas of biodiversity value, such as the Wet Tropics World Heritage Area and National Parks are protected.
- ▶ Localised and nature based tourism is sustainable and suitably located.
- ▶ Adequate infrastructure is provided to support the needs of the community.
- ▶ Economic growth and employment opportunities are encouraged.
- ▶ Areas at Archer Point and Cooktown allow for future strategic port land.

The key areas for the Shire include:

- ▶ Cooktown Locality;
- ▶ Marton Locality;
- ▶ Coen Locality;
- ▶ Ayton, Rossville and Portlands Roads Locality;
- ▶ Lakeland and Laura Locality; and
- ▶ Rural Locality.

3. Desired Environmental Outcomes

The Desired Environmental Outcomes (DEOs) set the broad strategic direction for the Shire and describe the desired end state or outcomes for the land subject to this planning scheme. Each DEO is sought to be achieved to the extent practicable having regard to each of the other DEOs and the scope of the planning scheme. The numbering of the DEOs does not indicate a ranking of importance.

3.1.1 DEO 1: A Strong Economy

Cook Shire has a prosperous and growing economy, delivering jobs and rising living standards for all. The economy is centred around rural and extractive industries and tourism based on the Shire's natural and cultural assets. Opportunities to diversify within and beyond these sectors are grasped and the Shire becomes more self-reliant in retailing and services.

3.1.2 DEO 2: A Healthy Environment

The natural habitat, biodiversity and visual beauty of the Shire's terrestrial and aquatic environments are protected and the quality of its air and water is of a high standard. Human activities with significant impacts on the environment are carefully planned and managed, so that its long-term health is not diminished. Known mineral and other extractive resources are protected and used in a sustainable manner.

3.1.3 DEO 3: Efficient Settlement

Human settlement is consolidated in the existing towns and townships where it can be most cost effectively serviced. Cooktown functions as the largest administrative and commercial centre of the Shire, with Coen playing a significant role in the northern Cape York area. The smaller townships of Marton, Lakeland, Laura, Portland Roads, Ayton and Rossville serve their respective localities. Land and infrastructure is provided at an appropriate scale within each of these settlements, to allow adequate housing, community services, recreational space and opportunities for business and industrial activities.

3.1.4 DEO 4: Good Transport and Communications

The Shire's transport and communications network, especially its roads and telecommunications, is continuously improved to help overcome the tyranny of distance. This provides the foundation for a strong economy, with better access by remote residents to urban services and facilities and improved educational outcomes.

3.1.5 DEO 5: A Proud Community

The diversity of the Shire's population is celebrated and community spirit is built through the provision of quality and accessible social, educational, sporting and recreational facilities. All social groups have the opportunity to participate in and make positive contributions to the growth of a strong and healthy community.



3.1.6 DEO 6: Rural Prosperity

The Shire's rural areas provide for a wide and diversifying range of agriculture, animal husbandry, forestry, extractive industries, aquaculture and tourism. Tourist accommodation is only encouraged where associated with one or more local, natural or cultural feature. Rural industry is managed to protect the Shire's environmental quality and biodiversity and good quality agricultural land is maintained for long-term rural production.

3.1.7 DEO 7: A Distinctive Heritage

The Shire's historic cultural and built heritage and its archaeological wealth are not only protected, but make a continuing and vigorous contribution to the life of the community. The story of continuing indigenous settlement, European and Asian immigration and the special role of Cooktown in Australian history, gives Cook Shire a strong and distinctive identity.

3.1.8 DEO 8: A Safe Environment

Human life, property and the environment are protected from the adverse effects of landslips, bushfires and flooding.

4. Tables of Assessment & Codes

4.1 Tables of Assessment and Codes for Zones

This part of the planning scheme contains a Table of Assessment followed by the relevant Zone code for each of the 11 zones in the Shire.



4.1.1 Table of Assessment for the Low Density Residential Zone

Part A of the table below specifies the level of assessment for a Material Change of Use. Part B of the Table specifies the level of assessment for all other types of development.

Table 1 Assessment for the Low Density Residential Zone

Type of Development		Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Part A – Material Change of Use		
Exempt Uses		
Minor Public Utility		Nil
Park Facilities		Nil
Self-assessable Uses		
House (where not on a lot intersected by or located above the 30 m contour on the Hillslopes Overlay Map)		<ul style="list-style-type: none"> ▶ Low Density Residential Zone Code (AS 1; 2.1; 2.2, 2.3 & 2.4) ▶ Parking & Access Code (AS 1) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Code Assessable Uses		
Home Business		<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Home Business Code ▶ Low Density Residential Zone Code ▶ Parking & Access Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
House (where on a lot intersected by or located above the 30 m contour on the Hillslopes Overlay Map)	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Low Density Residential Zone Code ▶ Parking & Access Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Local Shop	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Low Density Residential Zone Code ▶ Parking & Access Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Public Utility	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Low Density Residential Zone Code ▶ Parking & Access Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Relative's Accommodation	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Low Density Residential Zone Code ▶ Parking & Access Code ▶ Relative's Accommodation Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code



Type of Development		Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Impact Assessable Uses		
All other land uses (including undefined uses).		
Part B - Other Development		
Exempt Development		
All development not listed below.		Nil
Self-assessable Development		
Building Work not associated with a Material Change of Use (unless code assessable)		<ul style="list-style-type: none"> Low Density Residential Zone Code (AS 2.2; 2.3; 2.4, 3.1 & 3.2) Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) Natural Hazards Code (AS 2; 5 & 8)
Code Assessable Development		
Building Work not associated with a Material Change of Use (where on land in the Townscape area on a Townscape Character Overlay Map or a lot intersected by or located above the 30 m contour on the Hillslopes Overlay Map and affecting the external appearance of the building or structure)		<ul style="list-style-type: none"> Cultural Features Code Hillslopes Overlay Code Low Density Residential Zone Code Townscape Character Overlay Code Natural Hazards Code Aviation Facilities & Operational Airspace Overlay Code
Filling or excavation where involving:		<ul style="list-style-type: none"> Cultural Features Code Hillslopes Overlay Code Low Density Residential Zone Code Works, Services & Infrastructure Code Natural Hazards Code Aviation Facilities & Operational Airspace Overlay Code
a) >10 m ³ of material; or		
b) On a slope with a gradient of 15% or greater.		

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Reconfiguring a Lot	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Low Density Residential Zone Code ▶ Reconfiguring a Lot Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Operational Work (where associated with Reconfiguring a Lot)	<ul style="list-style-type: none"> ▶ Low Density Residential Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Operational Work for clearing of vegetation on land forming part of the Old Dam Site at Cooktown.	<ul style="list-style-type: none"> ▶ Low Density Residential Zone Code



4.1.2 Low Density Residential Zone Code

Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Low Density Residential Zone:

- ▶ Residential neighbourhoods are low density in scale and design and provide a pleasant living environment with a high standard of amenity;
- ▶ Residential neighbourhoods are located close to services and community facilities and provide an appropriate level of infrastructure; and
- ▶ Non-residential development which supports the immediate community is located and designed to maintain the amenity of adjoining residential development.

Table 2 Development Requirements

Performance Criteria	Acceptable Solutions
Land Use	
<p>PC 1 Land use is low density in nature and dominated by single residential dwelling houses. Non-residential uses occur that:</p> <ul style="list-style-type: none"> ▶ Support the convenience needs of the immediate neighbourhood, rather than that of the wider community; ▶ Do not generate high levels of non-local through traffic; ▶ Are easily accessed by the local population; ▶ Have primary access to a sealed road with a minimum reserve width of 20 m; and ▶ Are designed and located so as not to impact on the residential amenity of the area. 	<p>AS 1 Land is used for a House. .</p>

Performance Criteria	Acceptable Solutions
Scale and Density	
PC 2 The scale and height of buildings is consistent with the low density residential neighbourhood and will generally have the appearance and bulk of a single House on a residential lot.	<p>AS 2.1 No more than one House on a single lot.</p> <p>AS 2.2 Buildings and structures do not exceed 8.5 m in height above existing ground level.</p> <p>AS 2.3 Maximum site coverage does not exceed 50%.</p>
Amenity and Setbacks	
PC 3 High standards of residential amenity and landscaping are maintained and new buildings are setback from boundaries so as to minimise adverse impacts on adjoining properties and the streetscape.	<p>AS 3.1 Buildings and structures used for Multiple Residential, Other Residential, Retirement Village or any non-residential use are setback a minimum of 6 m from the street frontage(s) and a minimum of 3 m from all other boundaries. (Class 1 buildings are setback in accordance with the Building Regulations).</p> <p>AS 3.2 Non-residential uses employ the following measures on boundaries with land in the Low Density Residential, Mixed-Use and Medium Density Residential Zones:</p> <ul style="list-style-type: none"> ▶ A solid 1.8 m high fence (for example timber paling, masonry, brick, metal cladding with neutral finishes) that is 100% impervious; and ▶ Minimum 2 m wide landscaped buffer provided and maintained to the minimum standard specified in the Landscaping Planning Scheme Policy.



Performance Criteria	Acceptable Solutions
Design	
<p>PC 4 Buildings and structures are designed to:</p> <ul style="list-style-type: none"> Provide a high level of visual appeal; Be in keeping with the predominant character of the area; Ensure that walls facing the street frontage are articulated and punctuated by windows and doors (i.e. long expanses of blank and/or flat walls are unacceptable); Ensure that the street frontage and internal car parking areas are well capable of surveillance from dwelling unit(s) located on the site. 	<p>AS 4 No Acceptable Solution specified.</p>
<p>PC 5 Effective landscaping is employed to provide an attractive presentation to the street.</p>	<p>AS 5 No Acceptable Solution specified.</p>
<p>PC 6 Safe and efficient vehicle movements are facilitated.</p>	<p>AS 6 No Acceptable Solution specified.</p>
<p>PC 7 Waste material is stored so as not to be unsightly and so as to be conveniently collected.</p>	<p>AS 7 No Acceptable Solution specified.</p>
Acid Sulfate Soils	
<p>PC 8 Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulfate soil by:</p> <ul style="list-style-type: none"> Avoiding disturbance of such areas; or Treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels, and Treating and managing surface and groundwater flows from areas of acid sulfate soils to minimise environmental harm. 	<p>AS 8 No Acceptable Solution specified.</p>

Performance Criteria	Acceptable Solutions
Clearing of Vegetation at Old Dam Site in Cooktown	
PC 9 Clearing of vegetation on any lot forming part of the Old Dam Site in Cooktown is limited to the practical minimum required to construct a single house and ancillary structures and access thereto.	AS 9 No Acceptable Solution specified.
Pest Management	
PC 10 Movement of State Declared or environmental pest plants and pest animals is prevented by: <ul style="list-style-type: none"> ▶ Not introducing any new declared or environmental pest plants or animals on to the property; and ▶ Not allowing seed or plant parts of declared or environmental pest plants to leave the property. 	AS 10 No Acceptable Solution specified.



4.1.3 Table of Assessment for the Medium Density Residential Zone

Part A of the table below specifies the level of assessment for a Material Change of Use. Part B of the Table specifies the level of assessment for all other types of development.

Table 3

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Part A – Material Change of Use	
Exempt Uses	
Minor Public Utility	Nil
Park Facilities	Nil
Self-assessable Uses	
House (unless Code assessable)	<ul style="list-style-type: none"> ▶ Medium Density Residential Zone Code (AS 1; 2.1; 3.1; 3.2 & 3.3) ▶ Parking & Access Code (AS 1) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Code Assessable Uses	
Bed and Breakfast	<ul style="list-style-type: none"> ▸ Bed and Breakfast Code ▸ Cultural Features Code ▸ Hillslopes Overlay Code ▸ Medium Density Residential Zone Code ▸ Parking & Access Code ▸ Townscape Character Overlay Code ▸ Works, Services & Infrastructure Code ▸ Natural Hazards Code ▸ Aviation Facilities & Operational Airspace Overlay Code
Dual Occupancy	<ul style="list-style-type: none"> ▸ Dual Occupancy Code ▸ Cultural Features Code ▸ Hillslopes Overlay Code ▸ Medium Density Residential Zone Code ▸ Parking & Access Code ▸ Townscape Character Overlay Code ▸ Works, Services & Infrastructure Code ▸ Natural Hazards Code ▸ Aviation Facilities & Operational Airspace Overlay Code
Home Business	<ul style="list-style-type: none"> ▸ Cultural Features Code ▸ Hillslopes Overlay Code ▸ Home Business Code ▸ Medium Density Residential Zone Code ▸ Parking & Access Code ▸ Townscape Character Overlay Code ▸ Works, Services & Infrastructure Code ▸ Natural Hazards Code ▸ Aviation Facilities & Operational Airspace Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
House (where on a lot intersected by or located above the 30 m contour on the Hillslopes Overlay Map, or on land in the Townscape Area on a Townscape Character Overlay Map.)	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Medium Density Residential Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Multiple Residential	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Higher Density Accommodation Code ▶ Medium Density Residential Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Other Residential	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Higher Density Accommodation Code ▶ Medium Density Residential Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Public Utility	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Medium Density Residential Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Relative's Accommodation	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Medium Density Residential Zone Code ▶ Parking & Access Code ▶ Relative's Accommodation Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Retirement Village	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Higher Density Accommodation Code ▶ Medium Density Residential Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Impact Assessable Uses	
All other land uses (including undefined uses).	
Part B - Other Development	
Exempt Development	
All development not listed below.	Nil
Self-assessable Development	
Building Work not associated with a Material Change of Use (unless code assessable)	<ul style="list-style-type: none"> Medium Density Residential Zone Code (AS 3.1; 3.2; 3.3; 4.1 & 4.2) Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) Natural Hazards Code (AS 2; 5 & 8)
Code Assessable Development	
Building Work not associated with a Material Change of Use (where on land in the Townscape area on a Townscape Character Overlay Map, or a lot intersected by or located above the 30 m contour on the Hillslopes Overlay Map and affecting the external appearance of the building or structure)	<ul style="list-style-type: none"> Cultural Features Code Hillslopes Overlay Code Medium Density Residential Zone Code Townscape Character Overlay Code Natural Hazards Code Aviation Facilities & Operational Airspace Overlay Code
Filling or excavation where involving:	<ul style="list-style-type: none"> Cultural Features Code Hillslopes Overlay Code
a) >10 m ³ of material; or	<ul style="list-style-type: none"> Hillslopes Overlay Code
b) On a slope with a gradient of 15% or greater	<ul style="list-style-type: none"> Low Density Residential Zone Code Works, Services & Infrastructure Code Natural Hazards Code Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Reconfiguring a Lot	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Medium Density Residential Zone Code ▶ Reconfiguring a Lot Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Operational Work (where associated with Reconfiguring a Lot)	<ul style="list-style-type: none"> ▶ Medium Density Residential Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code



4.1.4 Medium Density Residential Zone Code

4.1.4.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Medium Density Residential Zone:

- ▶ The residential neighbourhood is medium density in scale and design and contains a mix of Houses, Dual Occupancies and well-designed Multiple Residential and Other Residential land uses with a high standard of residential amenity;
- ▶ The residential neighbourhood is located close to services and Community Facilities and provided with an appropriate level of infrastructure; and
- ▶ Non-residential development which supports the immediate community is located and designed to maintain the amenity for adjoining residential development.

4.1.4.2 Development Requirements

Table 4

Performance Criteria	Acceptable Solutions
Land Use	
PC 1 Land use is medium density in nature. Where non-residential uses occur they: <ul style="list-style-type: none"> ▶ Support the convenience needs of the immediate neighbourhood, rather than that of the wider community; ▶ Do not generate high levels of non-local through traffic; ▶ Are easily accessible to the local population; ▶ Have primary access to a sealed road with a minimum reserve width of 20 m; and ▶ Are designed and located so as not to impact on the residential amenity of the area. 	AS 1 Land is used for a House.
Scale and Density	
PC 2 The scale and design of buildings is consistent with the medium density residential neighbourhood.	AS 2.1 No more than one House on a single lot. AS 2.2 Density shall not exceed one dwelling unit per 250 m ² of site area.

Performance Criteria	Acceptable Solutions
PC 3 Buildings are consistent in height and bulk with the existing pattern of medium density residential construction.	<p>AS 3.1 Buildings and structures do not exceed 8.5 m in height above existing ground level.</p> <p>AS 3.2 Buildings are to have pitched roof forms.</p> <p>AS 3.3 Maximum site coverage does not exceed:</p> <ul style="list-style-type: none"> 50% for buildings up to 4.5 m in height; 40% for buildings over 4.5 m but not exceeding 7.5 m in height 35% for buildings exceeding 7.5 m in height.
Amenity and Setbacks	
PC 4 High standards of residential amenity and landscaping are maintained and new buildings are setback from boundaries so as to minimise adverse impacts on the amenity of adjoining properties and the streetscape.	<p>AS 4.1 Buildings and structures used for Multiple Residential, Other Residential, Retirement Village, or any non-residential use are setback a minimum of 6 m from the street frontage(s) and a minimum of 3 m from all other boundaries.</p> <p>AS 4.2 Non-residential uses employ the following measures on boundaries with land in the Low Density Residential, Mixed-Use and Medium Density Residential Zones:</p> <ul style="list-style-type: none"> A solid 1.8 m high fence (for example timber paling, masonry, brick, metal cladding with neutral finishes) that is 100% impervious; and Minimum 2 m wide landscaped buffer provided and maintained to the minimum standard specified in the Landscaping Planning Scheme Policy.
Design	
PC 5 Buildings and structures are designed to:	AS 5 No Acceptable Solution specified.
<ul style="list-style-type: none"> Provide a high level of visual appeal; Be in keeping with the predominant character of the area; Ensure that walls facing the street frontage are articulated and punctuated by windows and doors (long expanses of blank and/or flat walls are unacceptable); 	



Performance Criteria	Acceptable Solutions
and	
<ul style="list-style-type: none"> Ensure that the street frontage and internal car parking areas are well capable of surveillance from dwelling unit(s) located on the site. 	
PC 6 Effective landscaping is employed to provide an attractive presentation to the street.	AS 6 No Acceptable Solution specified.
PC 7 Safe and efficient vehicle movements are facilitated.	AS 7 No Acceptable Solution specified.
PC 8 Waste material is stored so as not to be unsightly and so as to be conveniently collected.	AS 8 No Acceptable Solution specified.
Acid Sulfate Soils	
PC 9 Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulfate soil by: <ul style="list-style-type: none"> Avoiding disturbance of such areas; or Treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels, and Treating and managing surface and groundwater flows from areas of acid sulfate soils to minimise environmental harm. 	AS 9 No Acceptable Solution specified.
Pest Management	
PC 10 Movement of State Declared or environmental pest plants and pest animals is prevented by: <ul style="list-style-type: none"> Not introducing any new declared or environmental pest plants or animals on to the property; and Not allowing seed or plant parts of declared or environmental pest plants to leave the property. 	AS 10 No Acceptable Solution specified.

4.1.5 Table of Assessment for the Village Zone

Part A of the table below specifies the level of assessment for a Material Change of Use. Part B of the Table specifies the level of assessment for all other types of development.

Table 5

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Part A – Material Change of Use	
Exempt Uses	
Minor Public Utility	Nil
Park Facilities	Nil
Self-assessable Uses	
Home Business (where not on land in the Townscape Area on a Townscape Character Overlay Map)	<ul style="list-style-type: none"> ▶ Home Business Code (AS 1.1; 1.2; 1.3; 2.1; 2.2; & 2.3) ▶ Parking & Access Code (AS 1 & 2) ▶ Village Zone Code (AS 1; 2; 3.1; 3.2 & 3.3) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
House (where not on land in the Townscape Area on a Townscape Character Overlay Map)	<ul style="list-style-type: none"> ▶ Parking & Access Code (AS 1) ▶ Village Zone Code (AS 1; 2; 3.1; 3.2 & 3.3) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Code Assessable Uses	
Bed and Breakfast	<ul style="list-style-type: none"> ▶ Bed and Breakfast Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Village Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Child Care Centre	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Village Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Community Facilities	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Village Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Dual Occupancy	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Dual Occupancy Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Village Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Educational Establishment	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Village Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Home Business (where not self-assessable)	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Home Business Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Village Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
House (where not self-assessable)	<ul style="list-style-type: none"> ▶ Village Zone Code ▶ Parking and Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
Local Shop	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Village Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Medical Centre	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Village Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Office	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Village Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Public Utility	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Village Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Relative's Accommodation	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Village Zone Code ▶ Parking & Access Code ▶ Relative's Accommodation Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Retirement Village	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Higher Density Accommodation Code ▶ Hillslopes Overlay Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Village Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Veterinary Facility	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Village Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Impact Assessable Uses	
All other land uses (including undefined uses).	
Part B - Other Development	
Exempt Development	
All development not listed below.	Nil
Self-assessable Development	
Building Work not associated with a Material Change of Use (unless Code Assessable)	<ul style="list-style-type: none"> ▶ Village Zone Code (AS 3.1; 3.2; 3.3; 4.1 & 4.2) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Code Assessable Development	
Building Work not associated with a Material Change of Use (where on land in the Townscape area on a Townscape Character Overlay Map and affecting the external appearance of the building or structure)	<ul style="list-style-type: none"> ▶ Village Zone Code ▶ Townscape Character Overlay Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Natural Hazards Code
Filling or excavation where involving:	<ul style="list-style-type: none"> ▶ Cultural Features Code
a) >10 m ³ of material; or	<ul style="list-style-type: none"> ▶ Village Zone Code
b) On a slope with a gradient of 15% or greater	<ul style="list-style-type: none"> ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Reconfiguring a Lot	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Reconfiguring a Lot Code ▶ Village Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Operational Work (where associated with Reconfiguring a Lot)	<ul style="list-style-type: none"> ▶ Village Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

4.1.6 Village Zone Code

4.1.6.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Village Zone:

- ▶ The Village Zone provides for a range of commercial, retail and community land uses as well as low density residential use;
- ▶ Employment generating activities are appropriately located to support the local community without detrimentally impacting upon the amenity of the township;
- ▶ Subdivision of Village zoned land only occurs where there is a demonstrated community need; and
- ▶ The design of buildings and structures is sympathetic to the existing character and the natural setting of the township.

4.1.6.2 Development Requirements

Table 6

Performance Criteria	Acceptable Solutions
Land Use	
PC 1 Residential uses are supported by a mix of commercial, community, recreation and industry uses where of a nature and scale that does not undermine the residential amenity.	AS 1 Land is used for a: <ul style="list-style-type: none">▶ House; and/or▶ Home Business.
Scale and Density	
PC 2 The scale and design of buildings is consistent with the existing area.	AS 2 No more than one House on a single lot.
PC 3 Buildings are consistent in height and bulk with the existing pattern of construction.	AS 3.1 Buildings and structures do not exceed 8.5 m in height above existing ground level.
	AS 3.2 Buildings are to have pitched roof forms.
	AS 3.3 Maximum site coverage does not exceed 50%.
Amenity and Setbacks	
PC 4 High standards of residential amenity and landscaping are maintained and new buildings are setback from boundaries so as to minimise adverse impacts on the amenity of adjoining sensitive uses and the streetscape.	AS 4.1 Buildings and structures used for Multiple Residential, Other Residential, Retirement Village, or any non-residential use are setback a minimum of 6 m from the street frontage(s) and a minimum of 3 m from all other boundaries.



Performance Criteria	Acceptable Solutions
	<p>AS 4.2 Non-residential uses employ the following measures on boundaries with land used for any residential or community use (excluding Minor Public Utility, Public Utility and Telecommunication Facility):</p> <ul style="list-style-type: none"> ▶ A solid 1.8 m high fence (for example timber paling, masonry, brick, metal cladding with neutral finishes) that is 100% impervious; and ▶ Minimum 2 m wide landscaped buffer provided and maintained to the minimum standard specified in the Landscaping Planning Scheme Policy.
<p>PC 5 Privacy of adjoining residents is protected such that where windows of commercial uses look directly into a bedroom or living area of an adjoining dwelling unit, effective visual screening is provided (eg fixed screens or panels).</p>	<p>AS 5 No Acceptable Solution specified.</p>
Design	
<p>PC 6 New buildings and structures are designed to:</p> <ul style="list-style-type: none"> ▶ Provide a high level of visual appeal; ▶ To be in keeping with the predominate character of the area; ▶ Ensure that walls facing the street frontage are articulated and punctuated by windows and doors (i.e. long expanses of blank and/or flat walls are unacceptable); and ▶ Ensure that the street frontage and internal car parking areas are well capable of surveillance from dwelling unit(s) located on the site. 	<p>AS 6 No Acceptable Solution specified.</p>
<p>PC 7 Non-residential uses provide appropriate weather protection for pedestrians.</p>	<p>AS 7 No Acceptable Solution specified.</p>
<p>PC 8 Effective landscaping is employed to provide an attractive presentation to the street.</p>	<p>AS 8 No Acceptable Solution specified.</p>
<p>PC 9 Safe and efficient vehicle movements are facilitated.</p>	<p>AS 9 No Acceptable Solution specified.</p>

Performance Criteria	Acceptable Solutions
PC 10 Waste material is stored so as not to be unsightly and so as to be conveniently collected.	AS 10 No Acceptable Solution specified.
PC 11 Waste material is stored so as to ensure adequate containment and retention of waste material.	AS 11 No Acceptable Solution specified.
Erosion Prone Land	
PC 12 In an Erosion Prone Area, there are no adverse impacts on habitat, soil cover or water quality and no significant threats to public safety, infrastructure integrity or the economic value of the Erosion Prone Area.	<p>AS 12.1 Erosion Prone Areas to remain free of development apart from temporary or re-locatable structures for safety and recreational purposes and the area is managed to avoid adverse impacts on habitat and soil cover.</p> <p>AS 12.2 In areas with existing structures and uses, there is no increase in intensity of use.</p>
Acid Sulfate Soils	
<p>PC 13 Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulphate soil by:</p> <ul style="list-style-type: none"> ▶ Avoiding disturbance of such areas; or ▶ Treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels, and ▶ Treating and managing surface and groundwater flows from areas of acid sulphate soils to minimise environmental harm. 	AS 13 No Acceptable Solution specified.
Pest Management	
<p>PC 14 Movement of State Declared or environmental pest plants and pest animals is prevented by:</p> <ul style="list-style-type: none"> ▶ Not introducing any new declared or environmental pest plants or animals on to the property; and ▶ Not allowing seed or plant parts of declared or environmental pest plants to leave the property. 	AS 14 No Acceptable Solution specified.



4.1.7 Table of Assessment for the Mixed Use Zone

Part A of the table below specifies the level of assessment for a Material Change of Use. Part B of the Table specifies the level of assessment for all other types of development.

Table 7

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Part A – Material Change of Use	
Exempt Uses	
Minor Public Utility	Nil
Park Facilities	Nil
Self-assessable Uses	
House (where not on land in the Townscape area on a Townscape Character Overlay Map)	<ul style="list-style-type: none"> ▶ Mixed Use Zone Code (AS 1, 3.1; 3.2 & 4.1) ▶ Parking & Access Code (AS 1) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Office (at ground floor level and where the Material Change of Use occurs within an existing building and no external building work is proposed)	<ul style="list-style-type: none"> ▶ Mixed Use Zone Code (AS 1; 2.1; 2.2; 3.1; 3.2; 4.1; 4.2; 4.3; 7; 8 & 9) ▶ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15)

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
	<ul style="list-style-type: none"> Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) Natural Hazards Code (AS 2; 5 & 8)
Restaurant (at ground floor level and where the Material Change of Use occurs within an existing building and no external building work is proposed)	<ul style="list-style-type: none"> Mixed Use Zone Code (AS 1; 2.1; 2.2; 3.1; 3.2; 4.1; 4.2; 4.3; 7; 8 & 9) Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) Natural Hazards Code (AS 2; 5 & 8)
Shop (where at ground floor level and having < 200 m ² GFA and where the Material Change of Use occurs within an existing building and no external building work is proposed)	<ul style="list-style-type: none"> Mixed Use Zone Code (AS 1; 2.1; 2.2; 3.1; 3.2; 4.1; 4.2; 4.3; 7; 8; & 9) Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) Natural Hazards Code (AS 2; 5 & 8)



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Code Assessable Uses	
Bed and Breakfast	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Bed and Breakfast Code ▶ Mixed Use Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Community Facilities	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Mixed Use Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
House (where not self-assessable)	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Mixed Use Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Indoor Recreation	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Mixed Use Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Local Shop	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Mixed Use Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Medical Centre	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Mixed Use Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Multiple Residential	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Mixed Use Zone Code ▶ Higher Density Accommodation Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Office (where not self-assessable)	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Mixed Use Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Public Utility	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Mixed Use Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Relative's Accommodation	<ul style="list-style-type: none"> ▀ Cultural Features Code ▀ Mixed Use Zone Code ▀ Parking & Access Code ▀ Townscape Character Overlay Code ▀ Relative's Accommodation Code ▀ Works, Services & Infrastructure Code ▀ Natural Hazards Code ▀ Aviation Facilities & Operational Airspace Overlay Code
Restaurant (where not self-assessable)	<ul style="list-style-type: none"> ▀ Cultural Features Code ▀ Hillslopes Overlay Code ▀ Mixed Use Zone Code ▀ Parking & Access Code ▀ Townscape Character Overlay Code ▀ Works, Services & Infrastructure Code ▀ Natural Hazards Code ▀ Aviation Facilities & Operational Airspace Overlay Code
Retirement Village	<ul style="list-style-type: none"> ▀ Cultural Features Code ▀ Hillslopes Overlay Code ▀ Higher Density Accommodation Code ▀ Mixed Use Zone Code ▀ Parking & Access Code ▀ Townscape Character Overlay Code ▀ Works, Services & Infrastructure Code ▀ Natural Hazards Code ▀ Aviation Facilities & Operational Airspace Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Shop (where not self-assessable)	<ul style="list-style-type: none"> • Cultural Features Code • Hillslopes Overlay Code • Mixed Use Zone Code • Parking & Access Code • Townscape Character Overlay Code • Works, Services & Infrastructure Code • Natural Hazards Code • Aviation Facilities & Operational Airspace Overlay Code
Veterinary Facility	<ul style="list-style-type: none"> • Cultural Features Code • Hillslopes Overlay Code • Mixed Use Zone Code • Parking & Access Code • Townscape Character Overlay Code • Works, Services & Infrastructure Code • Natural Hazards Code • Aviation Facilities & Operational Airspace Overlay Code
Impact Assessable Uses	
All other land uses (including undefined uses).	
Part B - Other Development	
Exempt Development	
All development not listed below.	Nil
Self-assessable Development	
Building Work not associated with a Material Change of Use (unless code assessable)	<ul style="list-style-type: none"> • Mixed Use Zone Code (AS 2.2; 3.1; 3.2; 4.1; 4.2 & 4.3) • Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) • Natural Hazards Code (AS 2; 5 & 8)

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Code Assessable Development	
Building Work not associated with a Material Change of Use (where on land in the Townscape area on a Townscape Character Overlay Map or a lot intersected by or located above the 30 m contour on the Hillslopes Overlay Map and affecting the external appearance of the building or structure)	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Mixed Use Zone Code ▶ Townscape Character Overlay Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Filling or excavation where involving: <ul style="list-style-type: none"> a) >10 m³ of material; or b) On a slope with a gradient of 15% or greater 	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Mixed Use Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Reconfiguring a Lot	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Mixed Use Zone Code ▶ Reconfiguring a Lot Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Operational Work (where associated with Reconfiguring a Lot)	<ul style="list-style-type: none"> ▶ Mixed Use Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code



4.1.8 Mixed Use Zone Code

4.1.8.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Mixed Use Zone:

- ▶ To provide for a mix of commercial and residential uses on land framing the main commercial/tourist centre of Cooktown;
- ▶ Commercial and entertainment facilities are provided at ground level, while residential units are located predominantly above ground level and provide for high density tourist accommodation and longer term residential living;
- ▶ Tourist facilities and services are established within or adjacent to tourist accommodation; and
- ▶ New buildings and structures complement the historic character and architectural appeal of Cooktown whilst not being obtrusive, or detracting from the vegetated backdrop of Grassy Hill.

4.1.8.2 Development Requirements

Table 8

Performance Criteria	Acceptable Solutions
Land Use	
PC 1 A comprehensive mix of commercial and residential uses is established with an emphasis on tourist related uses, although longer-term residential accommodation may also form part of the mix. Individual sites will generally provide for commercial uses not related to accommodation on the ground floor with residential or accommodation related commercial uses to the rear and/or on floors above.	AS 1 Land use is for an: <ul style="list-style-type: none"> ▶ Office (at ground floor level); ▶ Restaurant (at ground floor level); ▶ Shop (at ground floor level and having GFA < 200 m²); and/or ▶ House.
Scale and Density	
PC 2 The scale and design of buildings is consistent with the mixed use neighbourhood.	AS 2.1 A minimum of 50% of ground floor GFA consists of non-accommodation related commercial uses. This area is located at the street frontage(s) of the site. AS 2.2 Where residential or commercial accommodation uses are provided, density shall not exceed one dwelling unit per 150 m ² of site area.

Performance Criteria	Acceptable Solutions
PC 3 Buildings are consistent in height and bulk with the existing pattern of construction in the area.	<p>AS 3.1, Buildings and structures do not exceed 8.5 m in height above existing ground level.</p> <p>AS 3.2 Maximum site coverage does not exceed 60%.</p>
Amenity and Setbacks	
<p>PC 4 Buildings are setback from boundaries to:</p> <ul style="list-style-type: none"> ▶ Complement the predominant character of the area; ▶ Create an attractive street frontage; and ▶ Achieve an appropriate separation from roads and sensitive adjoining uses. 	<p>AS 4.1 Buildings and structures are setback a maximum of 6 m from the street frontage(s) and a minimum of 3 m from all other boundaries.</p> <p>AS 4.2 Building setbacks must accord with the Building Regulations.</p> <p>AS 4.3 Non-residential uses employ the following measures on boundaries with land in the Low Density Residential and Medium Density Residential Zones:</p> <ul style="list-style-type: none"> ▶ A solid 1.8 m high fence (for example timber paling, masonry, brick, metal cladding with neutral finishes) that is 100% impervious; and ▶ Minimum 2 m wide landscaped buffer provided and maintained to the minimum standard specified in the Landscaping Planning Scheme Policy.
PC 5 Privacy of adjoining residents is protected such that where windows of commercial uses look directly into a bedroom or living area of an adjoining dwelling unit, effective visual screening is provided (eg fixed screens or panels).	AS 5 No Acceptable Solution specified.
Design	
<p>PC 6 New buildings and structures are designed to:</p> <ul style="list-style-type: none"> ▶ Address the street with a high level of visual appeal; ▶ Provide a commercial/shop front appearance at ground floor level; ▶ Ensure that walls facing the street frontage are articulated and punctuated by windows and doors (i.e. long expanses of blank and/or flat walls are unacceptable); 	AS 6 No Acceptable Solution specified.



Performance Criteria	Acceptable Solutions
<ul style="list-style-type: none"> Make use of eaves and overhangs; Ensure that internal car parking areas are well capable of surveillance from dwelling unit(s) located on the site; and Complement the historic character of the area and to be compatible with the existing streetscape. 	
PC 7 Effective landscaping is employed to provide an attractive presentation to the street.	AS 7 A minimum 10% of the site area is to be landscaped to the standard specified in the Landscaping Planning Scheme Policy.
PC 8 Safe and efficient vehicle movements are facilitated.	AS 8 All vehicles using the site are able to enter and leave the site in the forward gear.
PC 9 Waste material is stored so as not to be unsightly and so as to be conveniently collected.	AS 9 A commercial waste bin storage area is to be provided at the front of the site (i.e. between buildings and the street frontage) and screened from the street frontage and side boundaries with a solid 1.8 m high fence (for example timber paling, masonry, brick, metal cladding with neutral finishes) that is 100% impervious.
PC 10 Waste material is stored so as to ensure adequate containment and retention of waste material.	AS 10 No Acceptable Solution specified.
Acid Sulfate Soils	
PC 11 Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulfate soil by: <ul style="list-style-type: none"> Avoiding disturbance of such areas; or Treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels, and Treating and managing surface and groundwater flows from areas of acid sulfate soils to minimise environmental harm. 	AS 11 No Acceptable Solution specified.

Performance Criteria	Acceptable Solutions
Pest Management	
<p>PC 12 Movement of State Declared or environmental pest plants and pest animals is prevented by:</p> <ul style="list-style-type: none"> ▶ Not introducing any new declared or environmental pest plants or animals on to the property; and ▶ Not allowing seed or plant parts of declared or environmental pest plants to leave the property. 	<p>AS 12 No Acceptable Solution specified.</p>



4.1.9 Table of Assessment for the Business Zone

Part A of the table below specifies the level of assessment for a Material Change of Use. Part B of the Table specifies the level of assessment for all other types of development.

Table 9

Type of Development		Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Part A – Material Change of Use		
Exempt Uses		
Minor Public Utility		Nil
Park Facilities		Nil
Self-assessable Uses		
Caretaker's Residence (where the Material Change of Use occurs within an existing building and no external building work is proposed)		<ul style="list-style-type: none"> ▶ Business Zone Code (AS 1; 5.1; 5.2; 6.1; 6.2 & 6.3) ▶ Caretaker's Residence Code (AS 1; 2.1 & 2.2) ▶ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Child Care Centre (where the Material Change of Use occurs within an existing building and no external building work is proposed)	<ul style="list-style-type: none"> ▀ Business Zone Code (AS 1; 5.1; 5.2; 6.1; 6.2 & 6.3) ▀ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▀ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▀ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▀ Natural Hazards Code (AS 2; 5 & 8)
Community Facilities (where the Material Change of Use occurs within an existing building and no external building work is proposed)	<ul style="list-style-type: none"> ▀ Business Zone Code (AS 1; 5.1; 5.2; 6.1; 6.2 & 6.3) ▀ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▀ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▀ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▀ Natural Hazards Code (AS 2; 5 & 8)



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Indoor Recreation (where the Material Change of Use occurs within an existing building and no external building work is proposed)	<ul style="list-style-type: none"> ▶ Business Zone Code (AS 1; 5.1; 5.2; 6.1; 6.2 & 6.3) ▶ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Local Shop (where the Material Change of Use occurs within an existing building and no external building work is proposed)	<ul style="list-style-type: none"> ▶ Business Zone Code (AS 1; 5.1; 5.2; 6.1; 6.2 & 6.3) ▶ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Medical Centre (where the Material Change of Use occurs within an existing building and no external building work is proposed)	<ul style="list-style-type: none"> ▶ Business Zone Code (AS 1; 5.1; 5.2; 6.1; 6.2 & 6.3) ▶ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Office (where the Material Change of Use occurs within an existing building and no external building work is proposed)	<ul style="list-style-type: none"> ▶ Business Zone Code (AS 1; 5.1; 5.2; 6.1; 6.2 & 6.3) ▶ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Restaurant (where the Material Change of Use occurs within an existing building and no external building work is proposed)	<ul style="list-style-type: none"> ▶ Business Zone Code (AS 1; 5.1; 5.2; 6.1; 6.2 & 6.3) ▶ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Shop (where the Material Change of Use occurs within an existing building and no external building work is proposed)	<ul style="list-style-type: none"> ▶ Business Zone Code (AS 1; 5.1; 5.2; 6.1; 6.2 & 6.3) ▶ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Veterinary Facility (where the Material Change of Use occurs within an existing building and no external building work is proposed)	<ul style="list-style-type: none"> ▶ Business Zone Code (AS 1; 5.1; 5.2; 6.1; 6.2 & 6.3) ▶ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Code Assessable Uses	
Car Park	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Caretaker's Residence (where not self-assessable)	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Caretaker's Residence Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Child Care Centre (where not self-assessable)	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Community Facilities (where not self-assessable)	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Hotel	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Indoor Recreation (where not self-assessable)	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Local Shop (where not self-assessable)	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Medical Centre (where not self-assessable)	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Office (where not self-assessable)	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Public Utility	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Restaurant (where not self-assessable)	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Shop (where not self-assessable)	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Tourist Accommodation	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Higher Density Accommodation Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Tourist Facility	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Veterinary Facility (where not self-assessable)	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Impact Assessable Uses	
All other land uses (including undefined uses).	
Part B - Other Development	
Exempt Development	
All development not listed below.	Nil
Self-assessable Development	
Building Work not associated with a Material Change of Use (unless code assessable)	<ul style="list-style-type: none"> ▶ Business Zone Code (AS 5.1; 5.2; 6.1; 6.2 & 6.3) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Code Assessable Development	
Building Work not associated with a Material Change of Use (where on land in the Townscape area on a Townscape Character Overlay Map and affecting the external appearance of the building or structure)	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Townscape Character Overlay Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Filling or excavation where involving: <ul style="list-style-type: none"> a) >10 m³ of material; or b) On a slope with a gradient of 15% or greater 	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Business Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Reconfiguring a Lot	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Cultural Features Code ▶ Reconfiguring a Lot Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Operational Work (where associated with Reconfiguring a Lot)	<ul style="list-style-type: none"> ▶ Business Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

4.1.10 Business Zone Code

4.1.10.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Business Zone:

- ▶ The Business Zone functions as the town centre with a range of retail and commercial activities to support the local community and tourists and visitors;
- ▶ New retail and commercial areas are consolidated on land in this zone, to achieve greater efficiency and accessibility;
- ▶ Commercial retail business conducted outside the Business Zone is acceptable only if considered an overriding benefit to the community, and
- ▶ The built form reflects the historic and architectural qualities of the town.

4.1.10.2 Development Requirements

Table 10

Performance Criteria	Acceptable Solutions
Land Use	
PC 1 Land is used for a wide range of business, commercial, retail, professional, tourist and entertainment facilities which require a town centre location.	AS 1 The following use/s occur in an existing building: <ul style="list-style-type: none">▶ Caretaker's Residence;▶ Indoor Recreation;▶ Local Shop;▶ Medical Centre;▶ Office;▶ Restaurant;▶ Shop;▶ Veterinary Facility;▶ Child Care Centre; and/or▶ Community Facility.
PC 2 Non-commercial uses which conflict with or could undermine the core functions of the town centre are not located here.	AS 2 No Acceptable Solution specified.
PC 3 Residential uses are provided only in conjunction with a ground floor commercial use.	AS 3 No Acceptable Solution specified.



Performance Criteria	Acceptable Solutions
Scale and Density	
PC 4 The scale and design of buildings and structures is appropriate for the town centre.	AS 4 No Acceptable Solution specified.
PC 5 Buildings are consistent in height and bulk with the existing pattern of construction.	AS 5.1 Buildings and structures do not exceed 11 m in height above existing ground level. AS 5.2 Maximum site coverage is 80%.
Amenity and Setbacks	
PC 6 Buildings are setback to: <ul style="list-style-type: none"> Complement the character of the area; Create a vibrant town centre street frontage; and Achieve an appropriate separation from residential uses. 	AS 6.1 Buildings and structures are built to the street frontage of the site. AS 6.2 Buildings and structures may be built to the side and rear boundaries unless adjoining land in the Low Density Residential, Medium Density Residential, or Village Zones. AS 6.3 Where adjoining land in the Low Density Residential, Medium Density Residential, or Village Zones: <ul style="list-style-type: none"> A 3 m minimum setback from such land is maintained; and A minimum 2 m wide landscaped buffer strip is provided within the setback to the standard set out in the Landscaping Planning Scheme Policy; and A solid 1.8 m high fence (for example timber paling, masonry, brick, metal cladding with neutral finishes) that is 100% impervious is provided along the common boundary with such land.
PC 7 Where car parking areas are provided on the street frontage, a continuous landscaped strip (excepting access/egress points) is to be provided to the standard specified in Landscaping Planning Scheme Policy.	AS 7 No Acceptable Solution specified.

Performance Criteria	Acceptable Solutions
Design²	
<p>PC 8 New buildings and structures are designed to:</p> <ul style="list-style-type: none"> ▮ Address the street with a high level of visual appeal; ▮ Provide a commercial/shop front appearance at ground floor level; ▮ Ensure that walls facing the street frontage are articulated and punctuated by windows and doors (i.e. long expanses of blank and/or flat walls are unacceptable); ▮ Make use of eaves and overhangs; ▮ Ensure that internal car parking areas are well capable of surveillance from dwelling unit(s) located on the site; and ▮ Complement the historic character of the area and to be compatible with the existing streetscape. 	<p>AS 8 No Acceptable Solution specified.</p>
<p>PC 9 Waste material is stored so as to ensure adequate containment and retention of waste material.</p>	<p>AS 9 No Acceptable Solution specified.</p>
Acid Sulfate Soils	
<p>PC 10 Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulfate soil by:</p> <ul style="list-style-type: none"> ▮ Avoiding disturbance of such areas; or ▮ Treating and managing the disturbance to minimise the volume of acidic leachate within acceptable levels, and ▮ Treating and managing surface and groundwater flows from areas of acid sulfate soils to minimise environmental harm. 	<p>AS 10 No Acceptable Solution specified.</p>

² Where land in this zone is identified on the Townscape Character Overlay Map, more detailed design requirements are provided in the Townscape Character Overlay Code.



Performance Criteria	Acceptable Solutions
Pest Management	
<p>PC 11 Movement of State Declared or environmental pest plants and pest animals is prevented by:</p> <ul style="list-style-type: none">▶ Not introducing any new declared or environmental pest plants or animals on to the property; and▶ Not allowing seed or plant parts of declared or environmental pest plants to leave the property.	<p>AS 11 No Acceptable Solution specified.</p>

4.1.11 Table of Assessment for the Industry Zone

Part A of the table below specifies the level of assessment for a Material Change of Use. Part B of the Table specifies the level of assessment for all other types of development.

Table 11

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Part A – Material Change of Use	
Exempt Uses	
Minor Public Utility	Nil
Park Facilities	Nil
Self-assessable Uses	
Car Park	<ul style="list-style-type: none"> ▶ Industry Zone Code (AS 1; 2.1; 2.2; 3.1; 3.2; 3.3; 4; 5; 6 & 9) ▶ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Caretaker's Residence	<ul style="list-style-type: none"> ▶ Caretaker's Residence Code (AS 1; 2.1 & 2.2) ▶ Industry Zone Code (AS 1; 2.1; 2.2; 3.1; 3.2; 3.3; 4; 5; 6 & 9) ▶ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Indoor Recreation	<ul style="list-style-type: none"> ▶ Industry Zone Code (AS 1; 2.1; 2.2; 3.1; 3.2; 3.3; 4; 5; 6 & 9) ▶ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Storage Facility	<ul style="list-style-type: none"> ▶ Industry Zone Code (AS 1; 2.1; 2.2; 3.1; 3.2; 3.3; 4; 5; 6 & 9) ▶ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Vehicle Workshop	<ul style="list-style-type: none"> ▶ Industry Zone Code (AS 1; 2.1; 2.2; 3.1; 3.2; 3.3; 4; 5; 6 & 9) ▶ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Warehouse	<ul style="list-style-type: none"> ▶ Industry Zone Code (AS 1; 2.1; 2.2; 3.1; 3.2; 3.3; 4; 5; 6 & 9) ▶ Parking & Access Code (AS 1; 2; 3; 4.1; 4.2; 5; 6.1; 6.2; 6.3 & 6.4) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Code Assessable Uses	
Equipment and Vehicle Depot	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Industry Zone Code ▶ Parking & Access Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Freight Depot	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Industry Zone Code ▶ Parking & Access Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Industry	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Industry Zone Code ▶ Parking & Access Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Office	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Industry Zone Code ▶ Parking & Access Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Public Utility	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Industry Zone Code ▶ Parking & Access Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Rural Service Industry	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Industry Zone Code ▶ Parking & Access Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Impact Assessable Uses	
All other land uses (including undefined uses).	
Part B - Other Development	
Exempt Development	
All development not listed below.	Nil
Self-assessable Development	
Building Work not associated with a Material Change of Use	<ul style="list-style-type: none"> Industry Zone Code (AS 2.1; 2.2; 3.1; 3.2; 3.3; 4; 5; 6 & 9) Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) Natural Hazards Code (AS 2; 5 & 8)
Code Assessable Development	
Filling or excavation where involving: <ul style="list-style-type: none"> a) >10 m³ of material; or b) On a slope with a gradient of 15% or greater 	<ul style="list-style-type: none"> Cultural Features Code Industry Zone Code Works, Services & Infrastructure Code Natural Hazards Code Aviation Facilities & Operational Airspace Overlay Code
Reconfiguring a Lot	<ul style="list-style-type: none"> Cultural Features Code Industry Zone Code Reconfiguring a Lot Code Works, Services & Infrastructure Code Natural Hazards Code Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Operational Work (where associated with Reconfiguring a Lot)	<ul style="list-style-type: none"> ▶ Industry Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code



4.1.12 Industry Zone Code

4.1.12.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Industry Zone:

- ▶ The local economy is supported by provision of land for all industrial uses (except Extractive Industry) and related commercial uses;
- ▶ The type and scale of development is located, designed and managed to:
 - maintain the safety of people and works;
 - maintain the amenity for surrounding land uses through buffering;
 - avoid significant adverse effects on the environment;
 - minimise off-site impacts;
- ▶ Industrial uses are consolidated on land in the Industry Zone to confine environmental impacts and allow cost effective provision of infrastructure; and
- ▶ Regionally focused, transport reliant, industrial activities are located close to Endeavour Valley Road in Cooktown.

4.1.12.2 Development Requirements

Table 12

Performance Criteria	Acceptable Solutions
Land Use	
PC 1 Land use is primarily industrial in nature. Commercial uses are located in this zone where complementary (eg warehousing and storage) or ancillary (eg car park and snack bar) to industry uses. Indoor entertainment uses may also be located in this zone.	AS 1 Land is used for a: <ul style="list-style-type: none"> ▶ Car Park; ▶ Caretaker's Residence; ▶ Indoor Recreation; ▶ Storage Facility; ▶ Vehicle Workshop; and/or ▶ Warehouse.
Scale and Density	
PC 2 The scale and design of buildings is appropriate for an industrial area.	AS 2.1 Buildings and structures do not exceed 11 m in height above existing ground level. AS 2.2 Maximum site coverage is 70%.

Performance Criteria	Acceptable Solutions
Amenity and Setbacks	
<p>PC 3 Buildings and structures are setback from road frontages and adjoining sensitive uses and landscaping and other measures (eg earth mounds and solid fences) are provided within this setback to:</p> <ul style="list-style-type: none"> Complement the character of the area; and Minimise adverse impacts on roads and adjoining properties. 	<p>AS 3.1 Buildings and structures are setback 6 m from the street frontage(s) and a minimum 2 m wide landscaped buffer strip is provided along all street frontages (excluding access/egress points) to the standard set out in the Landscaping Planning Scheme Policy.</p> <p>AS 3.2 Buildings and structures may be built to the side and rear boundaries unless adjoining land in the Low Density Residential, Rural Residential or Community Use Zones.</p> <p>AS 3.3 Where adjoining land in the Low Density Residential, Rural Residential or Community Use Zones and not a Service Station:</p> <ul style="list-style-type: none"> A 3 m minimum setback from such land is maintained, and A minimum 2 m wide landscaped buffer strip is provided within the setback to the standard set out in the Landscaping Planning Scheme Policy; and A solid 1.8 m high fence (for example timber paling, masonry, brick, metal cladding with neutral finishes) that is 100% impervious is provided along the common boundary with such land. <p>AS 3.4 For a Service Station where adjoining land in the Low Density Residential, Medium Density Residential, Mixed Use or Village Zones, or where located within 10 m of any residential or community use, any boundary adjoining such use shall be provided with:</p> <ul style="list-style-type: none"> A 1.8 m high fence (for example timber paling, masonry, brick, metal cladding with neutral finishes) that is 100% impervious; and A minimum 3 m wide landscaped strip, installed and maintained to the minimum standard set out in the Landscaping Planning Scheme Policy.
Design	
<p>PC 4 Effective landscaping is employed to provide an attractive presentation to the street.</p>	<p>AS 4 A minimum 10% of the site area is to be landscaped to the standard specified in the Landscaping Planning Scheme Policy.</p>



Performance Criteria	Acceptable Solutions
PC 5 Safe and efficient vehicle movements are facilitated.	AS 5 All vehicles using the site are able to enter and leave the site in the forward gear.
PC 6 Waste material is stored so as not to be unsightly and so as to be conveniently collected.	AS 6 A commercial waste bin storage area is provided at the front of the site (i.e. between buildings and the street frontage) and screened from the street frontage and side boundaries with a solid 1.8 m high fence (for example timber paling, masonry, brick, metal cladding with neutral finishes) that is 100% impervious.
PC 7 Waste material is stored so as to ensure adequate containment and retention of waste material.	AS 7 No Acceptable Solution specified.
Erosion Prone Land	
PC 8 In an Erosion Prone Area there are no adverse impacts on habitat, soil cover or water quality and no significant threats to public safety, infrastructure integrity or the economic value of the Erosion Prone Area.	<p>AS 8.1 Erosion Prone Areas to remain free of development apart from temporary or re-locatable structures for safety and recreational purposes and the area is managed to avoid adverse impacts on habitat and soil cover.</p> <p>AS 8.2 In areas with existing structures and uses, there is no increase in intensity of use.</p>
Watercourse Protection	
<p>PC 9 Where new uses or works occur adjacent to wetlands and/or watercourses identified on the Watercourses and Wetlands maps, there are no significant adverse effects on:</p> <ul style="list-style-type: none"> ▶ Water quality; ▶ Ecological and biodiversity values; or ▶ Landscape quality. 	AS 9 New buildings or works are setback a minimum of 20 m from the wetlands and watercourses identified on the Watercourses and Wetlands maps and no clearing of vegetation occurs within this setback.

Performance Criteria	Acceptable Solutions
Acid Sulfate Soils	
<p>PC 10 Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulfate soil by:</p> <ul style="list-style-type: none"> ▶ Avoiding disturbance of such areas; or ▶ Treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels, and ▶ Treating and managing surface and groundwater flows from areas of acid sulfate soils to minimise environmental harm. 	<p>AS 10 No Acceptable Solution specified.</p>
Pest Management	
<p>PC 11 Movement of State Declared or environmental pest plants and pest animals is prevented by:</p> <ul style="list-style-type: none"> ▶ Not introducing any new declared or environmental pest plants or animals on to the property; and ▶ Not allowing seed or plant parts of declared or environmental pest plants to leave the property. 	<p>AS 11 No Acceptable Solution specified.</p>



4.1.13 Table of Assessment for the Community Uses Zone

Part A of the table below specifies the level of assessment for a Material Change of Use. Part B of the Table specifies the level of assessment for all other types of development.

Table 13

Type of Development		Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Part A – Material Change of Use		
Exempt Uses		
Minor Public Utility		Nil
Park Facilities		Nil
Self-assessable Uses		
Nil		Nil
Code Assessable Uses		
Caretaker's Residence		<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Community Uses Zone Code ▶ Hillslopes Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Caretaker's Residence Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Child Care Centre		<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Community Uses Zone Code ▶ Hillslopes Overlay Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Community Facilities	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Community Uses Zone Code ▶ Hillslopes Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Educational Establishment	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Community Uses Zone Code ▶ Hillslopes Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Hospital	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Community Uses Zone Code ▶ Hillslopes Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Indoor Recreation	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Community Uses Zone Code ▶ Hillslopes Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Outdoor Recreation	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Community Uses Zone Code ▶ Hillslopes Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Public Utility	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Community Uses Zone Code ▶ Hillslopes Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Impact Assessable Uses	
All other land uses (including undefined uses).	
Part B - Other Development	
Exempt Development	
All development not listed below.	Nil
Self-assessable Development	
Building Work not associated with a Material Change of Use (unless code assessable)	<ul style="list-style-type: none"> Community Uses Zone Code (AS 3.1; 3.2; 4.1 & 9) Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) Natural Hazards Code (AS 2; 5 & 8)
Code Assessable Development	
Building Work not associated with a Material Change of Use (where on land in the Townscape area on a Townscape Character Overlay Map or a lot intersected by or located above the 30 m contour on the Hillslopes Overlay Map and affecting the external appearance of the building or structure)	<ul style="list-style-type: none"> Cultural Features Code Community Uses Zone Code Hillslopes Overlay Code Townscape Character Overlay Code Natural Hazards Code Aviation Facilities & Operational Airspace Overlay Code
Filling or excavation where involving:	<ul style="list-style-type: none"> Cultural Features Code Hillslopes Overlay Code
a) >10 m ³ of material; or	<ul style="list-style-type: none"> Hillslopes Overlay Code
b) On a slope with a gradient of 15% or greater	<ul style="list-style-type: none"> Community Uses Zone Code Works, Services & Infrastructure Code Natural Hazards Code Aviation Facilities & Operational Airspace Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Reconfiguring a Lot	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Community Uses Zone Code ▶ Reconfiguring a Lot Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Operational Work (where associated with Reconfiguring a Lot)	<ul style="list-style-type: none"> ▶ Community Uses Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

4.1.14 Community Uses Zone Code

4.1.14.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Community Uses Zone:

- ▶ The Shire is well served with community based facilities and services, including education facilities, emergency services, health care services and the like;
- ▶ Community uses are conveniently located and easily accessible to the targeted community group;
- ▶ The built form of community and other uses is consistent in scale, height and bulk with surrounding development;
- ▶ The community benefits associated with these uses are provided without impacting on the amenity of the adjoining neighbours or the locality;
- ▶ Community uses retain and enhance semi-natural and natural habitats and/or the landscape values of the locality;
- ▶ Commercial waterfront uses consistent with the purposes of the reserves may occur on waterfront reserve land along Charlotte Street and Weber Esplanade in Cooktown; and
- ▶ Complementary community uses are clustered for efficient use of land and infrastructure.

4.1.14.2 Development Requirements

Table 14

Performance Criteria	Acceptable Solutions
Land Use	
PC 1 Land use is for a community use, although compatible and ancillary uses (eg Caretaker's Residence) may also occur where they provide support to the primary community use.	AS 1 No Acceptable Solution specified.
Scale and Density	
PC 2 Buildings are of a scale and design that is consistent with the neighbourhood.	AS 2 No Acceptable Solution specified.
PC 3 Buildings are consistent in height and bulk with the existing pattern of construction in the area.	AS 3.1 Buildings and structures do not exceed 8.5 m in height above existing ground level.
	AS 3.2 Maximum site coverage does not exceed 50%.



Performance Criteria	Acceptable Solutions
Amenity and Setbacks	
<p>PC 4 New buildings and structures are setback from road frontages and adjoining sensitive uses and landscaping and other measures (eg earth mounds and solid fences) are provided within this setback to:</p> <ul style="list-style-type: none"> Complement the character of the area, and Minimise adverse impacts on roads and adjoining properties. 	<p>AS 4.1 Buildings and structures are setback a minimum of 6 m from the street frontage(s) and a minimum of 3 m from all other boundaries.</p> <p>AS 4.2 A minimum 10% of the site area is to be landscaped to the standard specified in the Landscaping Planning Scheme Policy and this includes a minimum 2 m wide strip along the street frontages (excluding access/egress points).</p> <p>AS 4.3 Non-residential uses employ the following measures on boundaries with land in the Low Density Residential, Mixed Use and Medium Density Residential Zones:</p> <ul style="list-style-type: none"> A solid 1.8 m high fence (for example timber paling, masonry, brick, metal cladding with neutral finishes) that is 100% impervious; and Minimum 2 m wide landscaped buffer provided and maintained to the minimum standard specified in the Landscaping Planning Scheme Policy.
Design	
<p>PC 5 New buildings and structures are designed to:</p> <ul style="list-style-type: none"> Address the street with a high level of visual appeal; Ensure that walls facing the street frontage are articulated and punctuated by windows and doors (i.e. long expanses of blank and/or flat walls are unacceptable); Make use of eaves and overhangs; Ensure that internal car parking areas are well capable of surveillance; and Complement the historic character of the area and to be compatible with the existing streetscape. 	<p>AS 5 No Acceptable Solution specified.</p>
<p>PC 6 Safe and efficient vehicle movements are facilitated.</p>	<p>AS 6 All vehicles using the site are able to enter and leave the site in the forward gear.</p>

Performance Criteria	Acceptable Solutions
PC 7 Waste material is stored so as not to be unsightly and so as to be conveniently collected.	AS 7 A commercial waste bin storage area is to be provided at the front of the site (i.e. between buildings and the street frontage) and screened from the street frontage and side boundaries with a solid 1.8 m high fence (for example timber paling, masonry, brick, metal cladding with neutral finishes) that is 100% impervious.
Erosion Prone Land	
PC 8 In an Erosion Prone Area, there are no adverse impacts on habitat, soil cover or water quality and no significant threats to public safety, infrastructure integrity or the economic value of the Erosion Prone Area.	<p>AS 8.1 Erosion Prone Areas to remain free of development apart from temporary or re-locatable structures for safety and recreational purposes and the area is managed to avoid adverse impacts on habitat and soil cover.</p> <p>AS 8.2 In areas with existing structures and uses, there is no increase in intensity of use.</p>
Watercourse Protection	
<p>PC 9 Where new uses or works occur adjacent to wetlands and/or watercourses identified on the Watercourses and Wetlands maps, there are no significant adverse effects on:</p> <ul style="list-style-type: none"> ▶ Water quality; ▶ Ecological and biodiversity values; and ▶ Landscape quality. 	AS 9 Buildings or works are setback a minimum of 20 m from the wetlands and/or watercourses identified on the Watercourses and Wetlands maps and no clearing of vegetation occurs within this setback.
Acid Sulfate Soils	
<p>PC 10 Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulfate soil by:</p> <ul style="list-style-type: none"> ▶ Avoiding disturbance of such areas; or ▶ Treating and managing the disturbance to minimise the volume of acidic leachate within acceptable levels, and ▶ Treating and managing surface and groundwater flows from areas of acid sulfate soils to minimise environmental harm. 	AS 10 No Acceptable Solution specified.



Performance Criteria	Acceptable Solutions
Pest Management	
PC 11 Movement of State Declared or environmental pest plants and pest animals is prevented by: <ul style="list-style-type: none">▶ Not introducing any new declared or environmental pest plants or animals on to the property; and▶ Not allowing seed or plant parts of declared or environmental pest plants to leave the property.	AS 11 No Acceptable Solution specified.

4.1.15 Table of Assessment for the Rural Residential Zone

Part A of the table below specifies the level of assessment for a Material Change of Use. Part B of the Table specifies the level of assessment for all other types of development.

Table 15

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Part A – Material Change of Use	
Exempt Uses	
Minor Public Utility	Nil
Park Facilities	Nil
Self-assessable Uses	
House (where not on a lot intersected by or located above the 30 m contour on the Hillslopes Overlay Map)	<ul style="list-style-type: none"> ▶ Parking and Access Code (AS 1) ▶ Rural Residential Zone Code (AS 1; 2; 3.1; 3.2; 3.3; 4.1 & 11) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Code Assessable Uses	
Agriculture	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Rural Residential Zone Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Animal Keeping	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Rural Residential Zone Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
Home Business	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking and Access Code ▶ Rural Residential Zone Code ▶ Home Business Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
Forestry	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Rural Residential Zone Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
House (where not self-assessable)	<ul style="list-style-type: none"> ▶ Rural Residential Zone Code ▶ Parking and Access Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Public Utility	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Landscaping Code ▶ Parking & Access Code ▶ Rural Residential Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
Relative's Accommodation	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Rural Residential Zone Code ▶ Relative's Accommodation Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
Roadside Stall	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Roadside Stall Code ▶ Rural Residential Zone Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Rural Service Industry	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Rural Residential Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
Impact Assessable Uses	
All other land uses (including undefined uses).	
Part B - Other Development	
Exempt Development	
All development not listed below.	Nil
Self-assessable Development	
Building Work not associated with a Material Change of Use	<ul style="list-style-type: none"> ▶ Rural Residential Zone Code (AS 3.1; 3.2; 3.3; 4.1; 4.2; 4.3 & 11) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Code Assessable Development	
Filling or excavation where involving: <ul style="list-style-type: none"> a) >10 m³ of material; or b) On a slope with a gradient of 15% or greater 	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Rural Residential Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Reconfiguring a Lot	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Rural Residential Zone Code ▶ Reconfiguring a Lot Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
Operational Work (where associated with Reconfiguring a Lot)	<ul style="list-style-type: none"> ▶ Rural Residential Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code



4.1.16 Rural Residential Zone Code

4.1.16.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Rural Residential Zone:

- ▶ Rural residential areas provide large lots offering a high standard of residential amenity in a semi-rural setting;
- ▶ Rural uses are limited to low impact activities such as hobby farming, which are compatible with the rural residential nature of the surrounds and do not detrimentally impact upon local amenity via odour, chemical sprays, traffic or noise;
- ▶ Rural residential zoned land identified as Future Urban Land provides for the long-term expansion of the township and is protected from inappropriate subdivision or changes of use, which could jeopardise its functionality as Future Urban Land. Subdivision of Future Urban Land for urban purposes only occurs where there is a demonstrated community need.
- ▶ Where town water and sewerage are not available, domestic infrastructure is contained entirely within the boundaries of the site;
- ▶ Rural residential areas do not alienate Good Quality Agricultural Land or compromise farming activities on adjoining Rural zoned land;
- ▶ Rural residential areas have access to community services and facilities; and
- ▶ The environmental and biodiversity values of the Rural Residential zoned land are protected.

4.1.16.2 Development Requirements

Table 16

Performance Criteria	Acceptable Solutions
Land Use	
PC 1 Land use is low density residential in a semi-rural setting. Some low impact rural uses may occur where these do not compromise the residential amenity of adjoining properties. Higher density residential, industry, recreation and commercial uses appropriate to an urban area are not present.	AS 1 Land is used for a House.

Performance Criteria	Acceptable Solutions
Scale and Density	
PC 2 The scale and design of buildings is consistent with the low density rural residential neighbourhood and will generally have the appearance and bulk of a single house on a residential lot.	<p>AS 2.1 No more than one House on a single lot.</p> <p>AS 2.2 Advertising Devices do not exceed 2 m² in area and no more than one Advertising Device occurs per lot.</p>
PC 3 Buildings are consistent in height and bulk with the existing pattern of construction in the area.	<p>AS 3.1 Buildings and structures do not exceed 8.5 m in height above existing ground level.</p> <p>AS 3.2 Buildings are to have pitched roof forms.</p> <p>AS 3.3 Maximum site coverage does not exceed 50%.</p>
Amenity and Setbacks	
PC 4 High standards of residential amenity are maintained and buildings and structures are setback from boundaries and landscaped so as to minimise adverse impacts on the amenity of adjoining properties and the streetscape.	<p>AS 4.1 Residential buildings and structures are set-back a minimum of 50 m from the pavement centreline of State-controlled roads, 6 m from other street frontage(s) and a minimum of 1.5 m from all other boundaries.</p> <p>AS 4.2 Non-residential buildings (excluding Roadside Stall) and structures are setback a minimum of 50 m from the pavement centreline of State-controlled roads, 6 m from other street frontage(s), and 3 m from all other boundaries.</p> <p>AS 4.3 Roadside Stalls (including any signage or display areas) are setback a minimum of 6 m from the edge of the road reserve.</p> <p>AS 4.4 Advertising Devices are set back a minimum of 2 m from the road frontage and a minimum of 6 m from any other boundary.</p>
Design	
<p>PC 5 New buildings and structures are designed to:</p> <ul style="list-style-type: none"> ▶ Provide a high level of visual appeal; and ▶ Be in keeping with the predominant character of the area. 	AS 5 No Acceptable Solution specified.
PC 6 Effective landscaping is employed to provide an attractive presentation to the street.	AS 6 No Acceptable Solution specified.



Performance Criteria	Acceptable Solutions
PC 7 Safe and efficient vehicle movements are facilitated.	AS 7 No Acceptable Solution specified.
PC 8 Waste material is stored so as not to be unsightly and so as to be conveniently collected.	AS 8 No Acceptable Solution specified.
PC 9 Advertising Devices: <ul style="list-style-type: none"> Consist of a single flat panel mounted on posts; and Are well maintained; and Do not create visual clutter; and Are designed so as not to impact on the amenity of the locality; and Are designed so as not to detract from the character and amenity of the locality or to create a traffic hazard. 	AS 9 No Acceptable Solution specified.
Erosion Prone Land	
PC 10 In an Erosion Prone Area, there are no adverse impacts on habitat, soil cover or water quality and no significant threats to public safety, infrastructure integrity or the economic value of the Erosion Prone Area.	AS 10.1 Erosion Prone Areas to remain free of development apart from temporary or re-locatable structures for safety and recreational purposes and the area is managed to avoid adverse impacts on habitat and soil cover. AS 10.2 In areas with existing structures and uses, there is no increase in intensity of use.
Watercourse Protection	
PC 11 Where new uses or works occur adjacent to wetlands and/or watercourses identified on the Watercourses and Wetlands maps, there are no significant adverse effects on: <ul style="list-style-type: none"> Water quality; Ecological and biodiversity values; or Landscape quality. 	AS 11 New buildings or works are setback a minimum of 20 m from the wetlands and/or watercourses identified on the Watercourses and Wetlands maps and no clearing of vegetation occurs within this setback.

Performance Criteria	Acceptable Solutions
Acid Sulfate Soils	
<p>PC 12 Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulfate soil by:</p> <ul style="list-style-type: none"> ▶ Avoiding disturbance of such areas; or ▶ Treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels, and ▶ Treating and managing surface and groundwater flows from areas of acid sulfate soils to minimise environmental harm. 	<p>AS 12 No Acceptable Solution specified.</p>
Pest Management	
<p>PC 13 Movement of State Declared or environmental pest plants and pest animals is prevented by:</p> <ul style="list-style-type: none"> ▶ Not introducing any new declared or environmental pest plants or animals on to the property; and ▶ Not allowing seed or plant parts of declared or environmental pest plants to leave the property. 	<p>AS 13 No Acceptable Solution specified.</p>



4.1.17 Table of Assessment for the Rural Zone

Part A of the table below specifies the level of assessment for a Material Change of Use. Part B of the Table specifies the level of assessment for all other types of development.

Table 17

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Part A – Material Change of Use	
Exempt Uses	
Minor Public Utility	Nil
Park Facilities	Nil
Self-assessable Uses	
Agriculture	<ul style="list-style-type: none"> ▶ Rural Zone Code (AS 1; 3.2; 4.1) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Animal Keeping	<ul style="list-style-type: none"> ▶ Rural Zone Code (AS 1; 3.2; 4.1) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Forestry	<ul style="list-style-type: none"> ▶ Rural Zone Code (AS 1; 3.2; 4.1) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
House (where not on a lot intersected by or located above the 30 m contour on the Hillslopes Overlay Map)	<ul style="list-style-type: none"> ▶ Parking & Access Code (AS 1) ▶ Rural Zone Code (AS 1; 3.1; 3.2; 4.1) ▶ Works, Services & Infrastructure Code (AS 1.1; 1.2; 3.1; 3.2; 5; 6; 9; 11.1; 11.2; 11.3; 11.4; 11.5; 12.1; 12.2; 12.3; 12.4; 13.1; 13.2 & 15) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Code Assessable Uses	
Bed and Breakfast	<ul style="list-style-type: none"> ▶ Bed and Breakfast Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Rural Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
Caretaker's Residence	<ul style="list-style-type: none"> ▶ Caretaker's Residence Code ▶ Cultural Features Code ▶ Parking & Access Code ▶ Rural Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Home Business	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Rural Zone Code ▶ Home Business Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
Host Farm	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Rural Zone Code ▶ Host Farm Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
House (where not self-assessable)	<ul style="list-style-type: none"> ▶ Rural Zone Code ▶ Parking & Access Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Public Utility	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Rural Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
Relative's Accommodation	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Relative's Accommodation Code ▶ Rural Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
Roadside Stall	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Rural Zone Code ▶ Roadside Stall Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
Rural Service Industry	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Rural Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Remote Workers' Accommodation	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Rural Zone Code ▶ Remote Workers' Accommodation Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
Veterinary Facility	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Parking & Access Code ▶ Rural Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
Impact Assessable Uses	
All other land uses (including undefined uses).	

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Part B - Other Development	
Exempt Development	
All development not listed below.	Nil
Self-assessable Development	
Building Work not associated with a Material Change of Use	<ul style="list-style-type: none"> ▶ Rural Zone Code (AS 3.2; 4.1; 4.2; 4.3 & 4.4) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)
Code Assessable Development	
Filling or excavation where involving: <ul style="list-style-type: none"> a) >10 m³ of material; or b) On a slope with a gradient of 15% or greater 	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Rural Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Reconfiguring a Lot	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Rural Zone Code ▶ Reconfiguring a Lot Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Operational Work (where associated with Reconfiguring a Lot)	<ul style="list-style-type: none">▶ Rural Zone Code▶ Works, Services & Infrastructure Code▶ Natural Hazards Code▶ Aviation Facilities & Operational Airspace Overlay Code▶ Hillslopes Overlay Code

4.1.18 Rural Zone Code

4.1.18.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Rural Zone:³

- ▶ The Rural Zone incorporates a range of agricultural, animal husbandry, forestry, aquaculture and supporting uses which strengthen the rural economy and service the rural community while preserving the amenity and character of rural land;
- ▶ Good Quality Agricultural Land is protected and is not alienated or fragmented;
- ▶ Rural zoned land identified as Future Urban Land provides for the long-term expansion of the township and is protected from inappropriate subdivision or changes of use, which could jeopardise its functionality as Future Urban Land. Subdivision of Future Urban Land for urban purposes only occurs where there is a demonstrated community need;
- ▶ The rural economy and community is serviced by adequate infrastructure (particularly roads);
- ▶ Intensive rural activities are located away from sensitive land uses and do not have a detrimental impact on the amenity of adjoining land;
- ▶ Scenic landscape values and the rural character of the land is preserved for enjoyment of residents, visitors and tourists;
- ▶ New extractive industry operations utilise significant local resources and are appropriately located and designed to mitigate any significant environmental impacts; and
- ▶ Existing extractive industry operations and known resource bodies are protected from the encroachment of incompatible land uses.

4.1.18.2 Development Requirements

Table 18

Performance Criteria	Acceptable Solutions
Land Use	
PC 1 Land use is primarily rural in nature. A range of non-rural uses are also located in this zone where they are complementary to the primary rural use (eg Roadside Stall) or where they have a direct and necessary connection to the wider rural community (eg. Veterinary Facility).	AS 1 Land is used for a: <ul style="list-style-type: none">▶ Animal Keeping;▶ Agriculture;▶ Forestry; and/or▶ House.

³ Some Rural zoned properties are currently held in trust for environmental purposes and are the subject of native title negotiations which may result in tenure/zoning changes in the future.



Performance Criteria	Acceptable Solutions
PC 2 The land use aspirations in any Indigenous Land Use Agreement (ILUA) are recognised.	AS 2 Development is consistent with any ILUA relating to the land and the relevant provisions of the planning scheme.
Scale and Density	
PC 3 Buildings are of a scale and design that is appropriate for a rural area.	<p>AS 3.1 No more than one House on a single lot.</p> <p>AS 3.2 Buildings and structures do not exceed 8.5 m in height above existing ground level.</p> <p>AS 3.3 Advertising Devices do not exceed 6 m² in area and no more than one Advertising Device occurs per lot.</p>
Amenity and Setbacks	
<p>PC 4 Buildings and structures are setback from road frontages and adjoining sensitive uses and landscaping and other measures (eg earth mounds and solid fences) are provided within this setback to:</p> <ul style="list-style-type: none"> Complement the character of the area; Minimise adverse impacts on roads and adjoining properties; and Minimise the impact of dust on residents of the rural lot. 	<p>AS 4.1 For uses other than Rural Service Industry, Intensive Animal Keeping and Advertising Device:</p> <ul style="list-style-type: none"> Where access is from a sealed road, buildings and structures are setback a minimum of 50 m from this road frontage and a minimum of 6 m from all other boundaries; or Where access is from an unsealed road, buildings and structures are setback a minimum of 100 m from this road frontage and a minimum of 6 m from all other boundaries. <p>AS 4.2 For Rural Service Industry:</p> <ul style="list-style-type: none"> Where access is from a sealed road, buildings and structures are setback a minimum of 6 m from all boundaries; a minimum of 200 m from any dwelling on adjacent land and a minimum of 200 m from any land in the Low Density Residential, Village and Rural Residential Zones; or Where access is from an unsealed road, buildings and structures are setback a minimum of 20 m from this road frontage; a minimum of 6 m from all other boundaries; a minimum of 200 m

Performance Criteria	Acceptable Solutions
	<p>from any dwelling on adjacent land and a minimum of 200 m from any land in the Low Density Residential, Village and Rural Residential Zones.</p> <p>AS 4.3 For Intensive Animal Keeping uses in Schedule 1 of this code, buildings and structures are setback in accordance with the minimum requirements of that Schedule.</p> <p>AS 4.4 For Intensive Animal Keeping uses not in Schedule 1 of this code, no Acceptable Solution is specified.</p> <p>AS 4.5 Advertising Devices are set back a minimum of 6 m from the road frontage and a minimum of 50 m from any other boundary.</p>
Design	
<p>PC 5 Advertising Devices:</p> <ul style="list-style-type: none"> ▶ Consist of a single flat panel mounted on posts; and ▶ Are well maintained; and ▶ Do not create visual clutter; and ▶ Are designed so as not to impact on the amenity of the locality; and ▶ Are designed so as not to detract from the character and amenity of the locality or to create a traffic hazard. 	<p>AS 5 No Acceptable Solution specified.</p>
Protection of Extractive Resources	
<p>PC 6 Existing extractive industry operations and known resource bodies are protected from the encroachment of incompatible land uses.</p>	<p>AS 6 No Acceptable Solution specified.</p>
Erosion Prone Land	
<p>PC 7 In an Erosion Prone Area, there are no adverse impacts on habitat, soil cover or water quality and no significant threats to public safety, infrastructure integrity or the economic value of the Erosion Prone Area.</p>	<p>AS 7.1 Erosion Prone Areas to remain free of development apart from temporary or re-locatable structures for safety and recreational purposes and the area is managed to avoid adverse impacts on habitat and soil cover.</p> <p>AS 7.2 In areas with existing structures and uses, there is no increase in intensity of use.</p>



Performance Criteria	Acceptable Solutions
Watercourse Protection	
<p>PC 8 Where land uses or works occur adjacent to wetlands and/or watercourses identified on the Watercourses and Wetlands maps, there are no significant adverse effects on:</p> <ul style="list-style-type: none"> Water quality; Ecological and biodiversity values; or Landscape quality. 	<p>AS 8 New buildings or works are setback a minimum of 20 m from the wetlands and/or watercourses identified on the Watercourses and Wetlands maps and no clearing of vegetation occurs within this setback.</p>
Acid Sulfate Soils	
<p>PC 9 Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulfate soil by:</p> <ul style="list-style-type: none"> Avoiding disturbance of such areas; or Treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels, and Treating and managing surface and groundwater flows from areas of acid sulfate soils to minimise environmental harm. 	<p>AS 9 No Acceptable Solution specified.</p>
Pest Management	
<p>PC 10 Movement of State Declared or environmental pest plants and pest animals is prevented by:</p> <ul style="list-style-type: none"> Not introducing any new declared or environmental pest plants or animals on to the property; and Not allowing seed or plant parts of declared or environmental pest plants to leave the property. 	<p>AS 10 No Acceptable Solution specified.</p>

4.1.18.3 Schedule 1

Minimum setback distances for certain types of Intensive Animal Keeping

Building setback from:	Abattoir, piggery or feedlot	Poultry farm or processing plant	Cattery or kennel	Aquaculture
Road frontage	200 m	60 m	50 m	50 m
Natural waterway, wetlands or declared fish habitat area	100 m	50 m	50 m	100 m
Side or rear boundary	15 m	15 m	15 m	15 m
Any House on surrounding land	500 m	400 m	200 m	100 m



4.1.19 Table of Assessment for the Open Space Zone

Part A of the table below specifies the level of assessment for a Material Change of Use. Part B of the Table specifies the level of assessment for all other types of development.

Table 19

Type of Development		Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Part A – Material Change of Use		
Exempt Uses		
Minor Public Utility		Nil
Park Facilities		Nil
Self-assessable Uses		
Nil		Nil
Code Assessable Uses		
Caretaker's Residence		<ul style="list-style-type: none"> ▶ Caretaker's Residence Code ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Open Space Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Community Facilities		<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Open Space Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Outdoor Recreation	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Open Space Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Public Utility	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Open Space Zone Code ▶ Parking & Access Code ▶ Townscape Character Overlay Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Impact Assessable Uses	
All other land uses (including undefined uses).	

Part B - Other Development

Exempt Development	
All development not listed below.	Nil
Self-assessable Development	
Building Work not associated with a Material Change of Use (unless code assessable)	<ul style="list-style-type: none"> ▶ Open Space Zone Code (AS 2, 3 & 9) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)



Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Code Assessable Development	
Building Work not associated with a Material Change of Use (where on a lot intersected by or located above the 30 m contour on the Hillslopes Overlay Map, or on land in the Townscape area on a Townscape Character Overlay Map and affecting the external appearance of the building or structure)	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Open Space Zone Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Filling or excavation where involving: <ul style="list-style-type: none"> a) >10 m³ of material; or b) On a slope with a gradient of 15% or greater 	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Hillslopes Overlay Code ▶ Open Space Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code
Reconfiguring a Lot	<ul style="list-style-type: none"> ▶ Cultural Features Code ▶ Open Space Zone Code ▶ Reconfiguring a Lot Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code
Operational Work (where associated with Reconfiguring a Lot)	<ul style="list-style-type: none"> ▶ Open Space Zone Code ▶ Works, Services & Infrastructure Code ▶ Natural Hazards Code ▶ Aviation Facilities & Operational Airspace Overlay Code ▶ Hillslopes Overlay Code

4.1.20 Open Space Zone Code

4.1.20.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Open Space Zone:

- ▶ A range of functional open space areas (including Park Facilities) are provided for the use and enjoyment of tourists and residents for active and passive sport and recreational pursuits;
- ▶ Important scenic areas and areas with significant ecological value (eg river esplanades) are protected;
- ▶ Opportunities are provided for sporting clubs and include (in suitable locations) playing fields and associated club facilities;
- ▶ Infrastructure such as boat ramps is provided to permit the enjoyment of coastal wetlands and fisheries;
- ▶ Recreational or club facilities do not affect the amenity of adjacent areas (particularly residential areas) and demonstrate careful design and siting to prevent adverse effects on sensitive land uses and scenic and ecological values;
- ▶ Open space is provided along the Cooktown foreshore to promote better access, use and enjoyment by residents, visitors and tourists; and
- ▶ Limited commercial facilities such as kiosks and small scale restaurants which complement the use and enjoyment of Park Facilities occur in some locations.

4.1.20.2 Development Requirements

Table 20

Performance Criteria	Acceptable Solutions
Land Use	
PC 1 Land is used as park and provides for a wide range of active and passive recreational uses, including playing grounds and facilities for sporting bodies in suitable locations. Limited commercial activities occur where these support the primary use of land for recreation. Areas of land supporting natural vegetation communities are maintained in their natural state, unless there is an over-riding public need to clear such vegetation.	AS 1 No Acceptable Solution specified.



Performance Criteria	Acceptable Solutions
Scale and Density	
PC 2 Buildings and structures are limited to providing necessary infrastructure to allow the land to function for its intended purpose.	AS 2 Buildings and structures do not exceed 8.5 m in height above existing ground level.
Amenity and Setbacks	
PC 3 Buildings and structures are located to minimise impacts on adjoining land use.	AS 3 Buildings and structures are setback a minimum of 6 m from all boundaries.
Design	
PC 4 Buildings and structures display a high standard of design and sporting clubhouses and indoor sports facilities have a high standard of visual presentation to the public street frontage.	AS 4 No Acceptable Solution specified.
PC 5 Effective landscaping is employed to provide an attractive presentation to the street.	AS 5 No Acceptable Solution specified.
PC 6 Safe and efficient vehicle movements are facilitated.	AS 6 No Acceptable Solution specified.
PC 7 Waste material is stored so as not to be unsightly and so as to be conveniently collected.	AS 7 No Acceptable Solution specified.
Erosion Prone Land	
PC 8 In an Erosion Prone Area, there are no adverse impacts on habitat, soil cover or water quality and no significant threats to public safety, infrastructure integrity or the economic value of the Erosion Prone Area.	<p>AS 8.1 Erosion Prone Areas to remain free of development apart from temporary or re-locatable structures for safety and recreational purposes and the area is managed to avoid adverse impacts on habitat and soil cover.</p> <p>AS 8.2 In areas with existing structures and uses, there is no increase in intensity of use.</p>
Watercourse Protection	
<p>PC 9 Where new uses or works occur adjacent to wetlands and/or watercourses identified on the Watercourses and Wetlands maps, there are no significant adverse effects on:</p> <ul style="list-style-type: none"> ▶ Water quality ▶ Ecological and biodiversity values; or ▶ Landscape quality 	AS 9 New buildings or works are setback a minimum of 20 m from the wetlands and/or watercourses identified on the Watercourses and Wetlands maps and no clearing of vegetation occurs within this setback.

Performance Criteria	Acceptable Solutions
Acid Sulfate Soils	
<p>PC 10 Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulfate soil by:</p> <ul style="list-style-type: none"> ▶ Avoiding disturbance of such areas; or ▶ Treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels, and ▶ Treating and managing surface and groundwater flows from areas of acid sulfate soils to minimise environmental harm. 	<p>AS 10 No Acceptable Solution specified.</p>
Pest Management	
<p>PC 11 Movement of State Declared or environmental pest plants and pest animals is prevented by:</p> <ul style="list-style-type: none"> ▶ Not introducing any new declared or environmental pest plants or animals on to the property; and ▶ Not allowing seed or plant parts of declared or environmental pest plants to leave the property. 	<p>AS 11 No Acceptable Solution specified.</p>



4.1.21 Table of Assessment for the Conservation Zone

Part A of the table below specifies the level of assessment for a Material Change of Use. Part B of the Table specifies the level of assessment for all other types of development.

Table 21

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Part A – Material Change of Use	
Exempt Uses	
Nil	Nil
Self-assessable Uses	
Nil	Nil
Code Assessable Uses	
Nil	Nil
Impact Assessable Uses	
All other land uses (including undefined uses).	
Part B - Other Development	
Exempt Development	
All development not listed below.	Nil
Self-assessable Development	
Building Work not associated with a Material Change of Use (unless code assessable)	<ul style="list-style-type: none"> ▶ Conservation Zone Code (AS 8) ▶ Aviation Facilities & Operational Airspace Overlay Code (AS 1.1) ▶ Natural Hazards Code (AS 2; 5 & 8)

Type of Development	Applicable Codes and Acceptable Solutions (AS) for Self-assessable Development
Code Assessable Development	
Building Work (where on a lot intersected by or located above the 30 m contour on the Hillslopes Overlay Map and affecting the external appearance of the building or structure)	<ul style="list-style-type: none"> ▀ Conservation Zone Code ▀ Cultural Features Code ▀ Hillslopes Overlay Code ▀ Natural Hazards Code ▀ Aviation Facilities & Operational Airspace Overlay Code
Filling or excavation where involving: <ul style="list-style-type: none"> a) >10 m³ of material; or b) On a slope with a gradient of 15% or greater 	<ul style="list-style-type: none"> ▀ Cultural Features Code ▀ Hillslopes Overlay Code ▀ Conservation Zone Code ▀ Works, Services & Infrastructure Code ▀ Natural Hazards Code ▀ Aviation Facilities & Operational Airspace Overlay Code
Reconfiguring a Lot	<ul style="list-style-type: none"> ▀ Conservation Zone Code ▀ Cultural Features Code ▀ Reconfiguring a Lot Code ▀ Works, Services & Infrastructure Code ▀ Natural Hazards Code ▀ Aviation Facilities & Operational Airspace Overlay Code ▀ Hillslopes Overlay Code
Operational Work (where associated with Reconfiguring a Lot)	<ul style="list-style-type: none"> ▀ Conservation Zone Code ▀ Works, Services & Infrastructure Code ▀ Natural Hazards Code ▀ Aviation Facilities & Operational Airspace Overlay Code ▀ Hillslopes Overlay Code



4.1.22 Conservation Zone Code

4.1.22.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Conservation Zone:

- ▶ Biological diversity, ecological integrity and scenic amenity are protected;
- ▶ Low impact recreational use and/or nature based tourism may occur where there are no significant adverse impacts on ecological values or scenic amenity; and
- ▶ Protection of the scenic backdrop of Cooktown.

4.1.22.2 Development Requirements

Table 22

Performance Criteria	Acceptable Solutions
Land Use	
PC 1 Land remains in a largely undisturbed or natural state. There are limited low impact recreational activities and nature based tourism where this is achieved without significant adverse environmental impact.	AS 1 No Acceptable Solution specified.
PC 2 The land use aspirations in any Indigenous Land Use Agreement (ILUA) are recognised.	AS 2 Development is consistent with any ILUA relating to the land and the relevant provisions of the planning scheme.
Scale and Density	
PC 3 Buildings and structures are absent, or of such small scale as to be unobtrusive.	AS 3 No Acceptable Solution specified.
Amenity and Setbacks	
PC 4 Buildings and structures are located to minimise clearing and ensure that natural environmental and scenic values are not diminished.	AS 4 No Acceptable Solution specified.
Design	
PC 5 Buildings and structures are designed to be unobtrusive by:	AS 5 No Acceptable Solution specified.
<ul style="list-style-type: none"> ▶ Being lower than the surrounding tree canopy and in any case not exceeding 8.5 m in height above existing ground level; ▶ Utilising materials and colours which 	

Performance Criteria	Acceptable Solutions
blend with the natural setting; and <ul style="list-style-type: none"> ▶ Avoiding cut and fill or benching of sites. 	
PC 6 Vehicular access tracks are minimised or avoided altogether.	AS 6 No Acceptable Solution specified.
PC 7 Waste material is screened from view in a location permitting easy collection.	AS 7 No Acceptable Solution specified.
Erosion Prone Land	
PC 8 In an Erosion Prone Area, there are no adverse impacts on habitat, soil cover or water quality and no significant threats to public safety, infrastructure integrity or the economic value of the Erosion Prone Area.	<p>AS 8.1 Erosion Prone Areas to remain free of development apart from temporary or re-locatable structures for safety and recreational purposes and the area is managed to avoid adverse impacts on habitat and soil cover.</p> <p>AS 8.2 In areas with existing structures and uses, there is no increase in intensity of use.</p>
Watercourse Protection	
<p>PC 9 Where new uses or works occur adjacent to wetlands and/or watercourses identified on the Watercourses and Wetlands maps, there are no significant adverse effects on:</p> <ul style="list-style-type: none"> ▶ Water quality ▶ Ecological and biodiversity values; or ▶ Landscape quality 	AS 9 New buildings or works are setback a minimum of 20m from the wetlands and/or watercourses identified on the Watercourses and Wetlands maps and no clearing of vegetation occurs within this setback.
Acid Sulfate Soils	
<p>PC 10 Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulfate soil by:</p> <ul style="list-style-type: none"> ▶ Avoiding disturbance of such areas; or ▶ Treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels, and ▶ Treating and managing surface and groundwater flows from areas of acid sulfate soils to minimise environmental harm. 	AS 10 No Acceptable Solution specified.



Performance Criteria	Acceptable Solutions
Pest Management	
<p>PC 11 Movement of State Declared or environmental pest plants and pest animals is prevented by:</p> <ul style="list-style-type: none">▶ Not introducing any new declared or environmental pest plants or animals on to the property; and▶ Not allowing seed or plant parts of declared or environmental pest plants to leave the property.	<p>AS 11 No Acceptable Solution specified.</p>

4.2 Specific Use Codes

This part of the planning scheme sets out the following Specific Use codes:

- Bed and Breakfast Code
- Caravan Park Code
- Caretaker's Residence Code
- Dual Occupancy Code
- Extractive Industry Code
- Higher Density Accommodation Code
- Home Business Code
- Host Farm Code
- Relative's Accommodation Code
- Remote Workers' Accommodation Code
- Roadside Stall Code
- Service Station Code



4.2.1 Bed and Breakfast Code

4.2.1.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for Bed and Breakfasts:

- ▶ Short term accommodation in residential dwelling houses is provided for tourists and members of the travelling public;
- ▶ The amenity of the area is not compromised by the proposed use; and
- ▶ Appropriate levels of infrastructure are provided.

4.2.1.2 Development Requirements

Table 23

Performance Criteria	Acceptable Solution
Scale and Density	
PC 1 The Bed and Breakfast use is low impact and occurs within a single House which is occupied by the hosts.	AS 1.1 No more than 3 bedrooms in a House are used for guest accommodation. AS 1.2 No more than 6 guests are accommodated at one time.
Amenity and Design	
PC 2 The House retains the overall appearance of a single residential dwelling.	AS 2 Guest bedrooms are not detached from the House and are not fully self-contained (ensuite facilities may be present, but kitchens are unacceptable).

4.2.2 Caravan Park Code

4.2.2.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for Caravan Parks:

- ▶ Caravan Parks are designed to provide an attractive living environment and an additional accommodation choice for both residents and visitors in suitable areas of the Shire;
- ▶ A high standard of amenity is provided for on-site residents and there are no detrimental impacts on the surrounding area; and
- ▶ Native vegetation is retained where feasible.

4.2.2.2 Development Requirements

Table 24

Performance Criteria	Acceptable Solution
Site Suitability	
PC 1 Caravan Parks are located so as to be easily and safely accessible to the travelling public.	AS 1 The Caravan Park has access to a sealed road of minimum 20 m reserve width.
PC 2 Caravan Parks have sufficient area for all individual sites, services and facilities, landscaping and vehicle manoeuvring and parking.	AS 2 The minimum Caravan Park area is 1 ha.
PC 3 Caravan Parks are well drained and flood free.	AS 3 No Acceptable Solution specified.
Vehicle Access and Manoeuvring	
PC 4 Safe and efficient vehicle movements are facilitated.	AS 4.1 Caravan Parks shall be designed such that vehicles towing caravans are able to enter and leave the site in the forward gear. AS 4.2 Internal roads have a minimum width of 4 m.
PC 5 Off-street parking for guest check-in/check-out is provided adjacent the office or caretaker's residence.	AS 5 No Acceptable Solution specified.
Design	
PC 6 Buildings and structures for the purpose of providing recreation for guests are designed and located so as not to adversely impact on the amenity of guests or adjoining properties.	AS 6 No Acceptable Solution specified.



Performance Criteria	Acceptable Solution
PC 7 Waste material is stored so as not to be unsightly and so as to be conveniently collected.	AS 7 A commercial waste bin storage area is to be provided at the front of the Caravan Park (i.e. between buildings and the street frontage) and screened from the street frontage and side boundaries with a 1.8 m high fence (for example timber paling, masonry, brick, metal cladding with neutral finishes) that is 100% impervious.
PC 8 Buildings and facilities, individual sites and internal roads are designed and located to minimise the need to remove native vegetation.	AS 8 No Acceptable Solution specified.
Individual Sites	
PC 9 Individual sites have adequate area for the comfort of guests.	AS 9 Minimum individual site area is as follows: <ul style="list-style-type: none"> Caravan – 90 m²; Campervan – 60 m²; Tent - 60 m²; Relocatable homes – 120 m²; Cabins – 120 m².
PC 10 Individual sites have direct access to an internal road and are delineated on at least two sides by use of fencing or landscaping.	AS 10 No Acceptable Solution specified.
PC 11 Adequate separation is maintained between individual sites and facilities to provide privacy and comfort to guests.	AS 11.1 No caravan, campervan, tent, relocatable home or cabin is placed within 3 m of another such accommodation structure. AS 11.2 No caravan, campervan, tent, relocatable home or cabin is placed within 6 m of any amenities or ablution building.
Open Space	
PC 12 Sufficient open space is provided for guests' comfort.	AS 12 A minimum 7% of site area (exclusive of boundary setback landscaping) is provided for communal open space and recreation. Such space has a length to width ratio no greater than 1:3.

Performance Criteria	Acceptable Solution
Landscaping	
<p>PC 13 Landscaping:</p> <ul style="list-style-type: none"> ▶ Provides a pleasant visual presentation to the street frontage; ▶ Reduces impacts on adjoining properties through the extensive use of boundary plantings; ▶ Makes use of (and/or supplements) existing native vegetation wherever possible; and ▶ Provides shade to guests. 	<p>AS 13 A landscaped strip of minimum 6 m width (excluding vehicle access and egress points) is provided along the street frontage and a minimum 3 m wide strip is provided along all other boundaries. Such landscaping to be provided to the standard nominated in the Landscaping Planning Scheme Policy.</p>



4.2.3 Caretaker's Residence Code

4.2.3.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for Caretaker's Residences:

- ▶ On site accommodation is provided where genuinely required for caretaking and property management functions;
- ▶ Caretaker's Residences are ancillary to a non-residential use of the site;
- ▶ The Caretaker's Residence is the sole residential use on the site;
- ▶ The amenity of the area is not compromised by the proposed use; and
- ▶ The amenity of the occupant(s) of the Caretaker's Residence is protected.

4.2.3.2 Development Requirements

Table 25

Performance Criteria	Acceptable Solution
Occupants	
PC 1 The Caretaker's Residence is occupied by a person (this may include any immediate family) whose presence is required after normal business hours for the security or management of a non-residential use on the same site and this need is demonstrated by the provision of management and operational plans.	AS 1 The Caretaker's Residence is occupied by the owner (this may include any immediate family) of a commercial, industry, community or recreation use on the same site.
Scale and Density	
PC 2 The Caretaker's Residence is limited in scale to the needs of the caretaking function on the site.	AS 2.1 No more than one Caretaker's Residence is established on the site. AS 2.2 The Caretaker's Residence is limited to a maximum 150 m ² GFA.
Amenity and Design	
PC 3 Caretaker's Residences are designed to minimise the effects of noise, light, smoke, dust or other environmental hazards, when these are present on or adjacent to the site (eg in an industrial area).	AS 3 No Acceptable Solution specified.

4.2.4 Dual Occupancy Code

4.2.4.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for Dual Occupancies:

- ▶ Dual Occupancies are established in appropriate locations to provide additional choice in accommodation; and
- ▶ Dual Occupancies provide an adequate level of privacy and open space for occupants.

4.2.4.2 Development Requirements

Table 26

Performance Criteria	Acceptable Solution
Location	
PC 1 Dual Occupancies are established on sites which have sufficient area to accommodate two dwelling units with a good standard of residential amenity.	AS 1.1 The lot achieves a minimum area of 800 m ² where serviced by reticulated sewerage and a minimum of 1000 m ² where not serviced by reticulated sewerage. AS 1.2 The lot is located in the Low Density Residential, Medium Density Residential or Village Zones.
Amenity and Design	
PC 2 Adequate privacy exists for occupants of each dwelling unit.	AS 2.1 Each dwelling unit has separate entry points. AS 2.2 Each dwelling unit has a minimum 60 m ² of private open space accessible only from that dwelling and for the sole use of occupants of that dwelling.



4.2.5 Extractive Industry Code

4.2.5.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for Extractive Industries:

- ▶ Operations are conducted so as not to cause significant loss of amenity or threaten life or property in the locality; and
- ▶ Operations follow environmental best practice and sites are effectively rehabilitated.

4.2.5.2 Development Requirements

Table 27

Performance Criteria	Acceptable Solution
Location	
PC 1 Extractive Industry sites are remote from human habitation (excluding any Caretaker's Residence which is lawfully approved in connection with the Extractive Industry), so as not to cause significant nuisance or endanger life and property.	<p>AS 1.1 Extractive Industry sites are located no closer than 500 m from any residential dwelling, or from land in the Rural Residential or Village Zones.</p> <p>AS 1.2 No extraction or processing of extracted materials is carried out within:</p> <ul style="list-style-type: none"> ▶ 20 m of any public road; ▶ 10 m of any land not used for Extractive Industry purposes; ▶ 40 m of a watercourse, unless the extractive industry site is located in a watercourse.
Access	
PC 2 Entrances and exits to the site are located and constructed so as not to cause a traffic hazard.	<p>AS 2 Each entrance and exit to the site is:</p> <ul style="list-style-type: none"> ▶ No less than 6 m wide; ▶ No more than 9 m wide; and ▶ At least 9 m from any other entrance or exit.
Excavation Pit Safety	
PC 3 Excavation pits are adequately fenced to prevent falling or drowning accidents.	AS 3 A fence of 2 m in height is erected around any excavation pits or areas of the site where water may pond to a depth of 1 m or greater and all gates in such fence are securely locked when employees or staff are not present on site.

Performance Criteria	Acceptable Solution
Blasting Safety	
PC 4 Blasting of material does not cause significant nuisance or endanger life or property on adjoining land.	<p>AS 4.1 All blasting is conducted so that stone, rock and other materials are not ejected from the site.</p> <p>AS 4.2 Blasting does not occur:</p> <ul style="list-style-type: none"> ▶ Before 7 am; ▶ After 5 pm; or ▶ On public holidays or any Sunday.
Movement and Storage of Materials on Site	
PC 5 Extracted materials, overburden and waste materials are transported and stored on site so as to avoid contamination of waterways, drainage areas and sewers or sewerage easements.	AS 5 No Acceptable Solution specified.
PC 6 Operations are conducted so as to prevent dust, sand or soil blowing onto public roads or adjoining properties.	AS 6 No Acceptable Solution specified.
PC 7 Appropriate erosion and sediment controls are installed.	AS 7 No Acceptable Solution specified.
Landscaping	
PC 8 Landscaping is employed to effectively screen the Extractive Industry operation from public roads and from any residential dwelling located within 500 m of the site.	AS 8 No Acceptable Solution specified.
Rehabilitation	
<p>PC 9 The site is progressively rehabilitated in accordance with a plan which provides for:</p> <ul style="list-style-type: none"> ▶ Rehabilitation of areas as soon as practicable after they have been worked; and ▶ Complete rehabilitation of the site once the Extractive Industry has ceased. 	AS 9 No Acceptable Solution specified.



Performance Criteria	Acceptable Solution
<p>PC 10 Site rehabilitation provides for:</p> <ul style="list-style-type: none">▸ Regrading of the site to remove excessive slopes or batters created by the excavation works;▸ Spreading of overburden stockpiles and restoration of the soil profile;▸ Revegetation with local endemic species and maintenance of such revegetation for a period of at least two years; and▸ Removal of all plant, machinery and other materials brought on to the site.	<p>AS 10 No Acceptable Solution specified.</p>
<p>PC 11 A monetary bond is paid to Council as necessary to secure the rehabilitation of the site. Such bond is redeemed in accordance with the progressive and satisfactory rehabilitation of the site in accordance with the rehabilitation plan.</p>	<p>AS 11 No Acceptable Solution specified.</p>

4.2.6 Higher Density Accommodation Code

4.2.6.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for Multiple Residential, Other Residential, Retirement Village, Tourist Accommodation and Tourist Facility uses:

- ▶ A mix of residential types, styles and densities provides choice in housing and accommodation for residents, visitors and tourists;
- ▶ Higher density accommodation is located in close proximity to the township areas and/or community uses such as schools;
- ▶ Buildings are designed and located so that the amenity of adjoining residents and the neighbourhood is not detrimentally affected;
- ▶ Environmental values of the area are maintained; and
- ▶ Adequate infrastructure and services are provided.

4.2.6.2 Development Requirements

Table 28

Performance Criteria	Acceptable Solution
Site Suitability	
PC 1 Higher density accommodation uses occur in and around the centres of townships (principally Cooktown).	AS 1 No Acceptable Solution specified.
PC 2 Higher density accommodation uses do not occur where they will have significant adverse effects on the amenity of adjoining uses or where they will be subject to significant loss of amenity from adjoining uses.	AS 2 No Acceptable Solution specified.
PC 3 The site has adequate area to accommodate buildings and structures, car parking, landscaping and communal and private open space.	AS 3 Site has a minimum area of 800 m ² and a minimum 20 m frontage.
Access for the Disabled	
PC 4 Accommodation, services and facilities located on the ground floor level of new buildings are accessible to the disabled.	AS 4 No Acceptable Solution specified.



Performance Criteria	Acceptable Solution
Open Space	
<p>PC 5 Sufficient private and communal open space is provided for residents' needs.</p>	<p>AS 5.1 A minimum of 35% of site area (not including driveways, parking and service areas) is provided for communal open space for Other Residential, Tourist Accommodation and Tourist Facility uses. This shall include at least one whole area of minimum 50 m² with a minimum dimension of 5 m. Swimming pools and communal recreation buildings may account for up to 40% of this area.</p> <p>AS 5.2 A minimum area of private open space is provided for each dwelling unit located wholly or partly on the ground floor for Multiple Residential and Retirement Village uses as follows:</p> <ul style="list-style-type: none"> ▶ For one bedroom units – 30 m²; ▶ For two bedroom units – 40 m²; ▶ For three or more bedrooms – 50 m². <p>AS 5.3 For each unit located wholly above ground floor level in Multiple Residential and Retirement Village uses, a balcony with minimum area of 8 m² and minimum dimension of 2 m is provided.</p>
Landscaping	
<p>PC 6 Landscaping provides:</p> <ul style="list-style-type: none"> ▶ A pleasant visual presentation to the street frontage; and ▶ Reduces negative impacts on the amenity of adjoining properties. 	<p>AS 6 No Acceptable Solution specified.</p>
Design	
<p>PC 7 Windows and balconies are located so as to avoid overlooking and loss of privacy to occupants of other units on the same or adjacent sites.</p>	<p>AS 7 No Acceptable Solution specified.</p>
<p>PC 8 Car parking areas are functional and do not detract from the visual presentation of the site.</p>	<p>AS 8.1 Car parking is not located between the building(s) and the street frontage.</p> <p>AS 8.2 Car parking is covered for weather protection (open-sided shade structures are acceptable).</p>

Performance Criteria	Acceptable Solution
<p>PC 9 Fences and walls do not prevent visibility from the street.</p>	<p>AS 9 Fences or walls along the street frontage may be built up to 1.8 m above existing ground level, where they have regular openings providing at least 50% transparency. Otherwise, they are no more than 1.2 m in height above existing ground level.</p>
<p>PC 10 Air-conditioning units and plant are:</p> <ul style="list-style-type: none"> ▶ Not obtrusive when viewed from the public street; and ▶ Are acoustically screened where located in proximity to other dwelling units. 	<p>AS 10 No Acceptable Solution specified.</p>



4.2.7 Home Business Code

4.2.7.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for Home Businesses:

- ▶ Residents have the opportunity to undertake small scale business activities at home;
- ▶ The Home Business is ancillary to the residential use of the site and at a scale appropriate to the locality; and
- ▶ The amenity of the area is not compromised by the Home Business use.

4.2.7.2 Development Requirements

Table 29

Performance Criteria	Acceptable Solution
Scale and Density	
PC 1 The Home Business remains subservient to the primary use of the premises for residential accommodation.	<p>AS 1.1 The Home Business takes place within a single House.</p> <p>AS 1.2 The Home Business occupies no more than one third of the floor area of the premises to a maximum of 30 m².</p> <p>AS 1.3 No person is employed other than residents of the House.</p>
Amenity and Design	
PC 2 The Home Business does not compromise the amenity of adjoining properties or of the neighbourhood, through the emission of noise, light, chemical or particulate emissions, or through the generation of excessive traffic and pedestrian movements.	<p>AS 2.1 No goods are displayed or sold on site.</p> <p>AS 2.2 There is no open storage of goods on site.</p> <p>AS 2.3 No more than one client attends the site at any one time.</p>

4.2.8 Host Farm Code

4.2.8.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for Host Farms:

- ▶ Short term accommodation is provided for tourists and members of the travelling public wishing to enjoy the rural locality and/or experience a working farm; and
- ▶ Rural production and the amenity of the area are not compromised by the proposed use.

4.2.8.2 Development Requirements

Table 30

Performance Criteria	Acceptable Solution
Scale and Density	
PC 1 The Host Farm occurs in association with a House which is occupied by the hosts and does not compromise the use of the land for rural production.	AS 1.1 The hosts live on the same lot. AS 1.2 No more than 3 separate units are used for accommodating guests. AS 1.3 No more than 12 guests are accommodated at one time.
Amenity and Design	
PC 2 The Host Farm accommodation is contained within, or designed to be subservient to, the main House.	AS 2.1 In addition to the House, units for accommodating guests may include separate buildings (including fully self-contained buildings). AS 2.2 Where self-contained units are provided in addition to the House, each such unit is limited to a maximum of 60 m ² GFA.



4.2.9 Relative's Accommodation Code

4.2.9.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for Relative's Accommodation:

- ▶ To enable provision of accommodation for the exclusive use of a direct relative of the owner/occupier of the lot where a House already exists; and
- ▶ The Relative's Accommodation is to be subservient to the existing primary use of the dwelling as a House.

4.2.9.2 Development Requirements

Table 31

Performance Criteria	Acceptable Solution
Scale and Density	
PC 1 The Relative's Accommodation remains subservient to the primary use of the existing premises as a House.	<p>AS 1.1 The Relative's Accommodation is to be annexed (i.e. directly connected) to an existing House.</p> <p>AS 1.2 The Relative's Accommodation does not exceed 50% of the GFA of the existing House.⁴</p> <p>AS 1.3 The Relative's Accommodation is for the exclusive use of a direct relative of the owner or occupier of the lot.</p> <p>AS 1.4 No more than one Relative's Accommodation shall be permitted per House.</p>
Amenity and Design	
PC 2 The Relative's Accommodation is to have no detrimental effect on the amenity of the lot where it is located or on the amenity of the surrounding area.	<p>AS 2.1 The Relative's Accommodation is to be of a similar architectural style as the House to which it is annexed.</p> <p>AS 2.2 The Relative's Accommodation is not to be let as a dwelling unit.</p>

⁴ Note that the overall site coverage provisions of the relevant Zone Code continue to apply.

4.2.10 Remote Workers' Accommodation Code

4.2.10.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcome for Remote Worker's Accommodation:

- ▶ Temporary or permanent accommodation is provided for workers and/or staff engaged in a remote industry or assisting with the running of a remote household and where the remoteness of the site does not allow easy commuting from a town area.

4.2.10.2 Development Requirements

Table 32

Performance Criteria	Acceptable Solution
Location	
PC 1 The site is remote from alternative sources of accommodation, or insufficient accommodation is available locally to serve the needs of a seasonal workforce.	AS 1 No Acceptable Solution specified.
PC 2 The accommodation is for the sole purpose of housing workers (including live-in housekeepers and home tutors) genuinely required for a remote business or farming operation.	AS 2 The accommodation is provided on the same site as the place of employment of the remote workers.



4.2.11 Roadside Stall Code

4.2.11.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for Roadside Stalls:

- ▶ Roadside Stalls allow for the sale of fresh agricultural produce directly from the farms where it is grown;
- ▶ The functioning of the road network is not impaired and public safety is maintained; and
- ▶ Roadside Stalls do not compromise the amenity of rural areas.

4.2.11.2 Development Requirements

Table 33

Performance Criteria	Acceptable Solution
Location	
PC 1 Roadside Stalls provide for the sale of fresh agricultural produce directly from the farm on which it is grown.	AS 1 Roadside Stalls occur on land in the Rural Zone and are for the sale of produce grown on the same site.
Scale and Density	
PC 2 Roadside Stalls are limited in scale and do not perform a general retail function.	AS 2.1 Only one Roadside Stall is established per farm. AS 2.2 The total area occupied by the use (including any structures) is no more than 30 m ² .
Traffic Safety	
PC 3 Roadside Stalls do not impair safe and efficient traffic movement.	AS 3 No Acceptable Solution specified.
Amenity and Design	
PC 4 Roadside Stalls do not have the appearance of permanent structures, may be easily relocated and do not compromise rural amenity.	AS 4.1 Roadside Stall construction is limited to: <ul style="list-style-type: none"> ▶ Relocatable (i.e. wheeled) trailers or carts; ▶ Freestanding shelves, tables or display areas; and/or ▶ Structural coverings for weather protection only (i.e. no solid walls) AS 4.2 Roadside Stall construction does not involve any building work that is assessable against the Building Regulations.

4.2.12 Service Station Code

4.2.12.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for Service Stations:

- ▶ Service Stations are appropriately located and provided with an adequate road access to serve the needs of motorists in the Shire; and
- ▶ Service Stations do not produce unacceptable negative impacts on the amenity of adjoining land.

4.2.12.2 Development Requirements

Table 34

Performance Criteria	Acceptable Solution
Location	
PC 1 Service Stations are located so as not to cause a traffic hazard.	AS 1.1 Except on land in the Rural Zone, Service Stations are located on corner sites. AS 1.2 The minimum street frontage of a Service Station site is 40 m.
Access	
PC 2 Entrances and exists permit safe traffic movements.	AS 2.1 All vehicles using the site are able to enter and leave the site in the forward gear. AS 2.2 Fuel Tankers are able to unload on-site.
Amenity and Landscaping	
PC 3 There are no unacceptable negative impacts on the amenity of adjoining properties caused by the operation of the Service Station.	AS 3 The portion of all road frontages not required for entrances and exits is provided with a minimum 3 m wide landscaped strip, installed and maintained to the minimum standard set out in the Landscaping Planning Scheme Policy.
Night Time Lighting	
PC 4 Night time lighting does not cause a nuisance to adjoining properties.	AS 4 No Acceptable Solution specified.



4.3 Specific Issue Codes & Overlay Codes

This part of the planning schemes sets out the following Specific Issue Codes and Overlay codes:

- ▶ Cultural Features Code
- ▶ Hillslopes Overlay Code
- ▶ Parking & Access Code
- ▶ Townscape Character Overlay Code
- ▶ Works, Services & Infrastructure Code
- ▶ Aviation Facilities & Operational Airspace Overlay Code
- ▶ Natural Hazards Code

4.3.1 Cultural Features Code

4.3.1.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcome for sites identified on Schedule 1 of this code:

- ▶ Cultural Features are not subjected to changes that disregard or would significantly reduce the capacity of an individual to appreciate that area or place, its existing character, or the memories or history it represents, in terms of:
 - visibility;
 - visual detracting;
 - public accessibility or physical change; and/or
 - damage or removal.

4.3.1.2 Development Requirements

Table 34

Performance Criteria	Acceptable Solution
Protection of Cultural Heritage Values	
PC 1 Development involving Cultural Features must provide for the conservation and management of cultural heritage values.	AS 1 No Acceptable Solution specified.
PC 2 Development on land adjacent to Cultural Features must be designed, executed and operated to: <ul style="list-style-type: none">▶ be compatible with the cultural heritage significance of the listed site and not detrimentally impact on its values or its setting; and▶ not obscure the appearance or prominence of the place when viewed from adjacent public or semi-public streets or open spaces, nor intrude into the place.	AS 2 No Acceptable Solution specified.



4.3.1.3 Schedule 1 – Identified Cultural Features

Cultural feature	Property Description	Cultural heritage values/significance
Lands Office and Court House	Lot 14 CP846865	The significance of this building lies in the quality of the structure, retention of its original appearance and its representativeness as an example of a rural Queensland court house combined with its ability to blend with the Cooktown streetscape.
R.S.L	Lot 2 C17973	This building is locally significant because of its use as local government offices for almost 60 years, and its associations with the Returned Services League since 1942 when the building became the Soldiers Memorial Hall. The building is a good example of this type of construction in the late 1800's.
Post Office	Lot 4 RP746054	This building is important for its local significance to the community as there is no postal service in Cooktown. The building was constructed in 1887 and has housed the Post Office since that time. The building is a good example of this type of architecture and has retained its integrity despite minor adaptations.
Cooktown Hotel	Lot 18 RP748191	This building has retained most of its original features despite extensive but basic structural adaptations. The building remains a significant place for social gatherings.
House	Lot 109 C1793	This dwelling is representative of early domestic dwellings in Far North Queensland, of iron and timber. Despite makeshift repairs and adaptations that have occurred, the building still retains examples of the social and economic influences in Cooktown's history. The technological value of this site lies in its ability to provide information on the techniques and materials used in building construction at the turn of the century.

Cultural feature	Property Description	Cultural heritage values/significance
Church	Lot 2 RP867048	Despite the demolition of the Church after suffering severe damage from the 1949 cyclone and its re-erection in the 1950's, it is representative of its type and a good example of small timber church construction. The Church is important in Cooktown as a religious meeting place for worship and for maintaining religious traditions.
House	Lot 201 C17912	This building is significant as it shows the evolution of domestic architecture in North Queensland coastal towns.
House	Lot 133 C1793	This dwelling is representative of early domestic dwellings constructed of timber and iron. The building has retained most of its integrity despite minor alterations. It is believed that Land Surveyor A Starke resided in the dwelling. Starke is notable for surveys in the Cooktown area and in particular the survey of the Cooktown Botanic Gardens. The building was owned by renowned botanical artist Vera Scarth – Johnson O.A.M until her death in 1999.
House	Lot 204 C17912	This building is significant as it shows the evolution of domestic architecture in North Queensland coastal towns.
House	Lot 207 C17912	This Building is a good representative example of a modest timber and iron cottage in North Queensland towns around the turn of the century.
House	Lot 615 C17912	This building is significant as it shows the evolution of domestic architecture in North Queensland coastal towns. Despite significant alterations and adaptation the building retains its aesthetic charm.
House	Lot 108 C17912	The building is significant as one of the early cottages built in Cooktown which is still extant.
Chimney, Well & Concrete foundation	Lot 318 C1791	These relics of the former Criterion Hotel are of significance in Queensland's history for potential archaeological research.



Cultural feature	Property Description	Cultural heritage values/significance
CWA	Lot 912 C1793	This building is locally significant as a meeting place for the Country Women's Association. CWA societies are historically very important to the social fabric of country towns.
Hotel-West Coast	Lot 40 SP154663	A typical Queensland Hotel that despite unsympathetic alterations still retains the essence of its origins. Is significant as a place for social gatherings.
Vault of former Burns Philp Building	Lot 906 RP851371	Integrity of the site is low due to significant modification and the site is only significant due to archaeological potential and the potential for study of the technological aspects of the vault construction.
Grassy Hill & Lighthouse	Lot 20 BS29	Of high historic importance due to its associations with Captain James Cook (Grassy Hill). The lighthouse is significant for its associations with the Palmer River gold rush and the facilitation of shipping during a period of prosperous commercial activity. The lighthouse is also significant as one of the earliest established on the Queensland coast.
Town Well	Lot 1 C17974	Significance as a heritage site has been depleted due to re-development of the well to a commemorative fountain but is a significant site of local importance.
Cannon	Lot 1 C17974	The cannon is significant to the local community due to its associations with a perceived invasion in 1885.
Old Railway Station	Lot 54 C1793 & Lot 55 C1793	This building is historically significant to Cooktown, despite its relocation from its original site, as the upper storey of the former railway station. The place is considered to have local significance due to its associations with the Cooktown to Laura railway. The building is a good example of an alternative use of a heritage building and reflects the frequent practice in North Queensland of relocating properties to suit changing needs.

Cultural feature	Property Description	Cultural heritage values/significance
Former Town Dump	Lot 2 C179109	The significance of this place lies particularly in its association with the early Chinese residents of Cooktown and environs. Evidence of Chinese ceramics is important for future archaeological research. The site has a substantial range of Chinese ceramics and in particular Chinese ceramic shipping container fragments. The site is also of local cultural significance for its remnant artefacts from the Cooktown Brewery.
Kennedy Memorial	Lot 1 C17974	The Kennedy Memorial is significant due to its associations with explorer Edmund Kennedy, and his exploration of Cape York Peninsula.
Dwelling, mast base and foundations	Lot 73 RP706825	This site is significant as a former wireless station facilitating radio contact with shipping into the prosperous Cooktown port. The building offers an opportunity for further research into the structure, engineering of the flag base and the integrated use of the place.
Granite boulder	Boundary Street road reserve	This boulder is an Aboriginal birthing place and has affixed to it a memoriam to the R. Jim Tyrie, a pioneer.
Pilots Wharf	Adjacent to Webber Esplanade	This site reflects the importance of shipping to Cooktown and represents a highly localised feature custom built to suit local needs. Its primary significance lies in its relevance to the local history of Cooktown.
Wharf area	Adjacent to Webber Esplanade	The wharf area is highly significant to the history of Cooktown being the centre of early transport facilities and the oldest developed and settled section of Cooktown. The wharfs are only identifiable by a number of timber piles located below the high water mark.
Jacky Jacky Store	Lot 201 SP171572	The building is locally significant as one of the earliest commercial properties in Cooktown still extant. The building's social history is reasonably documented adding a useful element to physical significance.



Cultural feature	Property Description	Cultural heritage values/significance
Commercial building (previously quarters for bank staff)	Lot 320 C1791	Significance is considered in respect of its representativeness and apparent intactness. Adaptations are minimal affording excellent research opportunity.
Former Power Station	Lot 61 C17922	This building is significant for its previous use as a power generating station. As such it reflects an early stage of power reticulation in Queensland.
Anzac Park	Lots 48-51, 56, 65, 66, 68 C1793 and Lots 2-3 RP744394 and Lots 1 and 2 RP744723	As ANZAC park this site is historically significant to the local community of Cooktown, and nationally important as a memorial to the soldiers of the Australian and New Zealand Army Corps.
Flower pot	Below high water mark adjacent to Bicentennial Park	Local anecdotal history suggests the former barge was beached at this site after construction of the screw pile Annan River Bridge. This hull is significant for its connection with pile driving for the bridge.
Queens steps	Lot 1 CP889652	Significant only due to its associations with Queen Elizabeth during her visit to Cooktown in 1970. Purely a social significance is attached to the site.
Cooks Landing Site	Esplanade, and below high water mark adjacent to Bicentennial Park	The location and cairn are highly significant for their associations with Captain (then Lieutenant) James Cook's landing site in 1770.
Dwelling	Lot 408 C17932	This building is primarily significant because it is one of the remaining high set corrugated iron dwellings in the area. The existence of the semi-detached stove area in the kitchen suggests a relatively early example of vernacular building style. It reflects a design and construction approach now rarely encountered.

4.3.2 Hillslopes Overlay Code

4.3.2.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for Building Work affecting the external appearance of buildings and structures and Operational Work on lots intersected by or located above the 30 m contour on the Hillslopes Overlay Map:

- ▶ Grassy Hill and other elevated areas are maintained as an attractive scenic backdrop to Cooktown;
- ▶ All buildings and structures are designed to minimise their visual impact when viewed from a road, the water and public spaces;
- ▶ Excavation and fill and Operational Works for access construction and service provision are minimised, so as to preserve the natural profile of the elevated slopes and to avoid land constrained by excessive slope, landslip hazard and erosion potential; and
- ▶ Natural vegetation and landscape character are retained wherever practicable and new trees and landscaping are provided to ameliorate the visual intrusiveness of buildings and structures.
- ▶ Advertising Devices do not occur.

4.3.2.2 Development Guidelines

Table 35

Performance Criteria	Acceptable Solution
Building Siting and Design	
PC 1 Buildings and structures (including extensions to existing buildings and structures) are sited and designed so as not to be visually obtrusive when viewed against the backdrop of the hillside and pole home and/or stepped terrace design is used in preference to extensive benching.	AS 1.1 Buildings and structures are designed by an architect (or suitably qualified design professional) and plans are accompanied by the architect's statement about how the requirements of this code were taken into consideration during their preparation. AS 1.2 Architect's plans show existing and proposed contours in relation to building footprints, access and car parking areas and structures (including swimming pools), elevations, finishing materials and subdued colour palette to blend with the natural landscape. AS 1.3 The highest point of buildings and structures does not exceed 7.5 m at any point vertically projected above existing ground level. AS 1.4 Construction does not occur on slopes with a gradient in excess of 1:3.



Performance Criteria	Acceptable Solution
Earthworks	
PC 2 Earthworks do not scar the hillside and do not lead to slope instability.	AS 2.1 Retaining walls do not exceed 1.5 m in height and are certified by a qualified engineer.
Slope Stability	
PC 3 Development does not have a detrimental impact upon slope stability or erosion potential of land.	AS 3 A geotechnical report by a qualified professional identifies the landslip risk of the site and details building location and construction methods to minimise risk.
Vegetation and Landscaping	
PC 4 Existing vegetation is retained wherever practicable and new landscaping is provided to screen buildings and structures when viewed against the backdrop of the hillside.	<p>AS 4.1 Architect's plans show location and canopy spread of existing trees >150 cm in diameter (measured at 1.5 m above ground level) and identify trees proposed for removal.</p> <p>AS 4.2 A landscaping plan is developed to provide screening to proposed buildings and structures, while allowing residents reasonable opportunity to enjoy distant views. Such plan shall employ the use of suitable native species (species that do not contain volatile oils listed in the Landscaping Planning Scheme Policy will be acceptable).</p>
Repainting of Existing Buildings and Structures	
PC 5 The external finish of existing buildings and structures is subdued so as to blend as nearly as practicable with the natural backdrop of the hillside.	AS 5 No Acceptable Solution specified.

4.3.3 Parking & Access Code

4.3.3.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for parking and access:

- ▶ The amount of parking provided for a particular land use is sufficient to meet the parking needs for that use;
- ▶ Parking and manoeuvring areas, passenger setdown/pickup areas and goods loading/unloading facilities are provided in a safe and efficient manner; and
- ▶ Access arrangements do not compromise the safety and efficiency of the transport network.

4.3.3.2 Development Guidelines

Table 36

Performance Criteria	Acceptable Solution
Car Parking Provision	
PC 1 Sufficient car parking spaces are provided on the site to accommodate the amount and type of vehicle traffic likely to be generated by the use.	AS 1 Car parking for the land uses listed in the table in Schedule 1 of this code is provided as per that table.
Car Parking Location	
PC 2 On-site car parking areas are conveniently located, easily accessible, attractive and safe to use.	AS 2 For residential uses, short-term visitor parking is provided at the front of the site, with direct access to the building entry.
Access	
PC 3 Access points are located to operate efficiently and safely and minimise conflicts considering the: <ul style="list-style-type: none">▶ Amount and type of vehicular traffic;▶ Type of use and road traffic conditions;▶ Nature and extent of future street or intersection improvements;▶ Current and future on street parking; and▶ Available sight distances.	AS 3 The location of the access points is in accordance with the provisions of Australian Standards AS 2890.1 <i>Parking Facilities – Off-street Carparking</i> and AS 2890.2 <i>Parking Facilities - Off-street commercial vehicle facilities</i> .



Performance Criteria	Acceptable Solution
Design & Layout	
<p>PC 4 Car parking layout, individual spaces, manoeuvring and service areas are of a suitable size to meet user requirements and are designed to ensure they are safe, convenient and functional.</p>	<p>AS 4.1 The design and layout of car parking spaces and areas including car park widths, aisle widths and circulation areas are in accordance with Australian Standards – AS 2890.1 <i>Parking Facilities – Off-street Carparking</i> and AS 2890.2 <i>Parking Facilities - Off-street commercial vehicle facilities</i>.</p> <p>AS 4.2 Car parking spaces are line marked.</p>
<p>PC 5 Service vehicle movement and loading areas are of a suitable size and dimension to meet user requirements.</p>	<p>AS 5 Service vehicle movement and loading areas are designed in accordance with Australian Standards AS 2890.1 <i>Parking Facilities – Off-street Carparking</i> and AS 2890.2 <i>Parking Facilities - Off-street commercial vehicle facilities</i> and meet the minimum design requirements for the service vehicle specified in Schedule 2 of this code.</p>
<p>PC 6 Parking spaces are available and easily accessible for persons with disabilities and/or mobility difficulties.</p>	<p>AS 6.1 The proportion of total parking spaces provided for people with disabilities is in accordance with the Australian Standard – AS2890.1 <i>Parking Facilities – Off-street Carparking</i>.</p> <p>AS 6.2 Access to spaces for people with disabilities is provided in accordance with Australian Standard – AS1428.1 <i>Design for access and mobility – General requirements for access – New building work</i>.</p> <p>AS 6.3 Disabled parking is directly accessible from the entrance of the premises.</p> <p>AS 6.4 Disabled parking is clearly identified via signage and/or line marking.</p>

4.3.3.3 Schedule 1

Note: The minimum provision of off-street car parking is to be calculated as per the Schedule below. Where the number of spaces calculated is not a whole number, the number of spaces provided is the next highest whole number.

Use	Minimum Number of Car Parking Spaces
Roadside Stall	1 space for every 30 m ² of GFA.
Bed and Breakfast	1 space for the permanent residents, plus 1 additional space for each bedroom used for guest accommodation.
Caravan Park	1 space for each caravan, cabin and tent site plus one visitor space for each 10 sites.
Caretaker's Residence	1 space.
Dual Occupancy	2 covered spaces.
Home Business	1 space for the occupants plus 1 client space – total of 2 spaces.
House	1 covered space.
Multiple Residential	1.2 spaces per dwelling unit.
Other Residential	1 space per two rooms or part thereof.
Hotel	1 space per accommodation unit plus 1 space per 30 m ² of GFA for the remaining building.
Local Shop	1 space per 20 m ² of GFA.
Medical Centre	1 space per 50 m ² of GFA.
Office	1 space per 50 m ² of GFA.
Restaurant	1 space per 50 m ² of GFA.
Shop	1 space per 50 m ² of GFA.
Storage Facility	1 space per 100 m ² of total use area.
Tourist Accommodation	1 space per unit and 1 additional staff space for each 20 beds, plus (if the development includes a Restaurant open to the general public) 1 space per 50 m ² of dining area.
Veterinary Facility	1 space per 50 m ² of total use area.
Warehouse	1 space per 100 m ² of total use area.
Equipment and Vehicle Depot	1 space per 200 m ² of site area.
Freight Depot	1 space per 100 m ² of total use area.



Use	Minimum Number of Car Parking Spaces
Hazardous, Noxious or Offensive Industry	1 space per 100 m ² of total use area.
Industry	1 space per 100 m ² of total use area.
Vehicle Workshop	1 space per 100 m ² of total use area.
Service Station	4 spaces plus one space per 50 m ² of GFA for any restaurant or shop component.
Vehicle Workshop	1 space per 100 m ² of GFA.
Child Care Centre	1 space per 10 children plus 1 space per full time staff member and an additional minimum of 3 spaces to be used for the setting down and picking up of children.
Indoor Recreation	1 space per 50 m ² of GFA.

4.3.3.4 Schedule 2

Minimum Service Provisions	Width	Length	Vertical Clearance
Small rigid vehicle	3.5 m	7.0 m	3.5 m
Heavy rigid vehicle	3.5 m	11.5 m	4.5 m

4.3.4 Townscape Character Overlay Code

4.3.4.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for land identified on the Townscape Character Overlay Maps:

- ▶ The built heritage values of historic streetscapes and individual sites within those streetscapes are protected and (where feasible) enhanced;
- ▶ New buildings or structures and extensions to new buildings and structures incorporate (but not necessarily identically replicate) the main features of existing historic architectural styles and streetscape values within the character precinct and are sympathetic to and blend with the original building types in the character precinct;
- ▶ New buildings and structures on or adjoining the Cooktown waterfront, when viewed from both land and water, exhibit a high standard of design consistent with their function, so as to achieve attractive presentation and distinct point of entry for residents and visitors arriving by water; and
- ▶ Demolition of existing buildings and structures only occurs where those buildings and structures have no significant built heritage value or where there is no feasible alternative to demolition.

4.3.4.2 Development Requirements

Table 37

Performance Criteria	Acceptable Solution
Architectural Form	
PC 1 New buildings and structures and alterations to the external appearance of existing buildings and structures are of a high quality design, reflecting the built heritage features of historic buildings and the streetscape generally.	AS 1.1 Commercial buildings incorporate the following design features (refer to figures 1 to 10 of this code for illustration): <u>Cooktown</u> <ul style="list-style-type: none">▶ High pitched roof forms. Flatter roof forms may be used provided they are hidden behind parapet walling, which is continuous across the facade and sides of the building.▶ Cantilevered awnings with imitation supporting posts set back 600mm from the face of the kerb and extending the full width of the building frontage (awning and setback mandatory). This includes buildings on corner sites.▶ Gable ends.



Performance Criteria	Acceptable Solution
	<ul style="list-style-type: none"> ▶ Skillion, bellcast or concave roofs for footpath awnings. ▶ Parapet walling. ▶ Walls include features such as cornice, picture rails, window hoods, pilasters. ▶ Verandahs are unenclosed by permanent construction, however roll – up blinds may be incorporated to provide protection from the elements. Verandah balustrade must be open. ▶ Awnings and verandahs must include features such as brackets, capitals, astragals and stop chamfered posts. ▶ Rectangular or square building form. ▶ Extensive use of timber, rendered brick, or masonry block or other material that imitates rendered brick or block i.e. sheet material that is rendered. ▶ Extensive use of corrugated iron. ▶ Quadrant or ogee roof guttering is used. ▶ The major doorway for customer use faces the major street. ▶ Staircases and balustrade to staircases must be open.
	<p><u>Coen, Laura and Maytown</u></p> <ul style="list-style-type: none"> ▶ High pitched roof forms. ▶ Post supported awnings extending to the street property boundary and the full width of the building frontage (awning mandatory). This includes buildings on corner sites. ▶ Gable ends. ▶ Skillion awnings. ▶ Rectangular or square building form. ▶ Extensive use of timber and corrugated iron. ▶ Quadrant or ogee roof guttering is used.

Performance Criteria	Acceptable Solution
	<ul style="list-style-type: none"> ▶ The major doorway for customer use faces the major street ▶ Staircases and balustrade to staircases must be open. <p>AS 1.2 Residential buildings and structures reflect vernacular “Queenslander” design and incorporate:</p> <p><u>Cooktown</u></p> <ul style="list-style-type: none"> ▶ High pitched roof forms. ▶ Gable or hip roofs. ▶ Skillion, bellcast or concave roofs for verandahs. ▶ Window hoods. ▶ Verandahs are unenclosed by permanent construction, however roll – up blinds may be incorporated to provide protection from the elements. Verandah balustrade must be open. ▶ Verandahs must include features such as brackets, capitals, astragals and stop chamfered posts. ▶ The proportions of windows emphasising the vertical and where more natural light is required, windows are divided into a series of windows.
Scale	
<p>PC 2 Buildings and structures do not diminish the amenity of the area or create an adverse impact on the historic character of the precinct due to excessive scale and bulk.</p>	<p>AS 2.1 Commercial buildings and structures (refer to figures 1 to 10 of this code for illustration):</p> <p><u>Cooktown</u></p> <ul style="list-style-type: none"> ▶ Are of a scale and bulk that is consistent with adjoining development and the local streetscape. ▶ Obstruction of significant local and distant views of prominent features, landscapes and landmarks is minimised.



Performance Criteria	Acceptable Solution
	<ul style="list-style-type: none"> Have parapet walls on frontages of similar design to existing development in the local streetscape. Have their visual impact softened by the introduction of horizontal and vertical architectural elements such as cornice detailing, sill locations, false windows panel features, awning and verandah post detailing and stepping in vertical planes. Such detailing will be provided to building facades of all street frontages including corner sites. May exceed two storeys, however the facade must emulate a two storey building characteristic of the historic streetscape.
	<p><u>Coen, Laura and Maytown</u></p> <ul style="list-style-type: none"> Are of a scale and bulk that is consistent with adjoining development and the local streetscape. Obstruction of significant local and distant views of prominent features, landscapes and landmarks is minimised. Have their visual impact softened by the introduction of horizontal and vertical architectural elements such as cornice detailing, sill locations, false windows panel features, awning and verandah post detailing and stepping in vertical planes. Such detailing will be provided to building facades of all street frontages including corner sites. Must not exceed two storeys.
	<p>AS 2.2 Residential buildings and structures:</p> <p><u>Cooktown</u></p> <ul style="list-style-type: none"> Minimise the obstruction of significant local and distant views of prominent features, landscapes and landmarks.

Performance Criteria	Acceptable Solution
	<ul style="list-style-type: none"> May exceed two storeys, however the facade must emulate a two storey building characteristic of the historic streetscape. <p><u>Coen, Laura and Maytown</u></p> <ul style="list-style-type: none"> Minimise the obstruction of significant local and distant views of prominent features, landscapes and landmarks. Must not exceed two stories
Materials	
<p>PC 3 Building materials emulate the architectural materials characteristic of the historic streetscape.</p>	<p>AS 3.1 Building materials are employed as follows (refer figures 1 to 10 of this code for illustration):</p> <p><u>Cooktown</u></p> <ul style="list-style-type: none"> External wall materials of commercial buildings are predominately rendered masonry or have the appearance of rendered masonry. This includes side wall facades on corner lots. Roofing is a corrugated sheeting. Timber weather board, chamfer board or similar is extensively utilised. Glass windows, doors or display windows below the awning must be the dominant element of the building frontage. These features must comprise a minimum area of 50% of the ground floor frontage. External staircases and appurtenant balustrades are constructed in timber and verandah balustrades are constructed in timber, cast iron or similar material. <p>AS 3.2 Residential buildings and structures:</p> <ul style="list-style-type: none"> Extensive use of corrugated iron and timber. Roofing is a corrugated sheeting.



Performance Criteria	Acceptable Solution
	<ul style="list-style-type: none"> Quadrant or ogee roof guttering is used. Walls are clad in corrugated iron or horizontal timber chamfer board or weatherboard.
Texture	
PC 4 Building design avoids repetition and creates textural effect in the streetscape.	<p>AS 4.1 Commercial buildings and structures (refer figures 1 to 10 of this code for illustration):</p> <ul style="list-style-type: none"> Have primary entrance doorways recessed to provide off-footpath entry. Use only parapets and awning fascia for commercial advertising signage. Have window hoods installed over windows (not required under awnings or verandahs). Utilise timber framed or coloured aluminium framed windows and doors. Windows have a vertical dimension greater than their horizontal dimension. Incorporate composite materials in the facade and awning. <p>AS 4.2 Residential buildings and structures incorporate:</p> <ul style="list-style-type: none"> Window hoods over windows (not required under awnings or verandahs). Staircases feature on the elevation facing the street frontage. Building elevations facing the major street frontage incorporate verandahs.
Setting	
PC 5 New buildings and structures and extensions to existing buildings and structures complement the setting of the existing historic streetscape.	<p>AS 5.1 Commercial buildings and structures (refer figures 1 to 10 of this code for illustration):</p> <p><u>Cooktown</u></p> <ul style="list-style-type: none"> Are oriented parallel with the street frontage.

Performance Criteria	Acceptable Solution
	<ul style="list-style-type: none"> ▶ Have car parking, loading and unloading bays located at the rear (or otherwise screened from the street frontage). ▶ Utilise enclosed timber paling fencing with minimum height of 1.8 metres. ▶ Employ street furniture (where provided) of a simple design which does not imitate generic “heritage designs”. ▶ Provide simple square paling surround planter boxes similar to the fencing style. ▶ Are painted in a heritage colour scheme sympathetic to the building’s architectural style and the streetscape generally. ▶ Comply (where advertising is provided) with <i>Lettering and Signs on Buildings c. 1850 – 1900</i> Australian Council of National Trust technical bulletin 2.2 published March 1984.
	<p><u>Coen, Laura and Maytown</u></p> <ul style="list-style-type: none"> ▶ Are oriented parallel with the street frontage. ▶ Have car parking, loading and unloading bays located at the rear (or otherwise screened from the street frontage). ▶ Employ street furniture (where provided) of a simple design which does not imitate generic “heritage designs”. ▶ Are painted in a heritage colour scheme sympathetic to the building’s architectural style and the streetscape generally. ▶ Comply (where advertising is provided) with <i>Lettering and Signs on Buildings c. 1850 – 1900</i> Australian Council of National Trust technical bulletin 2.2 published March 1984.



Performance Criteria	Acceptable Solution
	<p>AS 5.2 Residential buildings and structures:</p> <ul style="list-style-type: none"> Are oriented parallel with the street frontage. Utilise enclosed timber paling fencing with a minimum height of 1.2 m. Are painted in a heritage colour scheme sympathetic to the building's architectural style and the streetscape generally.

Demolition	
<p>PC 6 Demolition of existing buildings and structures only occurs where:</p> <ul style="list-style-type: none"> the existing building or structure has no significant built heritage value, or it is not feasible to restore the existing building and there is no reasonable alternative to demolition, <p>providing that in either case, plans for replacement buildings or structures which comply with the requirements of this code are provided prior to such demolition being approved.</p>	<p>AS 6.1 Engineering documentary evidence is provided to substantiate demolition need.</p> <p>AS 6.2 Recording of buildings or structures is undertaken by a suitably qualified person.</p> <p>AS 6.3 Where part of a building is intended to be demolished or adapted for an adjusted need (i.e. to provide disabled access) the additional works are constructed in a similar character to the original building and the remaining part of the building retains its original character.</p>



Figure 1. Rectangular building form, extensive use of rendered brick and corrugated sheeting.
See also figures 3 and 4 for examples of post-supported awnings.



Figure 2. Two storey façade with two internal stories and mezzanine floor.





Figure 3. Use of timber chamfer board. Ground floor windows predominate ground floor of building. Parapets used for signage, windows have greater vertical than horizontal dimensions. Pilasters assist in softening dominance of façade. Parapet walling includes architectural features.

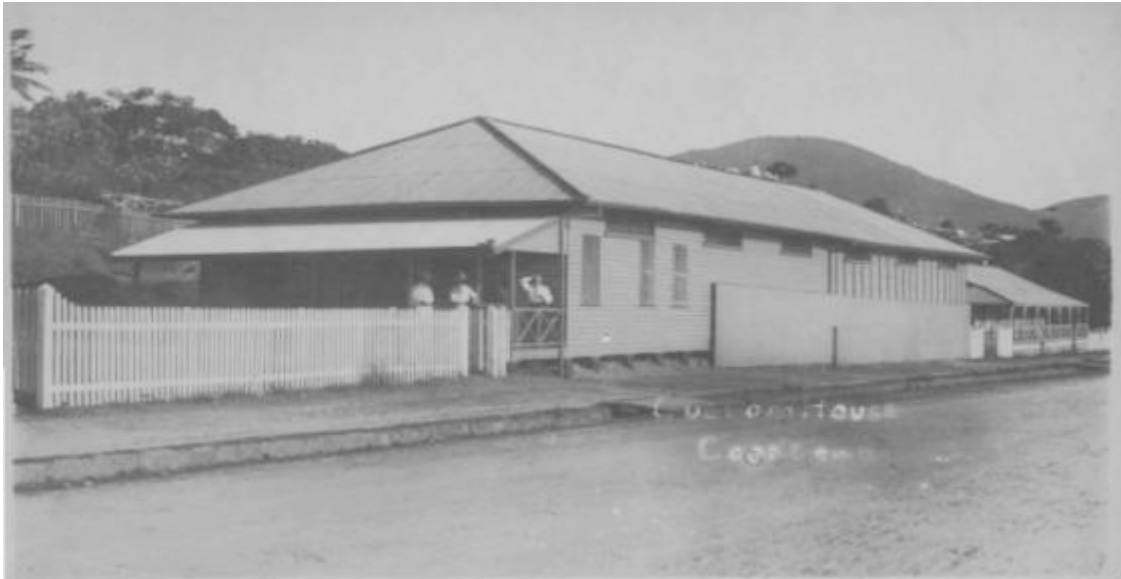


Figure 4. Simple paling fence.



Figure 5. Street trees planted in simple rectangular tree surrounds.



Figure 6. Type and location of signage. This highly decorative Tuscan face is usually associated with hotels and eating houses. In most cases lettering used is a simple unembellished type set out as uniform capital letters. See also figures 2 and 3 for further examples.

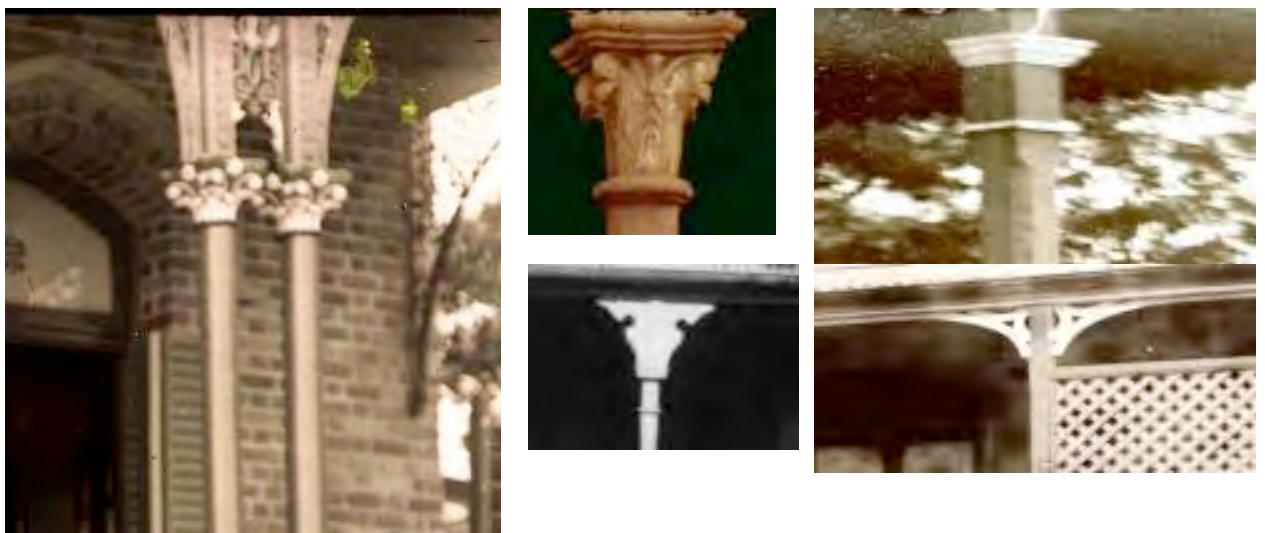


Figure 7. Examples of verandah post decoration.



Figure 8. Example of decorative gable end cornices, barge board treatment and imitation quoin to front wall.



Figure 9. Examples of tongue and groove spandrel ends on awnings and parapet wall capping, lean-to and concave awnings.



Figure 10. Gable roofs, stop chamfered awning posts, gable and verandah gable architectural treatment, picket fences.



4.3.5 Works, Services & Infrastructure Code

4.3.5.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for works, services and infrastructure:

- ▶ Land uses, buildings and subdivisions are provided with the range of infrastructure services expected by the community;
- ▶ Infrastructure is designed and constructed to a suitable standard; and
- ▶ Works, services and infrastructure do not cause environmental degradation or increase the risk of natural hazards.

4.3.5.2 Development Guidelines

Table 38

Performance Criteria	Acceptable Solutions
Infrastructure Services	
PC1 An adequate, safe and reliable supply of potable and general use water is provided.	<p>AS 1.1 If the site is located within Council's reticulated water area, as identified on an Infrastructure Services map, the site must be connected to Council's reticulated water supply system in accordance with Section D6 of the Development Manual Planning Scheme Policy.</p> <p>AS 1.2 If the site is not located within Council's reticulated water area as identified on an Infrastructure Services map, rainwater tanks of minimum capacity 50,000 litres must be installed for each residential dwelling unit.</p>
PC 2 A contribution for water supply headworks is paid in accordance with the Water Supply, Sewerage Headworks and Works External Charges Planning Scheme Policy.	AS 2 No Acceptable Solution specified.
PC 3 Provision is made for the treatment and disposal of sewerage effluent to ensure there are no adverse impacts on water quality and no adverse ecological impacts as a result of the effluent disposal system or as a result of the cumulative effect of systems in the locality.	AS 3.1 If the site is located within Council's reticulated sewerage area, as identified on an Infrastructure Services map, the site must be connected to Council's reticulated sewerage network in accordance with Section D7 of the Development Manual Planning Scheme Policy.

Performance Criteria	Acceptable Solutions
	AS 3.2 If the site is not located within Council's reticulated sewerage area, as identified on an Infrastructure Services map, an on-site sewerage treatment facility must be installed.
PC 4 A contribution for sewerage supply headworks is paid in accordance with the Water Supply, Sewerage Headworks and Works External Charges Planning Scheme Policy.	AS 4 No Acceptable Solution specified.
PC 5 Land is provided with internal and external drainage to an appropriate standard to minimise runoff and impacts on receiving waters.	AS 5 A reticulated drainage system is provided in accordance with Sections D4 and D5 of the Development Manual Planning Scheme Policy.
PC 6 Land is provided with a reliable electricity supply.	AS 6 Connection is made to an electricity supply network in accordance with Section D8 of the Development Manual Planning Scheme Policy.
PC 7 Roadworks are carried out, or a contribution for roadworks is paid in accordance with the Water Supply, Sewerage Headworks and Works External Charges Planning Scheme Policy.	AS 7 No Acceptable Solution specified.
PC 8 The road to the frontage of the site must be constructed to provide for the safe and efficient movement of: <ul style="list-style-type: none"> ▶ Vehicles on the road adjacent to the site; ▶ Vehicles to and from the site; ▶ Pedestrians and cyclists adjacent to the site; and ▶ Pedestrians and cyclists to and from the site. 	AS 8.1 The road to the frontage of the site is constructed in accordance with Sections D1 and D3 of the Development Manual Planning Scheme Policy. AS 8.2 Vehicle crossover/s are constructed to provide access to the site in accordance with Sections D1 and D3 of the Development Manual Planning Scheme Policy.
PC 9 Works associated with a Material Change of Use or Operational Work must not affect the efficient functioning of public utility mains, services or installations.	AS 9 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Development Manual Planning Scheme Policy.
PC 10 A contribution of land, money and/or works is made in accordance with the Provision of Public Open Space Planning Scheme Policy.	AS 10 No Acceptable Solution specified.



Performance Criteria	Acceptable Solutions
Filling and Excavation	
PC 11 Filling and excavation does not result in the instability of a site or adjacent land.	<p>AS 11.1 Filling and excavation is no greater than 1.5 m in height or depth (above or below existing ground level).</p> <p>AS 11.2 Retaining walls and other structures used for the supporting of fill and excavated areas do not exceed 1.5 m in height.</p> <p>AS 11.3 Filling and excavation does not occur within 2 m of the site boundary.</p> <p>AS 11.4 Soil is not stockpiled in locations that can be viewed from adjoining properties or from a road frontage for more than 1 month.</p> <p>AS 11.5 Filling and excavation works comply with Australian Standard - AS 3798 <i>Guidelines on Earthworks for Commercial and Residential Development</i> as set out in Section D2 in the Development Manual Planning Scheme Policy.</p>
PC 12 Filling and excavation does not result in a change to the run off characteristics of a site or have a detrimental impact upon the site and nearby land.	<p>AS 12.1 Filling and excavation does not result in the ponding of water on the site or adjacent land.</p> <p>AS 12.2 Filling and excavation does not result in an increase in flow of water from the site to any other land or a transport corridor.</p> <p>AS 12.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse or overland flow paths.</p> <p>AS 12.4 Filling and excavation complies with the specifications set out in Section D2 – D7 of the Development Manual Planning Scheme Policy.</p>
PC 13 Filling and excavation does not result in a reduction of the water quality of receiving waters.	<p>AS 13.1 Filling and excavation does not occur within 20 m of any wetland and/or watercourse identified on the Watercourses and Wetlands maps.</p> <p>AS 13.2 Water quality complies with Section D5 of the Development Manual Planning Scheme Policy.</p>
PC 14 Filling and excavation is carried out so that the visual amenity of the area and the privacy of adjoining properties are not compromised.	AS 14 No Acceptable Solution specified.

Performance Criteria	Acceptable Solutions
<p>PC 15 Effective measures are put in place such that filling and excavation associated with site works and construction activity do not cause erosion.</p>	<p>AS 15 Filling and excavation and associated site works and construction activity are carried out as follows:</p> <ul style="list-style-type: none"> ▶ Construction activity is timed to avoid periods of high rainfall; ▶ Earth works/site regrading and rehabilitation is carried out at the completion of each stage of works; ▶ Erosion/sediment control barriers/fences and drains are installed and maintained; ▶ Hydro-mulching or similar treatment is applied to newly disturbed areas; and ▶ Revegetation of a disturbed area commences immediately upon the completion of works on that area and is maintained for a period of at least 3 months.



4.3.6 Aviation Facilities & Operational Airspace Overlay Code

4.3.6.1 Overall Outcomes

The purpose of this code is to ensure that the Weipa Airport Airspace and other significant aviation facilities within the Shire are protected from development that could undermine their safety or operational efficiency. The overall outcome for assessable development for Material Change of Use and/or Reconfiguring a Lot where land is identified on the Aviation Facilities Overlay Map and/or the Operational Airspace Weipa Overlay Map is:

- Adverse effects on the safety and operational efficiency of operational airspace and the functioning of aviation facilities are avoided.

4.3.6.2 Development Guidelines

Table 39

Performance Criteria	Acceptable Solutions
Airport Installations	
<p>PC 1 Development does not impair the functioning of the NDB, DME and VOR transmitter aviation facilities in the Shire (Airservices Australia Reference Numbers 481, 484, 518, 591, 593 and 596) by creating physical obstructions and deflection of signals.</p>	<p>AS 1.1 Development is not located within the buffer zones identified on either the Aviation Facilities Overlay Map or the Operational Airspace Weipa Overlay Map.</p> <p>AS 1.2 Works or uses are not located within the sensitive area of the Lockhart River Airport, Weipa Airport, Coen Airport and Cooktown NDB and transmitter sites (as depicted on the Aviation Facilities Overlay Map and/or the Operational Airspace Weipa Overlay Map) that involves any:</p> <ul style="list-style-type: none"> ► Buildings, structures or other works within 60 m of the site; or ► Metallic buildings or structures between 60 m and 150 m of the site; or ► Buildings or structures with a size greater than 2.5 m in any dimension between 60 m and 150 m of the site; or ► Other works between 60 m and 150 m of the site which exceed 3 m in height; or ► Buildings, structures or other works between 150 m and 500 m of the site which exceed 7.9 m in height.

Performance Criteria	Acceptable Solutions
	<p>AS 1.3 Works or uses are not located within the sensitive area of the Weipa Airport DME site (as depicted on the Aviation Facilities Overlay Map and/or the Operational Airspace Weipa Overlay Map) that involves any:</p> <ul style="list-style-type: none"> ▶ Buildings, structures or other works within 115 m of the site; or ▶ Buildings, structures or other works between 115 m and 230 m of the site which exceed 1 m in height; or ▶ Buildings, structures or other works between 230 m and 500 m of the site which exceed 2 m in height; or ▶ Buildings, structures or other works between 500 m and 1,000 m of the site which exceed 4 m in height; or ▶ Buildings, structures or other works between 1,000 m and 1,500 m of the site which exceed 8.5 m in height. <p>AS 1.4 Works or uses are not located within the sensitive area of the Weipa Airport CVOR site (as depicted on the Aviation Facilities Overlay Map and/or the Operational Airspace Weipa Overlay Map) that:</p> <p>a) Involves any buildings, structures or other works within 300 m of the site; or</p> <p>b) Between 300 m and 1,000 m of the site involves any:</p> <ul style="list-style-type: none"> ▶ Fences exceeding 2.5 m in height; or ▶ Overhead lines exceeding 5 m in height; or ▶ Metallic structures exceeding 8 m in height; or ▶ Trees and open lattice towers exceeding 10 m in height; or ▶ Wooden structures exceeding 13 m in height.



4.3.7 Natural Hazards Code

4.3.7.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for land that is in a bushfire hazard area, has a slope of 15% or greater, is flood prone, and/or is at risk of a storm surge event:

- ▶ Development in natural hazard areas is compatible with the nature of the natural hazard;
- ▶ The impacts from natural hazards on existing developed areas is minimised; and
- ▶ Development does not materially increase the extent or the severity of natural hazards.

4.3.7.2 Development Guidelines

Table 40

Performance Criteria	Acceptable Solutions
Bushfire (Safety of People and Property)	
<p>PC 1 Development maintains the safety of people and property by:</p> <p>a) Avoiding bushfire hazard areas; or</p> <p>b) Mitigating the risk through:</p> <ul style="list-style-type: none"> ▶ Lot design and the siting of buildings; ▶ Including firebreaks that provide adequate setbacks between buildings/structures and hazardous vegetation and access for fire fighting/other emergency vehicles; ▶ Providing adequate road access for fire fighting/other emergency vehicles and safe evacuation; and ▶ Providing an adequate and accessible water supply for fire-fighting purposes. 	<p>AS 1.1 Development is located on land that is not prone to bushfires.</p> <p>AS 1.2 Where the development is located on land that is in a bushfire hazard area, buildings and structures:</p> <p>a) On lots greater than 2,500 m²:</p> <ul style="list-style-type: none"> ▶ Are sited in locations of lowest hazard within the lot; ▶ Achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 m, whichever is the greater; ▶ Are sited 10 m from any retained vegetation strips or small areas of vegetation; and ▶ Are sited so that the elements of the development least susceptible to fire are sited closest to the bushfire hazard. <p>b) On lots less than or equal to 2,500 m² - maximise setbacks from hazardous vegetation.</p> <p>AS 1.2 For uses involving new or existing buildings with a GFA greater than 50 m², each lot has:</p> <ul style="list-style-type: none"> ▶ A reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes

Performance Criteria	Acceptable Solutions
	<p>at all times; or</p> <ul style="list-style-type: none"> • An on-site water storage of not less than 5,000 litres (e.g. accessible dam or tank with fire brigade tank fittings, swimming pool). Minimum pressure and flow is 10 L per second at 200 kPa (as per SPP1/03 Guideline Appendix 5B Solution 1.3). <p>For development that will result in multiple buildings or lots</p> <p>AS 1.3. Residential lots are designed so that their size and shape allow for:</p> <ul style="list-style-type: none"> a) Efficient emergency access to buildings for fire-fighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings); and b) Setbacks and building siting in accordance with AS1.1a) above. <p>AS 1.4 Firebreaks are provided by:</p> <ul style="list-style-type: none"> a) A perimeter road that separates lots from areas of bushfire hazard and that road has: <ul style="list-style-type: none"> • A minimum cleared width of 20 m; and • A constructed road width and weather standard complying with the applicable authority's standards (eg relevant Local or State government authority); or <p>Where it is not practicable to comply with AS1.4a), fire maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire/maintenance trails:</p> <ul style="list-style-type: none"> • Have a minimum cleared width of 6 m; and • Have a formed width and gradient, and erosion control devices to Council's standard; and • Have vehicular access at each end; and • Provide passing bays and turning areas for fire-fighting appliances; and • Are either located on public land, or within an access easement that is granted in favour of Council and the relevant State agency (e.g. Queensland Fire and Rescue Service (QFRS)). b) Sufficient cleared breaks of 6 m minimum width in retained bushland within the development (e.g. creek corridors and other



Performance Criteria	Acceptable Solutions
	<p>retained vegetation) to allow burning of sections and access for bushfire response.</p> <p>AS 1.5 Roads are designed and constructed in accordance with applicable Council and State Government standards and:</p> <ul style="list-style-type: none"> Have a maximum gradient of 12.5%; and Exclude cul-de-sacs, except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sacs are provided with alternative access linking the cul-de-sac to other through roads. <p>For development in high bushfire hazard areas (except single dwellings on existing lots)</p> <p>AS 1.6 Development complies with a Bushfire Management Plan for the premises.</p>
<p>PC 2 A Class 1 building constructed in a bushfire hazard area must provide resistance to bushfires in order to reduce the danger to life and reduce the risk of the loss of the building.</p>	<p>AS 2 A Class 1 building constructed on land that is in a bushfire hazard area is constructed in accordance with Part 3.7.4 of Volume 2 of the Building Code of Australia.</p>
Bushfire (Public Safety and the Environment)	
<p>PC 3 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AS 3.1 There is no manufacture or bulk storage of hazardous materials on the site.</p>
Landslide	
<p>PC 4 Development maintains the safety of people, property and hazardous materials manufactured or stored in bulk from the risk of landslide.</p>	<p>AS 4.1 The development:</p> <ol style="list-style-type: none"> Is not on a site subject to landslide hazard (slopes are less than 15%), either internally or from sloping land above the site; or Does not: <ul style="list-style-type: none"> Involve any new building work other than a minor extension (<20 m² GFA) to an existing building; or Involve vegetation clearing; or Alter ground levels or stormwater conditions. <p>AS 4.2 The development includes measures that ensure:</p> <ul style="list-style-type: none"> The long term stability of the site; and

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> ► The site will not be adversely affected by landslide activity originating on sloping land above the site.
Flooding	
PC 5 New buildings and structures are immune to flood events which result in unacceptable risk to health and safety or unacceptable risk to property. In the absence of specific information about flood levels, a qualified engineer will be consulted to determine whether the proposed development falls within a flood hazard area.	AS 5 The floor level of a habitable room is: <ul style="list-style-type: none"> (a) located at least 1.5 m above the average recurrence interval 100 flood level for the site; or (b) where the average recurrence interval 100 is not known, 1.5 m above the highest recorded flood level.
PC 6 Community infrastructure is able to function effectively during and immediately after flood events.	AS 6 No Acceptable Solution specified.
PC 7 New buildings, structures and works retain the flood carrying capacity of rivers, streams and floodways and the flood storage function of floodplains and waterways.	AS 7 Buildings and structures are built on poles/stumps so as not to obstruct flood or stormwater run-off or to divert such water to downstream land.
Storm Surge	
PC 8 New buildings and structures are located and designed so as to minimise the threat to people and property from storm surge events.	AS 8 Floor levels of all habitable rooms are above Highest Astronomical Tide plus 1.5 m.



4.4 Other Development Code

This part of the planning scheme sets out the following code:

- ▶ Reconfiguring a Lot Code

4.4.1 Reconfiguring a Lot Code

4.4.1.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for Reconfiguring a Lot:

- ▶ New lots are suitable for their intended use and are appropriately designed and sited given the local landscape and topography;
- ▶ The lot layout design is an efficient use of the land;
- ▶ Suitable areas of public open space are provided in association with new lots;
- ▶ Reconfiguration does not impact on the Shire's water resources;
- ▶ The long term productive use of good quality agricultural land is not compromised; and
- ▶ The road network design provides for the convenient and safe movement of people and vehicles.

4.4.1.2 Development Principles

Table 2

Performance Criteria	Acceptable Solutions
Land Configuration	
PC 1 Lots have adequate area and appropriate dimensions for their intended use and good quality agricultural land is not lost to production through its fragmentation into economically unviable units, unless over-riding public benefit can be demonstrated.	AS 1 Lots comply with the minimum area and dimensions for those zones listed in Schedule 1 of this code (for zones not listed in Schedule 1 of this code, no Acceptable Solution is specified).
Subdivision Design	
PC 2 Subdivision design: <ul style="list-style-type: none">▶ Provides each lot with practical access to the public road system;▶ Minimises strip development;▶ Provides for safe and efficient traffic movements; and▶ Does not compromise the long term potential for further higher density subdivision in the Cooktown locality.	AS 2.1 Subdivision of land in the Rural and Rural Residential Zones provides for the opening of a new internal public road connecting to the external public road system and access to all lots is via the internal road. AS 2.2 Applications for subdivisions creating 10 or more additional lots are accompanied by a traffic impact assessment prepared by a suitably qualified engineer. At a minimum such assessment shall detail existing conditions, expected vehicle trip generation and the capacity of the local and trunk road network to deal with the additional demand.



Performance Criteria	Acceptable Solutions
PC 3 Noise amelioration features are incorporated in the development to mitigate impacts from road networks and such noise amelioration features are designed to minimise adverse impacts on visual amenity.	AS 3 No Acceptable Solution specified.
PC 4 Rear lots only occur in exceptional circumstances where justified by the need to protect amenity or where the site's physical characteristics make this form of subdivision more practical.	AS 4 No Acceptable Solution specified.
PC 5 Secure access of adequate width and standard to accommodate emergency vehicles is provided to all rear lots.	<p>AS 5.1 Where the access handle from the public road does not form part of the rear lot, such handle is protected by easement access shown on the plan of survey.</p> <p>AS 5.2 The minimum width of access handles for land in each zone is as follows:</p> <ul style="list-style-type: none"> ▀ Rural Zone – 10 m ▀ Rural Residential; Village and Industry Zones – 6 m ▀ All other zones – 4 m
<p>PC 6 The access handle to rear lots is located and constructed to:</p> <ul style="list-style-type: none"> ▀ Minimise impacts on adjoining properties; ▀ Allow all weather practical access; ▀ Prevent erosion and sedimentation due to vehicle movements; ▀ Minimise generation of dust; and ▀ Prevent stormwater drainage problems. 	AS 6 No Acceptable Solution specified.
Duck Farm Sub-Artesian Area	
<p>PC 7 Reconfiguring a lot(s) must not create the potential for adverse impacts on the capacity or water quality of the Duck Farm Sub-Artesian Area by reason of:</p> <ul style="list-style-type: none"> ▀ Additional groundwater extraction; or ▀ Infiltration of sewerage effluent or other contaminants. 	AS 7 No Acceptable Solution specified.

Performance Criteria	Acceptable Solutions
Public Open Space	
<p>PC 8 Public open space for recreation purposes is provided in a manner which:</p> <ul style="list-style-type: none"> Meets the recreation and leisure needs of the community; Is not subject to constraints such as inundation or excessive slope which would reduce its usefulness; Has a functional shape; Connects with existing public open space or natural areas where feasible; Is readily and safely accessible by vehicles, cyclists and pedestrians; and Conserves and takes advantage of significant landmarks and natural vegetation. 	<p>AS 8.1 Public Open Space (or monetary payment) is provided in accordance with Planning Scheme Policy – <i>Provision of Public Open Space</i>.</p> <p>AS 8.2 Land within 20 m of the edge of the dam at the Old Dam Site is transferred to public ownership.</p>
Erosion Prone Land	
<p>PC 9 In an Erosion Prone Area, reconfiguration does not give rise to adverse impacts on habitat, soil cover or water quality, or lead to significant threats to public safety, infrastructure integrity or the economic value of the Erosion Prone Area.</p>	<p>AS 9.1 Land within an Erosion Prone Area is transferred to public ownership.</p> <p>AS 9.2 Erosion Prone Areas to remain free of development apart from temporary or re-locatable structures for safety and recreational purposes and the area is managed to avoid adverse impacts on habitat and soil cover.</p> <p>AS 9.3 In areas with existing structures and uses, there is no increase in intensity of use.</p>
Acid Sulfate Soils	
<p>PC 10 Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulfate soil by:</p> <ul style="list-style-type: none"> Not reconfiguring lots in such areas; or Treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels; and Treating and managing surface and groundwater flows to minimise environmental harm. 	<p>AS 10 No Acceptable Solution specified.</p>



Performance Criteria	Acceptable Solutions
Watercourse Protection	
<p>PC 11 Where reconfiguration involves land adjacent to or including a wetland and/or watercourses identified on the Watercourses and Wetlands maps, there are no significant adverse effects on:</p> <ul style="list-style-type: none"> ▶ Water quality; ▶ Ecological and biodiversity values; or ▶ Landscape quality. 	<p>AS 11 No Acceptable Solution specified.</p>
Protection of Extractive Resources	
<p>PC 12 Reconfiguration does not lead to land use conflict that could compromise the operation of extractive resource deposits within the Shire.</p>	<p>AS 12 New lots are not created within 500 m of an extractive resource site shown on the Mineral & Extractive Resources Areas Map.</p>

4.4.1.3 Schedule 1

Zone	Lot Design Requirements	
Rural Zone	Minimum lot size (excluding access handle area for hatchet lots)	100 ha
	Minimum frontage	100 m
	Maximum depth to frontage ratio	5:1
Rural Residential Zone	Minimum lot size (excluding access handle area for hatchet lots) where reticulated water available	2,000 m ²
	Minimum lot frontage	30 m
	Maximum depth to frontage ratio	3:1
	Minimum lot size (excluding access handle area for hatchet lots) where reticulated water not available	4,000 m ²
	Minimum lot frontage	40 m
	Maximum depth to frontage ratio	3:1
Village Zone	Minimum lot size (excluding access handle area for hatchet lots)	800 m ²
	Minimum lot frontage	20 m
	Maximum depth to frontage ratio	N/A
Low Density Residential Zone	Minimum lot size (excluding access handle area for hatchet lots)	800 m ²
	Minimum lot frontage	20 m
	Maximum depth to frontage ratio	N/A
	Minimum lot size (excluding access handle area for hatchet lots) for Future Urban Land where reticulated water and sewerage not available	1000 m ²
Medium Density Residential Zone and Mixed Use Zone	Minimum lot size (excluding access handle area for hatchet lots)	800 m ²
	Minimum lot frontage	20 m
	Maximum depth to frontage ratio	N/A
Industry Zone	Minimum lot size (excluding access handle area for hatchet lots)	1,000 m ²
	Minimum frontage	20 m
	Minimum depth to frontage ratio	N/A



Zone	Lot Design Requirements	
Business Zone	Minimum lot size (excluding access handle area for hatchet lots)	400 m ²
	Minimum frontage	10 m
	Minimum depth to frontage ratio	N/A

4.5 Locality Codes

This part of the planning scheme sets out the following Locality codes:

- ▶ Cooktown Locality;
- ▶ Marton Locality;
- ▶ Laura & Lakeland Locality;
- ▶ Coen Locality;
- ▶ Ayton, Rossville & Portland Roads Locality; and
- ▶ Rural Locality.



4.5.1 Cooktown Locality Code

4.5.1.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Cooktown Locality:

- ▶ Cooktown functions as the main administrative, commercial and service centre of the Shire;
- ▶ The population and employment base of the town expands and the availability of serviced land keeps pace with this;
- ▶ The historic built form of the main commercial area is retained and new building work reflects the scale, height and architectural characteristics of this historic streetscape;
- ▶ The town's scenic backdrop of hills and mountains retains its natural appearance and new development in such areas is not visually obtrusive;
- ▶ Development of Cherry Tree Bay is limited to public walking paths for passive recreation;
- ▶ The tourism industry expands on the basis of the town's history and its ability to provide accommodation and services to tourists seeking to experience the Shire's natural environment, cultural diversity and recreational and sporting fishing opportunities;
- ▶ Access to and public enjoyment of the town's waterfront is improved with quality recreational open space, commercial wharf facilities and tourist related business; and
- ▶ A marina is constructed to provide safe harbourage for the boats of permanent residents and to act as a base for coastal and international cruising yachts.

4.5.1.2 Development Requirements

Table 3

Performance Criteria
PC 1 No Performance Criteria specified.

4.5.2 Marton Locality Code

4.5.2.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Marton Locality:

- ▶ The township of Marton provides a basic range of services and facilities to residents, tourists and to the surrounding rural area with higher order services and facilities being located in Cooktown;
- ▶ Marton provides limited opportunities for short-term visitor accommodation and for uses which support the operation of the nearby airport;
- ▶ New land uses and new buildings and structures do not compromise the operation of the airport;
- ▶ There is a general mix of land use typical of smaller townships, with non-residential uses being limited in scale and designed so as not to compromise residential amenity; and
- ▶ New buildings and land uses reflect the low density, spacious character and design of the existing township.

4.5.2.2 Development Requirements

Table 4

Performance Criteria
PC 1 No Performance Criteria specified.



4.5.3 Laura and Lakeland Locality Code

4.5.3.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Laura and Lakeland Localities:

- ▶ The townships of Lakeland and Laura provide a range of basic services and facilities to residents, tourists and to the surrounding rural area;
- ▶ There is a general mix of land use typical of smaller townships, with non-residential uses being limited in scale and designed so as not to compromise residential amenity;
- ▶ New buildings and land uses reflect the low density, spacious character and design of the existing townships;
- ▶ The tourism industry expands on the basis of the internationally renowned Quinkan rock art and the Quinkin Centre, the Laura Aboriginal and Torres Strait Islander Dance Festival and the European and Chinese history of the area; and
- ▶ More and better quality short-term accommodation is provided to capitalise on the expansion of visitor numbers following the sealing of the Cape York Developmental Road.

4.5.3.2 Development Requirements

Table 5

Performance Criteria
PC 1 No Performance Criteria specified.

4.5.4 Ayton, Rossville and Portland Roads Locality Code

4.5.4.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Ayton, Rossville and Portland Roads Localities:

- ▶ The townships of Ayton, Rossville and Portland Roads provide a range of basic services and facilities to residents, tourists and to the surrounding rural area;
- ▶ Commercial uses (e.g. Bed and Breakfast, Local Shop, Restaurant, Tourist Accommodation, Tourist Facility) occur in Rossville where they are compatible in scale and impact with the “village in the rainforest” character of the locality;
- ▶ There is a general mix of land use typical of smaller townships, with non-residential uses being limited in scale and designed so as not to compromise residential amenity;
- ▶ New buildings and land uses reflect the low density, spacious character and design of the existing townships;
- ▶ Portland Roads provides limited remote area visitor accommodation and basic services to fishing trawlers and cruising yachts;
- ▶ Ayton and Rossville provide opportunities for nature and recreational tourism based on the Wet Tropics World Heritage Area, the Bloomfield River, waterfalls and beach areas; and
- ▶ Some population growth occurs in Ayton and Rossville based on new residents seeking a “sea change” lifestyle.

4.5.4.2 Development Requirements

Table 6

Performance Criteria
PC 1 No Performance Criteria specified.



4.5.5 Coen Locality Code

4.5.5.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Coen Locality:

- ▶ The township of Coen provides a range of services and facilities to residents, tourists and to the surrounding rural area;
- ▶ Coen acts to some extent as a provider of services and facilities to the northern Cape York region;
- ▶ There is a general mix of land use typical of smaller townships, with non-residential uses being limited in scale and designed so as not to compromise residential amenity;
- ▶ New buildings and land uses reflect the low density, spacious character and design of the existing township;
- ▶ Urban development is consolidated within the existing township, pending resolution of land tenure issues; and
- ▶ New development occurs on land that is unconstrained by past mining activities and has appropriate flood immunity.

4.5.5.2 Development Requirements

Table 7

Performance Criteria
PC 1 No Performance Criteria specified.

4.5.6 Rural Locality Code

4.5.6.1 Overall Outcomes

The purpose of this code is to achieve the following overall outcomes for the Rural Locality:

- ▶ The Rural Locality covers the vast majority of land in the Shire and provides primarily for the continued operation and expansion of all forms of rural industry;
- ▶ Good quality agricultural land is not alienated from rural production or fragmented by non-rural development;
- ▶ Industry which packs, processes and/or refines rural produce is also located in this locality where it does not adversely impact on the amenity of adjoining land;
- ▶ Known extractive industry deposits are protected from the encroachment of incompatible land uses which might constraint their long-term exploitation;
- ▶ Tourist accommodation and facilities are established to promote Aboriginal culture and pre-history (including rock art sites); European and Chinese history and the natural environment and scenery of the locality;
- ▶ Historic features of the gold rush settlement of Maytown are preserved, restored, maintained and presented to tourists and visitors;
- ▶ Areas of outstanding natural environmental value are protected;
- ▶ The quality of waterways, water catchments and foreshores is protected; and
- ▶ Transport infrastructure in the locality is continuously improved.

4.5.6.2 Development Requirements

Table 8

Performance Criteria
PC 1 No Performance Criteria specified.



5. Planning Scheme Policies

This part of the planning scheme sets out the following Planning Scheme Policies:

- ▶ Development Manual Planning Scheme Policy
- ▶ Water Supply, Sewerage Headworks and Works External Charges Planning Scheme Policy
- ▶ Provision of Public Open Space Planning Scheme Policy
- ▶ Landscaping Planning Scheme Policy

5.1.1 Development Manual Planning Scheme Policy

5.1.1.1 Purpose

To adopt the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual as a planning scheme policy.

5.1.1.2 Application

This policy applies to the whole area covered by the Planning Scheme for Cook Shire.

5.1.1.3 Intent

This planning scheme policy is intended to provide comprehensive and consistent development standards that are in accordance with the *Integrated Planning Act 1997* and its supporting legislation.



5.1.2 Water Supply, Sewerage Headworks and Works External Charges Planning Scheme Policy

5.1.2.1 Purpose

The *Local Government (Planning and Environment) Act 1990* permitted a local authority to require the applicant, as a condition of granting approval of certain applications, to pay a contribution towards the cost of water supply and sewerage headworks, water supply and sewerage works external, and contributions for roadworks.

This policy is an interim measure allowed under Section 6.1.20 of the *Integrated Planning Act 1997* until the adoption of an Infrastructure Charges Schedule.

5.1.2.2 Applicability

The guidelines set out in this policy will be applied by Council when making an administrative decision in relation to the assessment of contributions towards water supply and sewerage headworks and payments for or contributions towards water supply and sewerage works external and for contributions for roadworks.

The policy applies to development applications for:

- ▶ Material Change of Use
- ▶ Reconfiguring a Lot

5.1.2.3 Structure

This policy comprises three components, namely:

- ▶ Water supply works external and contributions for water supply headworks;
- ▶ Sewerage works external and contributions for sewerage headworks; and
- ▶ Internal roadworks and contributions for external roadworks.

Council believes there is a need to have contributions for water, sewerage and roadworks paid by an applicant where approval of a development application by the Council will require that:

- ▶ Additional works be carried out; and/or,
- ▶ The augmentation of existing works be brought forward as a result of granting such an approval; and/or,
- ▶ Future development be efficiently serviced.

Council is determined that the contributions to be paid in accordance with this policy shall result in a fair and equitable contribution being made by the applicant towards the cost of servicing the development. Council is also determined that the contributions shall be such that the applicant is not subsidising works for the benefit of the ratepayers generally and that the ratepayers of the Shire are not subsidising the activities of the developer.

5.1.2.4 Water Supply

5.1.2.4.1 Water Supply Works External

The developer shall pay the full cost of Water Supply Works External. The standard of work shall be that applicable under Council's Planning Scheme.

5.1.2.4.2 Contributions for Water Supply Headworks

The quantum of headworks shall be equal to $C \times D$, where:

Symbol	Description
C	Unit cost per Equivalent Domestic Connection as detailed in Council's Fees and Charges Schedule, as updated from time to time.
D	Demand Units determined by the increase in the number of Equivalent Domestic Connections as determined by the application of the relevant Demand Unit Calculation.

If $C \times D$ is less than zero, the quantum is taken to be zero.

5.1.2.4.3 Time of Payment

The time for making payment will be determined by Council. As a guide, payment of the contribution will be no later than the earliest of the following:

- ▶ For a Material Change of Use: At the time application for a development permit for building work is made, or if there is no building work involved, at the time the development commences operation; or
- ▶ For Reconfiguring a Lot: At the time the Plan of Survey is provided to Council for its endorsement.

5.1.2.4.4 Unit Cost of Equivalent Domestic Connection

The method used to calculate the unit cost of equivalent domestic connections for water supply headworks and water supply works external contributions is shown in the Unit Cost Supporting Calculations in Council's Schedule of Fees and Charges.

5.1.2.4.5 Demand Unit Calculation

The ultimate form of some developments will be known when Council considers an application. These are referred to as "well determined". Others will have significant unknowns, either in the proposal before Council, or in possible expansion, these are referred to as "poorly determined".⁵

The following table is used for determining the deemed number of equivalent domestic connections per lot for developments that have a "well determined" final loading:

⁵ These are generally applications for Preliminary Approval which are equivalent to applications for rezoning under the repealed *Local Government (Planning & Environment) Act*, where the final form of subdivision is unknown.



Classification	Deemed Number of Equivalent Domestic Connections per Lot
House	1.0
Dual Occupancy	1.75
Caretaker's Residence	1.0
Multiple Residential	* single bed room: 0.4 * two bed room: 0.5 * three bed room: 0.75
Other Residential	0.5 per bedroom
Relative's Accommodation (including House to which it is attached)	1.5
Tourist Accommodation - excluding ancillary uses such as bars, restaurants, and function rooms	0.35
Caravan Park - for each 50 m ² of caravan or camp area	0.4
Bed and Breakfast	0.2 per bedroom
Restaurant	1.0 per 50 sq metre of gross floor area
Local Shop	1.0 per 100 sq metre of gross floor area
Shop	1.0 per 100 sq metre of gross floor area
Educational Establishment - primary schools (per 50 pupils)	1.0
Educational Establishment - high schools (per 30 pupils)	1.0
Other	to be assessed

The following load calculation methodology is to be used for developments that have a "poorly determined" final loading:

- ▶ Calculate the area to be developed.
- ▶ Look up the minimum lot size for the zone.
- ▶ Calculate the maximum possible number of lots in the proposal.
- ▶ Determine the rate from the following table.

Classification	Deemed Number of Equivalent Domestic Connections per Lot
House	1.0
Tourist Accommodation	3.0
Local Shop	0.5
Shop	0.5
Restaurant	1.0
Caravan Park	3.0
Other	to be determined by Council

Multiply the maximum number of lots by the deemed number of equivalent domestic connections per lot. Subtract the number of equivalent domestic connections of the current use to allow for the existing service if the lot is in the serviced area. The result is the number of demand units (D).

5.1.2.5 Sewerage

5.1.2.5.1 Sewerage Supply Works External

The developer shall pay the full cost of Sewerage Supply Works External. The standard of work shall be that applicable under Council's planning scheme.

5.1.2.5.2 Contributions for Sewerage Supply Headworks

The quantum of headworks shall be equal to $C \times D$, where:

Symbol	Description
C	Unit cost per Equivalent Domestic Connection as detailed in Council's Fees and Charges Schedule, as updated from time to time.
D	Demand Units determined by the increase in the number of Equivalent Domestic Connections as determined by the application of the relevant Demand Unit Calculation.

If $C \times D$ is less than zero, the quantum is taken to be zero.

5.1.2.5.3 Time of Payment

The time for making payment will be determined by Council. As a guide, payment of the contribution will be no later than the earliest of the following:

- For a Material Change of Use: At the time application for a development permit for building work is made, or if there is no building work involved, at the time the development commences operation; or



- For Reconfiguring a Lot: At the time the Plan of Survey is provided to Council for its endorsement.

5.1.2.5.4 Unit Cost of Equivalent Domestic Connection

The method used to calculate the unit cost of equivalent domestic connections for sewerage supply headworks and sewerage supply works external contributions is shown in the Unit Cost Supporting Calculations in Council's Schedule of Fees and Charges.

5.1.2.5.5 Demand Unit Calculation

The ultimate form of some developments will be known when Council considers an application. These are referred to as "well determined". Others will have significant unknowns, either in the proposal before Council, or in possible expansion, these are referred to as "poorly determined"⁶.

The following table is used for determining the deemed number of equivalent domestic connections per lot for developments that have a "well determined" final loading⁷:

Classification	Deemed Number of Equivalent Domestic Connections per Lot
House	1.00
Dual Occupancy	1.75
Caretaker's Residence	1.0
Multiple Residential	1.00 x number of dwelling units
Other Residential	0.80 x number of bedrooms
Hospital	0.08 x number of beds
Hotel	0.07 x number of patrons
Child Care Centre	0.08 x number of staff and children
Educational Establishment - primary schools	0.08 x number of staff and students
Educational Establishment - high schools	0.16 x number of staff and students
Caravan Park	0.80 x number of caravan or tent sites
Tourist Accommodation	0.70 x number of bedrooms

⁶ These are generally applications for Preliminary Approval which are equivalent to applications for rezoning under the repealed *Local Government (Planning & Environment) Act*, where the final form of subdivision is unknown.

⁷ This table is derived from Water Resources' Guidelines for Planning and Design of Sewerage Schemes Table 2.1.

Classification	Deemed Number of Equivalent Domestic Connections per Lot
Restaurant	0.08 x seating capacity
Local Shop	0.08 x number of employees
Shop	0.08 x number of employees
Institution	0.08 x number of beds
Other	to be assessed

The following load calculation methodology is to be used for developments that have a “poorly determined” final loading:

- ▶ Calculate the area to be developed.
- ▶ Look up the minimum lot size for the zone.
- ▶ Calculate the maximum possible number of lots in the proposal.
- ▶ Look up the rate in the following table:

Classification	Deemed Number of Equivalent Domestic Connections per Lot
House	1.0
Tourist Accommodation	3.0
Local Shop	0.5
Shop	0.5
Restaurant	1.0
Caravan Park	3.0
Other	to be determined by Council

Multiply the maximum number of lots by the deemed number of equivalent domestic connections per lot. Subtract the number of equivalent domestic connections of the current use to allow for the existing service if the lot is in the serviced area. The result is the number of demand units (D).

5.1.2.6 Roadworks

5.1.2.6.1 Internal Roadworks

The developer shall construct all internal roads in the development at the developer's expense. An internal road is one that provides frontage to the development.

Standard of work shall be that applicable under Council's planning scheme.



5.1.2.6.2 *External Roadworks*

For the purpose of this policy, unless the context otherwise indicates or requires, the following terms have the meaning set against them:

<i>Total Access Network</i>	Those dedicated roads which are in the locality of the land subject of a development application, and which are determined by the Council as being likely to be used by persons to gain access to and from the subject land.
<i>Principal Road Access</i>	That part of the Total Access Network that Council determines will provide the principal access road or roads to the land the subject of the development application. The term includes State-controlled roads as well as all dedicated roads under Council control.
<i>Development application</i>	Any application for Material Change of Use or Reconfiguration of a Lot.
<i>Premature Development</i>	Development where: <ul style="list-style-type: none">• Council has not made a specific funding commitment to any necessary works on the Principal Road Access required to bring the road to a standard capable of accommodating both the existing traffic and the traffic likely to be generated by the development proposed in development application; and/or,• The contribution required under the provisions of this policy is, in the opinion of Council, insufficient to meet the costs of the works required in above.
<i>Catchment Area</i>	That land that Council determines is likely to contribute traffic to the principal access roads.

Council recognises that approval of a development may alter requirements for road access to land, either by requiring a higher standard of road or by requiring earlier construction of a new road.

When determining any development application, Council shall consider whether any construction or upgrading of roads in the locality is necessary in order to accommodate the traffic likely to be generated by the development proposed by the application.

The Council shall identify the Principal Road Access for the land that is the subject of the development application. In this regard Council shall consider the following:

- The Total Access Network surrounding the subject land;
- Existing traffic on the Total Access Network;

- ▶ Existing trip generation/destination criteria applicable to traffic movements within the Total Access Network for the subject application as well as for permitted development within the catchment;
- ▶ The environmental capacity of roads within the Total Access Network;
- ▶ The road hierarchy within the Total Access Network;
- ▶ The nature of the anticipated traffic load distribution;
- ▶ The orderly and economic development of the Total Access Network; and
- ▶ Any other relevant matters.

The applicant named by a development application shall be required to contribute towards any necessary new road construction or road upgrading or both of the Principal Road Access as identified by Council. Such contribution:

- ▶ In the case of Premature Development, the whole of the total cost of the necessary new road construction and/or road upgrading.
- ▶ In the case of development that is not Premature Development, it may be either the whole of, or a proportion of, the total cost of the necessary new road construction and/or road upgrading and shall be calculated using the formula:

$$\frac{I}{E} \times T$$

Where:

- | | | |
|---|---|---|
| I | = | Traffic loading, measure in Equivalent Passenger Vehicles on the Principal Road Access which, in the opinion of Council, is likely to be generated by the development proposed by the development application. |
| E | = | Existing and potential traffic loading on the Principal Road Access. In determining potential traffic loading Council shall have regard to the nature and extent of existing and permitted development in the catchment area of the Total Access Network having regard to existing land use controls. |
| T | = | Total cost, as estimated by Council, of the necessary new road construction or road upgrading or both of the Principal Road Access. |

Where Council determines a development to be minor, Council may elect to apply a contribution rate per lot – such rate to be specified by Council in its Schedule of Fees and Charges. This clause recognises that external works for minor developments are likely to be uneconomic unless aggregated with other works.

Where a Principal Road Access serves a locality that is homogeneous in its existing and future development type, Council may base the calculation of the contribution to roadworks external to a site on the number of existing lots and the proposed increase in lots.



For the purpose of calculation of contribution requirements by Council, no upgrading or construction of roads will be included past the point at which the Council deems the Principal Road Access to be of a satisfactory standard. This recognises that it may only be necessary to upgrade part of the Principal Road Access.

When determining the standard of new road construction or road upgrading required by a development, the Council shall take into consideration the following:

- ▶ Any existing budgetary commitment, agreed acceptance by Council or any existing contributions made in respect of work on any section of the Principal Road Access;
- ▶ The nature of the land traversed by the road;
- ▶ The drainage and/or bridging requirements for the roads;
- ▶ The nature and volume of traffic using or likely to use the road;
- ▶ Levels of service and construction standards contained in Council's planning scheme;
- ▶ The amenity of land uses adjoining the Principal Road Access;
- ▶ The preservation of any excess traffic capacity in the Principal Road Access; and
- ▶ Any other relevant matters.

5.1.3 Provision of Public Open Space Planning Scheme Policy

5.1.3.1 Purpose

The purpose of this policy is to ensure that new development makes adequate provision for public open space to cater for the additional need for such public open space created by the development.

5.1.3.2 Application

The policy applies to all applications for Material Change of Use for residential uses in the Low Density Residential, Medium Density Residential, Mixed Use, Village, Community Uses and Business Zones. It also applies to all applications for Reconfiguring a Lot in the Low Density Residential, Medium Density Residential, Mixed Use, Village and Rural Residential Zones.

5.1.3.3 Intent

Where an increased demand for public open space will result from new development, Council may, as a condition of development approval, require the dedication of land as public open space. Alternatively, Council may at its discretion require a monetary contribution in lieu of land.

5.1.3.4 Quantity and Quality of Land to be Provided

In the case of reconfiguration of larger areas of land (i.e. exceeding 4 ha) a contribution of 10 % of the total area as public open space may be acceptable provided the land to be contributed:

- ▶ Is provided in one consolidated parcel.
- ▶ Is well drained, flood free and does not slope in excess of 1:10 grade.
- ▶ Has a functional shape, not exceeding a maximum depth to width ratio of 3:1.
- ▶ Is a fair average of the land to be reconfigured.
- ▶ Has a gazetted and constructed road frontage (or will have as a result of the proposed reconfiguration).

Any such land to be contributed shall be transferred to Council at the time of Council endorsement of the formal plan of survey for the reconfiguration.

In some circumstances, it may be feasible for land not included in the lot(s) to be reconfigured to be dedicated as public open space. This may be permitted where the land to be contributed meets the above criteria and is in close proximity to and may be easily accessed from the lot(s) to be reconfigured. In most cases it would be expected to adjoin such lot(s).

Where this occurs, the land proposed as public open space shall be transferred to Council at the time of Council endorsement of the formal plan of survey for the reconfiguration.

5.1.3.5 Contribution of Money

Where it is not possible to contribute land of sufficient area or quality from within the site of the development application (or adjacent to it), Council will require a monetary contribution in lieu of land. Such contribution shall be used by Council for the provision of public open space or for the upgrading of existing public open space in the general vicinity of the development site.



The amount of money to be contributed in lieu of land for public open space is to be calculated based on the number of additional Residential Units generated by the development.

5.1.3.6 Level of Monetary Contribution – Reconfiguring a Lot(s)

In the case of Reconfiguring a Lot(s), each residential lot is taken to equate to one Residential Unit. Consequently, the number of Residential Units for which a contribution is required, equals the number of residential lots after the reconfiguration, less the number of residential lots prior to the reconfiguration. Providing the resulting number is positive, a contribution will apply.

The value of each Residential Unit is set in accordance with Council's Fees and Charges Schedule as updated from time to time.

5.1.3.7 Level of Monetary Contribution – Material Change of Use

In the case of a Material Change of Use, the contribution is also based on the increase in the number of Residential Units that result from the development. The number of Residential Units is derived from the gross floor areas of dwelling units as follows:

Gross Floor Area of Dwelling Unit	Equivalent Number of Residential Units
< 60 m ²	0.5
60 m ² to 100 m ²	0.75
> 100 m ²	1.0

Consequently, the number of Residential Units for which contribution is required equals the number of proposed dwelling units (reduced by the above factors if applicable), less the number of existing dwelling units (reduced by the above factors if applicable). Each existing vacant lot is deemed to have a credit of one Residential Unit.

The value of each Residential Unit is set in accordance with Council's Fees and Charges Schedule, as updated from time to time.

5.1.4 Landscaping Planning Scheme Policy

5.1.4.1 Purpose

The purpose of this policy is to ensure that landscaping works achieve acceptable minimum standards and utilise an appropriate selection of species so as to provide effective screening and enhance the visual presentation of the locality.

5.1.4.2 Application

This policy is applicable to all landscaping works undertaken as a result of requirements elsewhere in this planning scheme for self-assessable and assessable development.

5.1.4.3 Physical Preparation

- ▶ Landscape areas to be constructed of raised beds with imported topsoil.
- ▶ Beds to be edged with either hard (treated timber, formed concrete or pavers) or soft (hedging or grasses) edge treatments.
- ▶ Beds to be provided with a minimum 100 mm layer of mulched hardwood or similar organic material.
- ▶ A water connection point is to be available for irrigation. A water efficient reticulation system is to be provided and designed according to local conditions.

5.1.4.4 Selection of Plants

At least 25% of plants should be species endemic to the region and selected in response to proposed site irrigation, long-term maintenance requirements and the encouragement of native birds and wildlife. Wherever feasible, existing appropriate shrubs and trees should be retained as part of the landscaping works.

Trees shall be selected and placed such that at their ultimate size, they are no closer than 4 metres from overhead electricity or telecommunications poles or lines and no closer than 7.5 metres from streetlights.

Trees and shrubs are to be selected for their shade and visual buffer qualities. In this regard, palms are not to be relied upon, except as accent plants only.

Plants toxic to humans or with spines should not be used.

Species that contain volatile oils can be a fire hazard and should not be used in bushfire prone areas.

Environmental Pest Plants must be avoided.

5.1.4.5 Density of Plantings

Plantings should utilize advanced stock. Trees should be no less than 1 m in height, well-branched and planted from a minimum 300 mm container.



Mass planting should incorporate a three-tier approach of trees, shrubs and ground cover at the following densities:

- ▶ Ground Cover – Up to 0.6 m centers.
- ▶ Shrubs – Up to 1.5 m centers.
- ▶ Trees – Up to 3 m centres for landscape buffer/screen areas and up to 6 m centres for other areas.

Shade trees are to be provided in car parking areas at the minimum rate of one tree per six car parking spaces.

5.1.4.6 Maintenance

Landscaped areas should be subject to regular and on-going maintenance, including through the timely replacement of damaged or dead plants.

While not exhaustive, Schedule 1 of this policy lists species of trees and shrubs which are:

- ▶ Native to the Cook Shire region and generally acceptable as landscaping species.
- ▶ Exotic, but nevertheless useful decorative landscaping species.
- ▶ Problem species which must be avoided.

Schedule 2 of this policy lists Environmental Pest Plants which must not be planted.

Schedule 3 of this policy lists some contact points for further information on appropriate landscaping species and vegetation issues generally.

Schedule 1 – Plant List

List 1: Species Generic to Cape York (including Palmer River, Lakeland, Bloomfield, Rossville, Cooktown, Laura, Musgrave, Coen, Archer River and Moreton)

Small Plants for Dry Areas (refer to the following key for descriptive characteristics of each species):

- Hot Dry Areas Only

} - Attracts Birds

+ - Attracts Butterflies

- Bush Tucker

* - Propagate from Treated Seed

F – Contains Volatile Oils

Generic Plants - Shrubs, Vines & Groundcovers

Botanical Name	Common Name	Notes	Habitat	Size	Family
Acacia calyculata		}* F	Cape York	1.2m	Mimosaceae
A holosericea	Silver Wattle	* F	Tropical Aust	To 5m	Mimosaceae
A. humifusa		Shrub.	100km from coast. Dry.	1m	Mimosaceae
A. leptostachya	Townsville Wattle	Shrub }* F	Tropical Qld	2-5m	Mimosaceae
A. multisiliqua		Shrub }* F	Dry Tropical Aust	1-2m	Mimosaceae
A. simsii	Sim's Wattle	}* F	Tropical Aust	2-4m	Mimosaceae



Botanical Name	Common Name	Notes	Habitat	Size	Family
Alyxia spicata		Scrambler/shrub.	Vine/dune forests		Apocynaceae
Alyxia ruscifolia	Chain Fruit	Shrub.	Open scrub, Vine Thickets	2.5m	Apocynaceae
Baekea spp	Baekea spp	Small tree. F	Dry Tropical Aust	Various 1-4m	Myrtaceae
Breynia oblongifolia	Native Coffee	Arching shrub.	Tropical Aust	0.5-3m	Euphorbiaceae
Banksia spp	Banksia spp	Various, Shrub/Small tree. }*	Aust	Various, 1-16m	Proteaceae
Brachychiton paradoxus	Red-Flowered Kurrajong	Deciduous.	Nth Qld, NT	2-3m	Sterculiaceae
Callistemon chisholmii		May require occasional water. }	Dry Tropical Aust	2-4m	Myrtaceae
Callistemon polandii		Shrub. }+	Cooktown	2-5m	Myrtaceae
Capparis lasiantha	Native Orange	#}	Inland Qld, NT, WA	1-3m	Capparaceae
Cycas spp	Cycad	Toxic to stock. Use local dry country sp. Propagate from seed. F	Tropical Aust	Slow grower to 4m	Cycadaceae
Dodonaea polyandra	Wild Hop	May require occasional water. Well-drained. } F	Cape York	1-5m	Sapindaceae
Flueggea virosa	White Berry Bush	}#	Tropical Aust	1-4m	Euphorbiaceae

Botanical Name	Common Name	Notes	Habitat	Size	Family
Gnaphalium rupicola syn Helichrysum rupicola	Everlasting Daisy		Tropical Aust	0.5m	Asteraceae
Grevillea spp	Grevillea	}+ F	Aust	various	Proteaceae
Grevillea dryandri	Dryander	Prostrate. }+	Dry Tropical Aust	1m	Proteaceae
Graptophyllum excelsum	Letter-leaf, Scarlet Fuschia	Well-drained. }	Coastal Cape York	1.5-8m	Acanthaceae
Haemodorum coccineum	Bloodroot	Grow with Morinda reticulata.		0.5m	Haemodoraceae
Hibbertia spp	Guinea Flower, various	Yellow flowers.	Dry Tropical Aust	1.5m	Dilleniaceae
Hibiscus heterophyllus	Native Hibiscus	Prune. Massed planting.	Tropical Aust	1m	Malvaceae
Hibiscus meraukensis	Native Hibiscus	Prune. Massed planting.	Tropical Aust	1m	Malvaceae
Hoya spp	Hoya	Waxy climber. Spectacular flowers.	Tropical Aust		Asclepidaceae
Jacksonia spp	Various	Cuttings. * F	Dry Tropical Aust	0.5-2.5m	Fabaceae
Kailarsenia ochreatea	Native Gardenia	Scented, Fresh seed or cuttings.	Dry Tropical Aust	2-5m	Rubiaceae
Melaleuca arcana		White to pink flowers. } F	Cooktown	4m	Myrtaceae
M. minutifolia		} F	Dry Tropical Aust	3-7m	Myrtaceae



Botanical Name	Common Name	Notes	Habitat	Size	Family
<i>M. tamariscina</i>		White to mauve flowers. } F	Dry Tropical Aust	To 5m	Myrtaceae
<i>M. uncinata</i>		White to yellow flowers. F	Dry Tropical Aust	To 3m	Myrtaceae
<i>Morinda citrifolia</i>	Cheese fruit, Noni	Maintain as shrub.	Tropical Aust	3-10m	Rubiaceae
<i>Morinda reticulata</i>		Toxic to stock Prefers dry clay. }	Dry Tropical Aust	0.5m	Rubiaceae
<i>Murraya paniculata</i>	Mock Orange	Highly perfumed.}	Tropical Aust	2-4m	Rutaceae
<i>Neofabricia myrtifolia</i>		Yellow flowers. F	Tropical Aust	To 4m in dry areas	Myrtaceae
<i>Persoonia falcata</i>	Geebung	Yellow flowers. #}	Tropical Aust	3-5 m	Proteaceae
<i>Petalostigma pubescens</i>	Quinine Bush	Yellow fruit.	Tropical Aust	2-5m	Euphorbiaceae
<i>Premna serratifolia</i>	Creek Premna	May require some water. }+	Dry Tropical Aust	3-10m	Verbenaceae
<i>Santalum lanceolatum</i>	Sandlewood, Plumwood	Root parasite. Difficult to propagate. Leave as appropriate when clearing. # } F	Dry Tropical Aust	To 5m	Santalaceae
<i>Scaveola taccada</i> syn <i>S. sericea</i>	Sea Lettuce, Fan Flower	Sand & salt tolerant. May require some water. Beach protection.	Coastal Dry Tropics	2-3m	Goodeniaceae

Botanical Name	Common Name	Notes	Habitat	Size	Family
<i>Sophora tomentosa</i>	Silver Bush	Sand & salt tolerant. May require some water. Beach protection.	Coastal Dry Tropics	3-4m	Fabaceae
<i>Sterculia quadrifida</i>	Peanut Tree	Beach protection. #}	Tropical Aust	5-10m	Sterculiaceae
<i>Swainsona</i> spp.	Sturt's Desert Pea	Annual. Watering can cause mould or fungii.*	Dry Aust	Prostrate	Fabaceae
<i>Syzygium rubrimolle</i>	Laura Apple	#}	Dry Cape York	To 4m	Myrtaceae
<i>S. suborbiculare</i>	Lady Apple	#}	Cape York	8-12m	Myrtaceae
<i>Xanthorrhoea</i> spp	Grass Tree	Slow-growing. #}+ F	Cape York	To 5m	Xanthorrhoeaceae

Generic Plants - Trees

Botanical Name	Common Name	Notes	Habitat	Size	Family
<i>Alphitonia excelsa</i>	Red Ash	} F	Qld, NT,WA, NSW	To 10m	Rhamanaceae
<i>Bombax ceiba</i>	Red Kapok	Deciduous. }+	Tropical Aust	10-20m	Bombacaceae
<i>Brachychiton australis</i>	Broad-leafed Bottle Tree	Deciduous.	Tropical Aust	Med - Tall	Sterculiaceae
<i>B. diversifolius</i>	Northern Kurrajong	Semi-deciduous.	Dry Tropical Aust	7-15m	Sterculiaceae
<i>B. grandiflorus</i>	Cape Kurrajong	Deciduous.	Cape York	To 10m	Sterculiaceae
<i>B. rupestris</i>	Queensland Bottle Tree	Semi-deciduous.	Dry Central Qld	To 10m	Sterculiaceae



Botanical Name	Common Name	Notes	Habitat	Size	Family
Canarium australanum	Melville Is White Beech	Deciduous. * F	Qld, NT, WA	10-15m	Burseraceae
Canthium coprosmoides	Coast Canthium	Dry Coastal.	Nth Qld	2-6m	Rubiaceae
C. oleiofolium	Wild Lemon	}+	Nth Qld	3-8m	Rubiaceae
Capparis lucida	Coast Caper	Small tree. #}+	Qld, WA	3-6m	Capparaceae
C. mitchellii	Wild Orange	}+	Inland Aust	3-10m	Capparaceae
Cochlospermum gillivraei	Yellow Kapok	Deciduous.	Qld, NT	3-12m	Bixaceae
Commersonia bartramia	Brown Kurrajong	Hardy, attractive.	NSW-Cape York	5-12m	Sterculiaceae
Cordia subcordata	Sea Trumpet	Beach Protection.	Tropics	2-15m	Boraginaceae
Corymbia spp	Bloodwood, various	} F	Nth Aust	Various 10-30m	Myrtaceae
Corypha utan	large Fan Palm	Spectacular. Flowers & dies 40-50 yrs.	Cape York, Arnhem Land	Huge	Palmeae
Erythrina vespertillio	Bats Wing Coral Tree	Deciduous.	Aust-NSW-North	6-10m	Fabaceae
Erythrophleum chlorostachys	Cooktown Ironwood	Toxic. F	Tropical Aust	8-15m	Caesalpinaceae

Botanical Name	Common Name	Notes	Habitat	Size	Family
<i>E citriodora</i>	Lemon-scented Gum	Too large for small garden. F	East Qld	40-50m	Myrtaceae
<i>E phoenicea</i>	Scarlet Gum	}+ F	Tropical Aust	To 12m	Myrtaceae
<i>Exocarpus latifolia</i>	Native Cherry	Parasitic, difficult to cultivate. Retain if appropriate. #	Tropical Aust	4-8m	Santalaceae
<i>Grevillea</i> spp & cvs	Various	Hardy. F	Aust	Various 1-15m	Proteaceae
<i>G. glauca</i>	Bushman's Clothespeg	}+ F	Cape York	3-10m	Proteaceae
<i>G. parallela</i>		}+ F	Tropical Aust	2.5-15m	Proteaceae
<i>G pteridifolia</i>	Golden Grevillea	}+ F	Tropical Aust		Proteaceae
<i>Hakea persiehana</i>		}+ F	Cape York	4-6m	Proteaceae
<i>Lagerstroemia archeriana</i>	Native Crepe Myrtle	Deciduous.	Cape York	To 7m	Lythraceae
<i>Livistona muellerii</i>	Cairns Fan Palm, Cabbage Palm	Fan Palm.	Cape York	To 12m	Araceaea
<i>Lysiphyllum carroni</i>	Bauhinia	Deciduous. }	Qld, NSW	5-20m	Caesalpinaceae
<i>L. cunninghami</i>	Bauhinia	Semi-deciduous. }+	Dry Tropical Aust	5-10m	Caesalpinaceae
<i>L. hookerii</i>	Hooker's Bauhinia	Semi-deciduous. }+	Central Qld	5-10m	Caesalpinaceae
<i>Melaleuca</i> spp	Tea Tree	}+ F	Aust	Various	Myrtaceae



Botanical Name	Common Name	Notes	Habitat	Size	Family
Mimusops elengi	Red Condoo	Beach Protection. #}	Coastal Nth Aust	10-15m	Sapotaceae
Morinda citrifolia	Cheesefruit, Noni	Prune for shape. #	Tropical Aust	3-10m	Rubiaceae
Owenia acidula	Emu Apple	Stock food, shade tree.	Tropical Aust	5-8m	Meliaceae
O. reticulata			Tropical Aust	To 10m	Meliaceae
O. vernicosa				To 12m	Meliaceae
Planchonia careya	Cocky Apple	#} F		4-10m	Lecythidaceae
Pleiogynium timorense	Burdekin Plum	Deciduous. Prefers coastal. #	Qld	10-20m	Anacardiaceae
Pittosporum phylliiaeoides		Quick, hardy. }+	Dry Aust	5-8m	Pittosporaceae
Sterculia quadrifida	Peanut Tree	Deciduous. #	Tropical Aust	5-10m	Sterculiaceae
Terminalia aridicola		}	Tropical Aust	Small Tree	Combretaceae
T. ferdinandiana	Billy Goat Plum	#}	Dry Tropical Aust	To 10m	Combretaceae
T. muelleri	Blue Quandong	#}	Coastal Tropical Aust	6-10m	Combretaceae
T. oblongata			Dry Tropical Aust	Medium Tree	Combretaceae
T. platyphylla		Deciduous.	Tropical Aust	To 20m	Combretaceae

Botanical Name	Common Name	Notes	Habitat	Size	Family
Wodyetia bifurcata	Foxtail Palm	Hardy.	Melville Ra. Cape York	To 15m	Palmeae

List 2: Supplementary - Cook Shire Eastern Maritime Coastline Species Only

(Refer to the following key for descriptive characteristics of each species):

} - Attracts Birds

+ - Attracts Butterflies

- Bush Tucker

F – Contains Volatile Oils

Native Plants – Shrubs, Vines and Groundcovers

Botanical Name	Common Name	Notes	Provenance	Size	Family
Abelmoschus moschatus subsp. tuberosus	Native Rosella	Water. Ground cover creeper.	Tropical Aust, Pacific	0.5m	Moraceae
Alocasia macrorrhiza	Cunjevoi Toxic	Water.	Aust, Asia, Pacific	1.5m	Araceae
Alpinia caerulea	Native Ginger	Water, semi-shade.	Wet Tropical Aust	1.5m	Zingiberaceae
Aristolochia tagala	Native Dutchman's Pipe	Vine, Cairns Birdwing host Other Aristolochia sp lethal to Birdwing	Tropical Aust		Aristolochiaceae



Botanical Name	Common Name	Notes	Provenance	Size	Family
Asplenium spp	Birds Nest, Crow's Nest Ferns	Water, shade	Tropical Aust	1m	Aspleniaceae
Bowenia spectabilis	Zamia Fern	Water, shade.	NE Qld	1m	Zamiaceae
Callistemon spp & cvs	Bottlebrush	Water, many small, showy cultivars.	Aust	Various	Myrtaceae
Canavalia rosea	Jack Bean	Creeper, Water, beach protection. Pods toxic.	NSW-WA	0.2m	Fabaceae
Clausena brevistyla		+ + +	E Qld	2-3m	Rutaceae
Cordyline spp	Various Native spp	Attractive.	Nth Qld	Various to 5m	Agavaceae
Crinum spp	Various Native spp	Native Lilies.	NSW-Nth Aust	0.5-1m	Liliaceae
C. pedunculatum	Mangrove Lily	Attractive.	NSW-Cape York	1-3m	Liliaceae
Curcuma australasica	Native Tumeric Cape York Lily	Attractive.	Cape York NT	0.5-1m	Zingiberaceae
Dianella spp	Various Native Flax Lilies	Attractive flowers and berries.	Aust	Various 0.2 – 1m	Liliaceae
Dracaena angustifolia	Native Dracaena	Attractive, now known as Pleomele angustifoli.	Nth Qld, NT	1-5m	Agavaceae
Drynaria quercifolia	Rock Fern	Useful, hardy.	Qld, NT, WA	0.5m	Polypodiaceae

Botanical Name	Common Name	Notes	Provenance	Size	Family
<i>Epipremnum pinnatum</i>	Native Monstera	Useful fleshy climber.	NE Qld		Araceae
<i>Eugenia reiwardtiana</i>	Beach Cherry	Beach protection. #}	Qld	1-4 m	Myrtaceae
<i>Eustrephus latifolius</i>	Wombat Berry	Attractive scrambler.	East Coast Aust	1-2m	Phiesiaceae
<i>Ipomoea pes-caprae</i> subsp. <i>brasiliensis</i>	Goats-foot Morning Glory	Beach Protection. Prostrate scrambler.	Coastal Qld	0.3m	Convovulaceae
<i>Jasminum</i> spp	Various Native Jasmine spp	Climbers.	Nth Aust		Oleaceae
<i>Leea indica</i>	Bandicoot Berry	Easily pruned Maintain as shrub. }	NE Qld	To 5m	Leeaceae
<i>Kailarsenia ochreatea</i>	Gardenia	Hardy, suitable coast and inland dry areas.	NE Qld	2-5m	Rubiaceae
<i>Leea rubra</i>	Bandicoot Berry	Rainforest understory plant, hardy, tolerate dry conditions.	Nth Qld and NT	1-3m	Leeaceae
<i>Leptospermum madidum</i> subsp <i>madidum</i>		Attractive weeping, needs good drainage.	Cape York, south to Cooktown	0.5-0.7m	Myrtaceae
<i>Linospadix</i> sp 'Mt Lewis'	Palm	Clumping palm, needs shady protected position, moist soil, high humidity.	Mt Lewis, Mt Spurgeon, above 900m altitude	0.8-3m	Araceaea
<i>Lomandra banksii</i>		Tussocky rush-like plant.	Cape York to Cardwell	To 3m	Xanthorrhoeaceae



Botanical Name	Common Name	Notes	Provenance	Size	Family
<i>Lomandra filiformis</i>	Wattle Mat-rush	Small tussocky rush-like plant of sandy and rocky soils.	Atherton tablelands, SE Qld, East NSW	To 30cm	Xanthorrhoeaceae
<i>Lomandra hystrix</i>		Tufted rush-like plant.	NE Qld & Sth Qld to Nth NSW	To 1m	Xanthorrhoeaceae
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	Tussocky rush-like plant.	Eastern Aust, Tas, SA	To 1m	Xanthorrhoeaceae
<i>Mackinlaya macrosciadia</i>		Straggly multi-stemmed, needs shade, protection, good drainage, water.	NE Qld rainforests & NT	To 9m	Araliaceae
<i>Melastoma affine</i>	Blue Tongue	Edible fruit. Needs rich open soil, partial shade.	Nth Aust and NSW	0.5-3m	Melastomataceae
<i>Micromelum minutum</i>	Lime Berry	Full sun or semi-shade, food plant for many butterflies and birds. +++}}	Nth Qld to Nth NSW coastal	2-3m	Annonaceae
<i>Morinda reticulata</i>		Small scrambling shrub with white bracts.	Cape York Nth Qld in open forest	To 1m	Rubiaceae
<i>Neofabricia myrtifolia</i>		Attractive.	Cape York	To 4m	Myrtaceae
<i>Orthosiphon aristatus</i>	Cats Whiskers	Spreading herbaceous shrub, shady corners or full sun with water.	Nth Qld along streams	To 1m	Lamiaceae
<i>Pandorea jasminoides</i>	Bower of Beauty	Vigorous climber, needs full sun, easy maintenance.	Sth Qld, East NSW & VIC	Vine	Bignoniaceae

Botanical Name	Common Name	Notes	Provenance	Size	Family
<i>Passiflora aurantia</i>	Native Passionfruit	Fast growing, screen, food plant butterflies, not edible. Full sun, drainage. ++	NE Qld to NE NSW	Vine	Passifloraceae
<i>Petalostigma pubescens</i>	Quinine Bush	Slow. Fruit bitter. Parts used by Aborigines for medicinal purposes.	Tropical Aust & Nth NSW	2-6m	Euphorbiaceae
<i>Platycerium bifurcatum</i>	Elkhorn	Epiphytic (grows on trees and rocks) fern. Needs protection and water.	Nth Qld to Sth NSW		Polypodiaceae
<i>Platycerium superbum</i>	Staghorn	Epiphytic (grows on trees) fern. Needs protection from drying wind and needs water.	Nth Qld to Nth NSW on trees and rocks in moist areas		Polypodiaceae
<i>Ptychosperma macarthurii</i>	Macarthur Palm	Hardy palm, needs full sun, drainage, N fertilisers.	Cape York and NG	To 8m	Araceae
<i>Rauwenhoffia Leichhardt</i>	Zig-Zag Vine	Large woody climber with edible fruit.	East Qld rainforests	Large Vine	Annonaceae
<i>Ricinocarpus ledifolius</i>	Wedding Bush	Partial shade, water.	NE Qld	To 3m	Euphorbiaceae
<i>Sauropus macrathus</i>		Attractive rainforest plant for shady area.	NE Qld	To 2m	Euphorbiaceae
<i>Scaevola taccada</i>		Hardy salt tolerant for coastal dunes or sandy soils.	Tropical Aust. on coastal sand dunes and mangroves	To 2m	Goodeniaceae
<i>Sophora tomosa</i>	Silver Bush	Hardy salt wind tolerant for dune restoration or sandy soils.	Coast Qld, NE NSW and NT	3-4m	Fabaceae



Botanical Name	Common Name	Notes	Provenance	Size	Family
<i>Syzygium wilsonii</i> subsp. <i>Wilsonii</i>	Powderpuff Lillypilly	Wet rainforest plant, reddish new growth, attractive large red flowers, needs protection from sun and wind, needs water.	NE Qld	To 3m	Myrtaceae
<i>Tabernaemontana orientalis</i>	Gondola Bush	Attractive flowers and seed capsules. Filtered sun and rich soils best.	Nth Qld NT and WA	1-3m	Apocynaceae
<i>Tabernaemontana pandacaqui</i>	Banana Bush	Attractive flowers and seed capsules. Filtered sun and rich soils best.	Nth Qld NT and WA	1-3m	Apocynaceae
<i>Violet hederacea</i>	Violet	Herb. Needs water and shade. Good groundcover.	All states except WA and NT	To 10cm	Violaceae
<i>Xanthorrhoea johnsonii</i>	Grass Tree	Understorey plant. Needs good drainage or can get crown rot.	Dry Qld and NSW	To 5m	Xanthorrhoeaceae

Native Plants - Trees

Botanical Name	Common Name	Notes	Provenance	Size	Family
<i>Aidia racemosa</i>	Archer Cherry	}	Tropical Aust	To 15m	Rubiaceae
<i>Aleurites moluccana</i>	Candlenut	#}	Tropical Aust, Pacific	To 20m	Euphorbiaceae
<i>Archontophoenix alexandrae</i>	Alexander Palm	Water. }	Qld	To 35m	Palmeae
<i>Banksia</i> spp	Banksia	}+ F	Aust	Various to 15m	Proteaceae
<i>Barringtonia calypttrata</i>	Cassowary Pine	Showy flowers. }+	Nth Qld	5-10 m	Lecythdiaceae

Botanical Name	Common Name	Notes	Provenance	Size	Family
Brachychiton acerifolius	Flame Tree	}	NSW-Cape York.	20m	Sterculiaceae
Buchanania arborescens	Beach Berry, Banday	#}	Nth Qld, NT	8-12m	Anacardiaceae
Buckinghamia celissima	Ivory Curl Tree	Masses of flowers, Branches from ground. }+	Qld Wet Tropics.	10m	Proteaceae
Callistemon spp	Bottlebrush	Many attractive spp & cvs. }+	Aust	Various spp 1-10m	Myrtaceae
Callistemon viminalis	Weeping Bottlebrush	Local sp, water. }+	NSW-Cape York	8m	Myrtaceae
Cananga odorata	Macassar Oil Tree, Ylang Ylang	Water, highly perfumed flowers. }+	Tropics	10-20m	Annonaceae
Castanospermum australe	Black Bean	Showy red flowers. }	NSW – Cape York	10-30m 10m in dry area	Fabaceae
Casuarina equisetifolia	Coastal She-oak	Beach Protection. F	NSW, Qld, NT	5-10m	Casuarinaceae
Cerbera floribunda	Cassowary Plum	Cassowary Food, Showy Flowers.	NE Qld	10-15m	Apocynaceae
C. manghas	Milkwood	Showy Flowers. }+	NE Qld	2-7m	Apocynaceae
Chionanthus ramiflorus	Native Olive, Sleep Tree	}	NE Qld	To 10m	Oleaceae
Cleistanthus apodus	Weeping Cleistanthus	Attractive specimen, water.	NE Qld	5m	Euphorbiaceae



Botanical Name	Common Name	Notes	Provenance	Size	Family
Clerodendrum spp	incl Witches Tongues, Flowers of Magic, Lollybush	}	Nth Aust	Various to 5m	Verbenaceae
Cryptocarya spp	Native Laurels	Flowers of some spp unpleasant odour. }} + +	Tropical Aust	Various 4-30m	Lauraceae
Cyathea spp	Various Native Tree Ferns	Attractive, water	Aust	Various to 12 m	Cyatheaceae
Deplanchea tetraphylla	Golden Bouquet Tree	}} + +	Coastal NE Qld	6-12m	Bignoniaceae
Dillenia alata	Red Beech	Water. #}}	Nth Qld, NT	6-12m	Dilleniaceae
Diosporys spp	Native Ebony spp	}	Nth Qld, NT	Various 3- 25m	Ebenaceae
Drypetes lasiogyna var. australasica	Grey Boxwood	}}	Nth Aust	5-15m	Euphorbiaceae
Flacourtia sp "Cooktown"	Djunka Berry	##	Wet NE Qld	To 7m	Flacoutiaceae
Gardenia spp	Various Native Gardenia spp	Attractive	NE Qld – Cape York	Various 2-8m	Rubiaceae
Hydriastele wendlandiana	A Native Palm	Clumping, shade, water	NE Qld, NT	To 25m	Palmeae
Lagerstroemia archeriana	Native Crepe Myrtle	Deciduous, fast growing, colourful flowering.	Cape York	To 7m	Lythraceae

Botanical Name	Common Name	Notes	Provenance	Size	Family
<i>Lepidozamia hopei</i>	Zamia Palm	Large, long lived (1000 yrs) cycad for shade or filtered sun.	NE Qld	To 20m	Zamiaceae
<i>Licuala ramsayi</i>	Mission Beach Fan Palm	Fan Palm with slender trunk. Needs shade protection and water.	Coastal NE Qld	6-18m	Araceae
<i>Lophostemon suaveolens</i>	Swamp Mahogany, Swamp Box	Needs water.	Eastern Australia	To 15m	Myrtaceae
<i>Livistona meulleri</i>	Dwarf Fan Palm, Cairns Fan Palm	Fan Palm.	Nth Qld	To 12m	Araceae
<i>Macaranga involucrata</i>	Macaranga	Lowland rainforest plant needs water, shade.	NE Qld to NT	4-7m	Euphorbiaceae
<i>Macaranga tanarius</i>	Brush Macaranga, Heart Leaf	Fast growing lowland rainforest plant needs water, shade.	NE Qld to NE NSW	To 6m	Euphorbiaceae
<i>Mallotus philippensis</i>	Red Kamala	Grows smaller in dry areas. Good screen, wind-break. Red Dye from powder on fruit.	Nth Aust and NE NSW	6-20m	Euphorbiaceae
<i>Maniltoa lenticellata</i>	Cascading Bean	Large shrub, small tree, or large tree. Needs protection, drainage, water.	NE Qld	variable	Caesalpiniaceae
<i>Melaleuca argentea</i>	Silver-leaved Paperbark	Graceful weeping tree, tolerant of flooding.	Nth Aust along streams	8-20m	Myrtaceae



Botanical Name	Common Name	Notes	Provenance	Size	Family
Melaleuca leucadendra	Weeping Tea Tree	Large tree unsuitable for small garden. Needs water. }} F	Northern Aust	10-30m	Myrtaceae
Melaleuca bracteata	Black Tea Tree	Hardy. }} + +	Aust	5-8m	Myrtaceae
Melaleuca dealbata		Blue-grey shade or shelter tree, sandy soils, coastal dune stabilisation. }} + +	Nth Aust	5-20m	Myrtaceae
Melaleuca spp	Tea Tree	Many attractive spp & cvs. }} + + F	Aust		Myrtaceae
Melicope elleryana	Pink Euodia, Corkwood	Host plant Ulysses Butterfly. Small Tree in dry areas. Needs water. +	Wet Tropics	12-20m	Rutaceae
Mimusops elengi	Red Coondoo	Hardy, compact, shade or street tree, coastal stabilisation.	Nth Aust	10-15m	Sapotaceae
Morinda citrifolia	Cheese fruit, Great Morinda	# Fruit edible, medicinal, needs semi-shade, drainage.	Nth Aust	3-10m	Rubiaceae
Musgravea heterophylla	Briar Silky Oak	Large and buttressing in rainforest, attractive juvenile large rusty deeply lobed leaves.	Lowland rainforest NE Qld	To 15m, 30m	Proteaceae
Musgravea stenostachya	Crater Silky Oak, Grey Silky Oak	Some buttressing.	High rainforest Cape York	15m-20m	Proteaceae
Myristica insipida	Native Nutmeg	Large spreading horizontal shade tree for large properties. }} Torres Strait Pidgeon. Nutmeg alternative.	Tropical Aust	10-20m	Myristicaceae

Botanical Name	Common Name	Notes	Provenance	Size	Family
Nauclea orientalis	Leichhardt Tree	Deciduous fast growing tree for parks and larger gardens only.	Tropical Aust	10-25m	Rubiaceae
Paraserianthes toona	Mackay Cedar, Red Siris	* Deciduous, needs sun, drainage.	Cape York to Mackay	1-30m	Mimosaceae
Peltophorum pterocarpum	Yellow Flame Tree, Yellow Poinciana	* Deciduous, hardy adaptable to soils and conditions, fast shade tree for larger areas.	Tropical Aust	10-12m	Caesalpinaceae
Pittosporum ferrugineum	Rusty Pittosporum	Needs some shade, water, drainage.	Nth Qld	8-20m	Pittosporaceae
Pittosporum venulosum	Brown Pittosporum	Attractive bushy adaptable.	NE Qld	To 8m	Pittosporaceae
Pleiogynium timorense	Burdekin Plum	Deciduous, Prefers coastal. #	Qld	10-20m	Anacardiaceae
Podocarpus elatus	Brown Pine, She Pine	Rainforest, fruit stalk eaten by birds, needs water, drainage.	NE Qld to SE NSW	To 20m	Podocarpaceae
Podocarpus greyae	Grey Pine	Large rainforest tree.	NE Qld	Large	Podocarpaceae
Polyscias elegans	Celery Wood	Spreading shade tree, prefers rich soil, water.	NE Qld to SE NSW	To 10m	Araliaceae
Pongamia pinnata		* Deciduous, Fast growing, coast and stream bank stabilisation, toxin causes vomiting.	Tropical Aust	5-10m	Fabaceae
Ptychosperma elegans	Solitaire Palm	Feather palm, prefers loamy soil, water.	NE Qld	To 10m	Araliaceae



Botanical Name	Common Name	Notes	Provenance	Size	Family
<i>Randia fitzlanii</i> (also called <i>Atractocarpus fitzlanii</i>)	Brown Gardenia	Bushy neat plant, needs shade.	NE Qld	To 5m	Rubiaceae
<i>Randia sessilis</i> (also called <i>Atractocarpus sessilis</i>)	False Gardenia	Bushy, needs shade, water. Perfumed.	NE Qld	To 5m	Rubiaceae
<i>Scolopia braunii</i>	Brown Birch	Attractive, adaptable, screen to ground. Food plant for Australian Rustic Butterfly.	NE Qld to NE NSW	To 10m	Flacourtiaceae
<i>Stenocarpus sinuatus</i>	Fire-wheel Tree, Wheel of Fire, White Silky Oak	Rainforest, slow growing, needs rich soil, drainage, sun.	NE Qld to NE NSW	To 15m	Proteaceae
<i>Sterculia quadrifida</i>	Peanut Tree	Deciduous, shade or shelter and coastal stabilisation.	Nth Tropical Aust to Nth NSW	5-10m	Sterculiaceae
<i>Syzygium angophoroides</i>	Yarrabah Satinash	Larger in rainforest, Needs water & mulch. Fruit edible, Bird food. }}	Qld, NT & WA	To 8m	Myrtaceae
<i>Syzygium aqueum</i>	Water Apple	Fruit edible, but acidic.	Cape York	To 8m	Myrtaceae
<i>Syzygium australe</i>	Scrub Cherry, Creek Satinash	Adaptable, Fruit edible, tasty.	Mossman Qld to Sth NSW	3-4m to 10m	Myrtaceae
<i>Syzygium bamagense</i>	Bamaga Satinash	Very attractive shade tree. }}	Cape York	10-15m	Myrtaceae
<i>Syzygium banksii</i>		Slow, coastal plantings sandy soil.	NE Qld coastal	To 8m	Myrtaceae

Botanical Name	Common Name	Notes	Provenance	Size	Family
<i>Syzygium cormiflorum</i>	Bumpy Satinash	Rainforest tree, needs water, for parks and larger gardens.	NE Qld	To 10m	Myrtaceae
<i>Syzygium fibrosum</i>	Fibrous or Apricot Satinash	Dense, compact. Fruit edible, jams. Bird food. }}	NE Qld, Nth NT	5-10m	Myrtaceae
<i>Syzygium forte</i> subsp <i>forte</i>	White Apple	Hardy, needs water, drainage. Fruit edible, jams. Bird food. }}	NE Qld, Nth NT	10-15m	Myrtaceae
<i>Syzygium leuhmannii</i>	Small-leaved Lillypilly, Cherry Satinash	Dense glossy foliage, soil tolerant, needs water, drainage. Heavy edible fruiting. Bird food. }}	NE Qld, Nth NT	10-15m	Myrtaceae
<i>Syzygium papyraceum</i>	Paperbark Satinash	Attractive, small, slow growing, needs water, drainage.	NE Qld	4-6m, to 15m	Myrtaceae
<i>Syzygium tierneyanum</i>	River Cherry	Needs water, mulch, drainage. Stabilises creekbanks.	NE Qld	To 10m	Myrtaceae
<i>Syzygium wilsonii</i> subsp. <i>cryptophlebium</i>		Wet rainforest plant, bright red new growth, needs protection, water.	NE Qld	To 10m	Myrtaceae
<i>Syzygium wilsonii</i> subsp. <i>Wilsonii</i>	Powderpuff Lillypilly	Wet rainforest plant, reddish new growth, attractive large red flowers, needs protection from sun and wind, needs water.	NE Qld	To 3m	Myrtaceae
<i>Terminalia catappa</i>	Beach Almond	Beachside planting, salt hardy.	NE Qld coastal	To 20m	Combretaceae
<i>Terminalia seriocarpa</i>		Large shade tree for parks and larger gardens.	Nth Aust	20-30m	Combretaceae



Botanical Name	Common Name	Notes	Provenance	Size	Family
Thespesia populneoides		Hibiscus-like flower, beachside plantings.	Nth Tropical Aust coastal	To 6m	Malvaceae
Wodyetia bifurcata	Foxtail Palm	Attractive foxtail shaped leaved palm, hardy for long dry season.	Melville Range, Cape York	To 15m	Araceae
Xanthorrhoea johnsonii	Grass Tree	Attractive, single trunk with crown of grass-like leaves. Needs drainage and sun.	Qld, NSW, dryer areas	To 5m	Xanthorrhoeaceae
Xanthostemon chrysanthus	Golden Penda	Attractive golden flowers. Soil tolerant, needs full sun, water.	NE Qld rainforests	To 10m	Myrtaceae

List 3: Suitable Exotic Ornamentals				
Botanic Name	Common Name	Notes	Provenance	Family
Acalypha spp A. wilkesiana cvs	Acalypha	Variegated. Hardy. Easily grown from cutting. Easily pruned. To 3m	Unknown	Euphorbiaceae
Codiaeum spp. C. variegatum cv	Croton	Variegated. Hardy. Easily grown from cutting. Easily pruned. To 3m	Pacific Is, Malaysia, Aust	Euphorbiaceae
Cordyline spp & cvs	Cordyline	Hardy. Easily grown from cutting. Easily pruned. To 4m.	Aust, Pacific, Tropical America	Agavaceae
Dracaena spp & cvs	Dracaena incl Happy Plant	Often variegated. Hardy. Easily grown from cutting. Easily pruned. To 6m.	Aust, Pacific, Asia, Tropical America	Agavaceae
Graptophyllum pictum cvs	Graptophyllum	Variegated. Hardy. Easily grown from cutting. Easily pruned. To 4m.	Aust, Pacific	Acanthaceae
Hibiscus sp Hibiscus rosa-sinensis cvs	Hibiscus	Hardy. Easily grown from cutting. Easily pruned. To 6m.	Asia, Pacific, Aust	Malvaceae
Monstera sp Monstera deliciosa	Fruit Salad Plant	Hardy. Easily grown from cutting. Climber. Wet area.	Aust, Tropical America	Araceae
Mussaenda sp. M. erythrophylla cv	Bangkok Rose	Easily grown from cutting. To 3m.		Rubiaceae



List 3: Suitable Exotic Ornamentals				
Botanic Name	Common Name	Notes	Provenance	Family
Plumeria sp. P. obtusa P. rubra & cvs	Frangipanni	Easily grown from cutting. Leave cutting 2 weeks before planting. To 8m.	Tropical America	Apocynaceae
Polyscias spp P. ficifolia cvs P. guilfoylei cvs P. scutellaria cvs	Polyscias	Often Variegated. Hardy. Easily grown from cutting. Easily pruned.	Aust, Asia, Pacific	Araliaceae
Pseuderanthemum sp	Pseuderanthemum	Hardy. Easily grown from cuttings. Easily pruned. To 2m.	Aust, Pacific Rim, Asia, Tropical America	Acanthaceae
Pedilanthus tithymaloides & cvs	Zig-zag Plant	Hardy. Easily grown from cutting. Easily pruned. To 1.5m	Central America	Euphorbiaceae
Pentas lanceolata & cvs	Star Cluster	Small shrubs, seed or tip cutting.	Africa, Middle East	Rubiaceae
Rhoeo discolour	Moses Bbasket	Hardy, seed or division. Low growing.	Mexico	Commelinaceae
Russelia juncea	Fountain Bush	Hardy, cuttings.	South America	Scrophulariaceae
Whitfieldia elongata	White Candles	Needs rich soil to flower well, seed and cuttings	Africa	Acanthaceae
Yucca elephantipes	Spineless Yucca	Needs well drained soil, seed and division.	North America	Agavaceae

List 4: Problem Plants

There are a number of plants that should not be planted due to their undesirable characteristics. Listed below are species that are not acceptable for inclusion in landscaping plans that require Council approval, and their use elsewhere is discouraged.

Botanical Name	Common Name	Notes
Acacia farnesiana	Mimosa Bush	Problematic weed.
Alstonia actinophylla	Large-leafed Milky Pine, Milkwood	Drops branches, Caustic sap damages paint.
A. scholaris	Milky Pine	Tall tree, grows very large.
Bauhinia sp	Orchid Tree	Rural environmental weed.
Bougainvillea spp & cvs	Bougainvillea	Bears thorns. Thorns may arise from root system.
Carica papaya	Paw Paw	Extracts lime from concrete.
Cassia alata	Golden Candles,	Weed.
Cassia siamea	Siamese Cassia	Weed, grows very large.
Cassia spp	Cassia, Golden Shower spp	Weed potential.
Cocos nucifera	Coconut	Falling nuts potential public liability.
Delonix regia	Poinciana	Drops branches. Falls over. Rural environmental Weed.
Eucalyptus Brassiana	Cape York Red Gum	Susceptible to white ants. Dangerous tree.
Ficus sp	Fig sp	Threatens water pipes & drainage. May be contained in pot.
Mangifera indica	Mango	Caustic sap damages paint and inhibits cultivation of other species.
Melia azadarach	White Cedar	Toxic, Drops branches. Falls over.



Botanical Name	Common Name	Notes
<i>Sansevieria trifasciata</i>	Mother-in-Law's Tongue	Environmental weed.
<i>Schefflera actinophylla</i>	Umbrella Tree	Threatens water pipes & drainage.
<i>Senna</i> sp.	Sometimes known as Cassia	Weed potential. <i>Senna obtusifolia</i> = Sicklepod.
<i>Spathodia campanulata</i>	African Tulip Tree	Weed.
<i>Tecoma</i> sp	Yellow Bells	Weed potential.
<i>Wedelia trilobata</i>	Singapore Daisy	Environmental weed.
And all declared noxious weeds		

Compiled by Diana Wood (Vegetation Services Supervisor) and Sandra Guinan from Cook Shire Council, November 2004.

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Schedule 2 – Environmental Pest Plants

Common Name	Botanical Name
African tulip	<i>Spathodea campanulata</i>
Baleria	<i>Baleria lupulina</i>
Bauhinia	<i>Bauhinis monandra</i>
Calopo	<i>Calopogium munucoides</i>
Caltrop	<i>Tribulis terrestris</i>
Candle bush	<i>Senna alata</i>
Captain Cook tree	<i>Thevetia peruviana</i>
Castor oil plant	<i>Ricinus communis</i>
Cat's claw creeper	<i>Macfadyena unguis-cati</i>
Centro	<i>Centrosema pubescens</i>
Coral vine	<i>Antigonon leptosus</i>
Elephant creeper	<i>Argyria nervosa</i>
Gamba grass	<i>Andropogon guyanus</i>
Grader grass	<i>Themeda quadrivalvis</i>
Japanese sunflower	<i>Tithonia diversifolia</i>
Joy weed	<i>Alternanthera ficoidea</i>
Knobweed	<i>Hyptis capitata</i>
Leucaena	<i>Leucaena leucocephala</i>
Lion's tail	<i>Leonitis nepetaefolia</i>
Mimosa bush	<i>Mimosa farnesiana</i>
Mother in law's tongue	<i>Sansevieria trifasciata</i>



Common Name	Botanical Name
Neem tree	<i>Azadirachta indica</i>
Poinciana	<i>Delonix regia</i>
Praxelis	<i>Praxelis clematidia</i>
Rattlepods	<i>Crotalaria</i> spp
Red Ivy	<i>Hemigraphis colorata</i>
Sensitive plant	<i>Mimosa pudica</i>
Sida	<i>Sida</i> spp
Singapore daisy	<i>Sphagneticola trilobata</i>
Sirato	<i>Macroptilium atropurpureum</i>
Snake weeds	<i>Stachytarpheta</i> spp
Thorn apples	<i>Datura</i> spp
Yellow bells	<i>Tecoma stans</i>

Schedule 3 – Contact List

Cape York Weeds and Feral Animals Program, (07) 4069 5020

Cook Shire Council Vegetation Services, (07) 4069 5675

Department of Natural Resources and Mines Cairns, (07) 4039 8431

Department of Primary Industries Cooktown (07) 4069 6957

Environmental Protection Agency (QPWS) Cooktown, (07) 4069 5777



6. Planning Scheme Maps



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