

CONTENTS

PART 1 – INTRODUCTION	1
<i>Division 1 – Relationship to Integrated Planning Act</i>	<i>2</i>
1.1.1 Purpose of planning scheme	2
1.1.2 Planning scheme functions as part of IDAS	2
<i>Division 2 – Strategic framework</i>	<i>2</i>
1.2.1 Preliminary	2
1.2.2 Strategic framework	2
<i>Division 3 – Planning scheme structural elements</i>	<i>3</i>
1.3.1 Local government area divided into seven (7) zones	3
1.3.2 Roads, watercourses and reclaimed land	4
1.3.3 Planning scheme has four (4) shire wide codes	4
1.3.4 Determining if development is impact, code or self assessable or exempt under planning scheme	5
1.3.5 Specified exemptions (Superseded planning scheme)	7
1.3.6 Codes	7
1.3.7 Planning scheme seeks to achieve outcomes	8
1.3.8 Acceptable solutions for self assessment development	9
1.3.9 Probable solutions for code assessment development	9
1.3.10 Defined administrative terms	9
PART 2 – INTERPRETATION	11
2.1.1 Definitions – the dictionary	12
2.1.2 Terms defined by <i>IPA</i>	12
PART 3 – DESIRED ENVIRONMENTAL OUTCOMES	13
3.1 Introduction	14
3.1.1 Ecological and natural systems	14
3.1.2 Economic development	14
3.1.3 Community well being	15
PART 4 – ZONES	16
<i>Division 1 – Introduction to zone framework</i>	<i>18</i>
4.1 Introduction to zone/ precincts	18
4.1.1 Assessment framework table	18
4.1.2 Codes	19
<i>Division 2 - Rural zone</i>	<i>20</i>
4.2 Introduction	20
4.2.1 Rural zone assessment framework table	22
4.2.2 Rural zone codes	28

<i>Division 3 – Conservation zone</i>	<i>31</i>
4.3 Introduction	31
4.3.1 Conservation zone assessment framework table	32
4.3.2 Conservation zone codes	37
<i>Division 4 – Rural residential zone</i>	<i>39</i>
4.4 Introduction	39
4.4.1 Rural residential zone assessment framework table	40
4.4.2 Rural residential zone codes	45
<i>Division 5 – Industry zone</i>	<i>48</i>
4.5 Introduction	48
4.5.1 Industry zone assessment framework table	49
4.5.2 Industry zone codes	55
<i>Division 6 – Innisfail zone</i>	<i>58</i>
4.6 Introduction	58
4.6.1 Innisfail central business precinct	59
4.6.2 Innisfail central business precinct assessment framework table	60
4.6.3 Innisfail central business precinct codes	66
4.6.4 Innisfail business frame precinct	71
4.6.5 Innisfail business frame precinct assessment framework table	72
4.6.6 Innisfail business frame precinct codes	77
4.6.7 Innisfail residential precincts	80
4.6.8 Innisfail residential precincts assessment framework table	81
4.6.9 Innisfail residential precincts codes	86
4.6.10 Innisfail recreational precinct	90
4.6.11 Innisfail recreational precinct assessment framework table	91
4.6.12 Innisfail recreational precinct codes	96
<i>Division 7 – Mission Beach zone</i>	<i>98</i>
4.7 Introduction	98
4.7.1 Mission Beach local business precinct	99
4.7.2 Mission Beach local business precinct assessment framework table	100
4.7.3 Mission Beach local business precinct codes	105
4.7.4 Mission Beach industry precinct	108
4.7.5 Mission Beach industry precinct assessment framework table	109
4.7.6 Mission Beach industry precinct codes	114
4.7.7 Mission Beach residential precincts	116
4.7.8 Mission Beach residential precincts assessment framework table	117
4.7.9 Mission Beach residential precincts codes	122
4.7.10 Mission Beach recreational precinct	128
4.7.11 Mission Beach recreational precinct assessment framework table	129
4.7.12 Mission Beach recreational precinct codes	133
<i>Division 8 – Village zone</i>	<i>135</i>
4.8 Introduction	135
4.8.1 Village zone assessment framework table	137
4.8.2 Village zone codes	143

PART 5 – SHIRE WIDE MEASURES 149

<i>Division 1 – Introduction to shire wide measure framework</i>	150
5.1 Introduction to shire wide measure	150
5.1.1 Assessment framework table	150
5.1.2 Code	150
<i>Division 2 – Cultural heritage shire wide measure</i>	152
5.2 Introduction	152
5.2.3 Historic cultural heritage assessment framework table	152
5.2.4 Historic cultural heritage code	154
<i>Division 3 – Natural area shire wide measure</i>	156
5.3 Introduction	156
5.3.1 Natural area assessment framework table	156
5.3.2 Natural area code	157
<i>Division 4 – Hazards shire wide measure</i>	159
5.4 Introduction	159
5.4.1 Hazards assessment framework table	159
5.4.2 Hazards code	161
<i>Division 5 – Scenic amenity shire wide measure</i>	165
5.5 Introduction	165
5.5.1 Scenic amenity assessment framework table	165
5.5.2 Scenic amenity code	166

PART 6 – DEVELOPMENT CODES 168

<i>Division 1 – Land use codes</i>	169
6.1 Introduction to land use codes	169
6.1.1 Agriculture code	169
6.1.2 Caravan park code	171
6.1.3 Commercial use code	172
6.1.4 Community activities code	175
6.1.5 Community installation code	176
6.1.6 Extraction/ quarry code	177
6.1.7 Home business code	179
6.1.8 Industry uses code	181
6.1.9 Intensive agriculture code	183
6.1.10 Multiple rural occupancy code	185
6.1.11 Multiple unit residential code	186
6.1.12 Outdoor recreational facilities code	187
6.1.13 Single residential code	188
6.1.14 Telecommunication facility code	189
6.1.15 Tourist facility code	191
6.1.16 Transport facilities code	193
<i>Division 2 – Reconfiguration Code</i>	195
6.2 Introduction to the reconfiguration code	195
6.2.1 Reconfiguration code	195

<i>Division 3 – Operational works codes</i>	196
6.3 Introduction to operational works codes	196
6.3.1 Advertising devices code	196
6.3.2 Filling and excavation code	199
6.3.3 Native vegetation clearing code	201
<i>Division 4 – General development codes</i>	202
6.4 Introduction to general development codes	202
6.4.1 Crime prevention code	202
6.4.2 Infrastructure code	205
6.4.3 Landscaping code	207
6.4.4 Non-discriminatory access code	209
6.4.5 Open space code	210
6.4.6 Vehicle access, parking and loading code	211
6.4.7 Steep land code	214
SCHEDULES	215
<i>Schedule 1 – Definitions</i>	216
1.1 Defined terms	216
1.1.1 Defined land uses terms	216
1.1.2 Defined administrative terms	223
<i>Schedule 2 – Historic cultural heritage features</i>	228
1.1 Historic cultural heritage features	228
<i>Schedule 3 – Car parking rates</i>	232
1.1 Car parking rates	232
<i>Schedule 4 – Road hierarchies</i>	235
1.1 Road hierarchies	235
1.2 State controlled roads	235
1.3 Johnstone Shire primary roads	235
PLANNING SCHEME POLICIES	238
<i>Planning scheme policy 1</i>	
– Information Johnstone Shire Council may request	239
1. Information Council may request	239
<i>Planning scheme policy 2 – Consultation</i>	241
1. When Council may consult on an application	241
2. Who may be consulted	241
3. How consultation may be undertaken	242
<i>Planning scheme policy 3 – Additional identified cultural heritage or habitat areas</i>	245
1. Additional areas declared by the State	245
2. The Council will receive and consider nominations	245
3. Making a nomination	245

<i>Planning scheme policy 4 – Protection of habitat values</i>	246
1. When Council may favourably consider development applications resulting in a higher density of development than provided for in the planning scheme	246
2. Appropriate density of development that Council may consider favourably	246
3. Appropriate conditions that Council may include in a development approval to protect habitat values	247
<i>Planning scheme policy 5 – Infrastructure standards</i>	248
<i>Planning scheme policy 6 – Trunk infrastructure contributions</i>	249
1. Introduction	249
2. Water supply infrastructure contributions	252
3. Sewerage infrastructure contributions	254
4. Storm water infrastructure contributions	257
5. Public recreation infrastructure contributions	258
6. Bicycle infrastructure contributions	260
7. Car parking infrastructure contributions	261
8. Application of infrastructure contributions	262
Appendix 1. Equivalent Demand Ratios	266
Appendix 2. Water and Sewer Precinct Plans	267

PLANNING SCHEME MAPS

Maps 1a to 1j	<u>Zoning maps</u>
Map 2a – 2b	<u>Innisfail Precinct Plan</u>
Map 3	<u>Mission Beach Precinct Plan</u>
Map 4a to 4k	<u>Village Zone Precinct Plans</u>
Map 5a to 5e	<u>Soil Plans</u>
Map 6a to 6e	<u>Consultation Maps</u>
Map 7a to 7e	<u>Natural Areas Plans</u>
Map 8a to 8e	<u>Natural Hazards Plans</u>
Map 9a to 9b	<u>Scenic Amenity Maps</u>
Map 10a – 10f	<u>Flooding Plans</u>
Map 11a – 11b	<u>Localities Plans</u>
Map 12a – 12e	<u>Watercourse Plans</u>