TORRES SHIRE (OUNCIL

PLANNING SCHEME

FACTSHEET

MAPPING

David looks at the **mapping** in Schedule 2 of the planning scheme to find out what **zone** the land is in and what **overlays** apply.

Centre Zone

Airport Environs Overlay

AN EXAMPLE OF HOW THE PLANNING SCHEME WORKS

3

THE PROPOSAL

David wants to build a new building on land on Thursday Island. David wants to use the new building use as a Shop.



THE PLANNING SCHEME

David accesses the Torres Shire Council Planning Scheme to find out what it says about his development.



DEVELOPMENT

MCU

David finds that his new Shop is a **Material Change of Use**, with the defined land use being **Shop**



CATEGORISATION TABLES

David reads the Categorisation Tables in Part 3 of the planning scheme and finds his Material Change of Use is **Assessable Development** requiring Code Assessment. He needs to make a **development** application to Council.



Assessable Development
Application and Approval
Required



- 1. Accepted Development, where:
- (a) located within an existing building;
- (b) any building work is limited to <u>minor building work</u>; and
- complying with all Standard Outcomes of the identified requirements.
- 2. Assessable Development Code Assessment, where paragraph 1 does not apply

Centre Zone Standard Outcomes

6.3.2 Landscaping Standard Outcomes

6.3.3 Parking, Access and Transport Standard Outcomes

6.3.6 Works, Services and Infrastructure Standard Outcomes

Merit Outcomes, to the extent prescribed pursuant to Section 3.1(11), where paragraph 2 applies.

Extract of Part 3



LODGEMENT

David prepares a development application and lodges the application with Council to seek a development approval



DID YOU KNOW?

The State Government mandates certain aspects of a planning scheme. These cannot be changed by a Council. The **regulated requirements** are:

- Zone names, colours and purpose statements
- · Land use names and definitions
- · Administrative definitions

ASSESSMENT BENCHMARKS

Council assesses the development application against the assessment benchmarks listed in Part 3. This consists of comparing David's development to each applicable outcome, an example of which is provided below.

SO1	All buildings and structures comprise an <u>overall height</u> of no greater than three (3) <u>storevs</u> and 12 metres.	√ or 🗶
SO2	Buildings are <u>setback</u> from a <u>front boundary</u> as follows: (a) built to boundary where fronting Douglas Street (Thursday Island); or (b) a minimum of 0 metres and a maximum of three (3) metres otherwise. Note - A <u>setback</u> greater than 0 metres in locations where paragraph (a) applies does not comply with 502.	√ or 🗴
SO3	Buildings are <u>setback</u> from a <u>side boundary</u> as follows: (a) a minimum of three (3) metres where adjoining land not within the Centre Zone or Community Facilities Zone; or (b) a minimum of 0 metres otherwise.	√ or 🗴

DECISION

Council decides to approve or refuse the development application on the basis of the assessment undertaken.





FACTSHEET 3 FEBRUARY 2022

TORRES SHIRE (OUNCIL PLANNING SCHEME

FACTSHEET

MAPPING

Lucy looks at the **mapping** in Schedule 2 of the planning scheme to find out what **zone** the land is in and what **overlays** apply.

Low-Medium Density

Airport Environs Overlay

Bushfire Hazard Overlay

Environmental Significance Overlay

Heritage Overlay

Residential Dwelling
Overlay

CATEGORISATION TABLES

Lucy reads the Categorisation Tables in Part 3 of the planning scheme and finds her Reconfiguring a Lot is **Assessable Development** requiring Code Assessment. She needs to make a **development application** to Council. Lucy also finds that all the overlays mean that more outcomes apply.



Assessable Development
Application and Approval
Required

LODGEMENT

Lucy prepares a development application and lodges the application with Council to seek a development approval.

PLANNING SCHEME POLICY

The planning scheme is supported by planning scheme policies (Schedule 6). *Planning Scheme Policy 2 – Cultural Heritage* provides requirements in relation to development in places of known or potential Indigenous and non-Indigenous cultural heritage.

DECISION

Council decides to approve or refuse the development application on the basis of the assessment undertaken.





AN EXAMPLE OF HOW THE PLANNING SCHEME WORKS

3

THE PROPOSAL

Lucy wants to subdivide a block of land on Thursday Island into 10 new lots.

THE PLANNING SCHEME

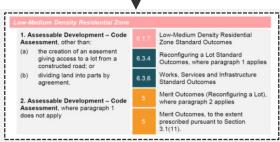
Lucy accesses the Torres Shire Council Planning Scheme to find out what it says about her development.



DEVELOPMENT

RAL

Lucy finds that her subdivision is **Reconfiguring a Lot**





ASSESSMENT BENCHMARKS

Council assesses the development application against the assessment benchmarks listed in Part 3. In this example, the land is within the Heritage Overlay. The Standard Outcomes for the Heritage Overlay require that:

- The development be undertaken in accordance with an agreement or management plan as it involves ground disturbance.
- Consultation occurs with the local Indigenous people.
- The local Indigenous people are able to monitor and observe on-site works.

The land in this example is mapped as being of both Indigenous and non-Indigenous heritage importance and is subject to known and potential heritage significance.

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