



**TORRES SHIRE
COUNCIL
PLANNING SCHEME**

**VERSION 1
2022**



This page is intentionally left blank.



Citation and Commencement

This planning scheme may be cited as the Torres Shire Council Planning Scheme.

A notice was published in the Government Gazette No. 16 on 4 February 2022 for the planning scheme for Torres Shire.

The commencement date for the planning scheme was 28 February 2022.

Amendments to the planning scheme are included in Appendix 2.

This page is intentionally left blank.

Table of Contents

	Strategic Intent	16
Part 1	About the Planning Scheme	18
1.1	Introduction	18
1.2	Planning Scheme Components	18
1.3	Interpretation	19
1.3.1	Definitions	19
1.3.2	Standard Drawings, Maps, Notes, Editor's Notes and Footnotes	20
1.3.3	Punctuation	20
1.3.4	Roads, Closed Roads, Waterways and Reclaimed Land	20
1.4	Categories of Development and Assessment	20
1.5	Hierarchy of Provisions	21
1.6	Carrying Out Building Work regulated under the Planning Scheme	21
1.7	Local Government Administrative Matters	23
1.7.1	Aboriginal and Torres Strait Islander Knowledge, Culture and Tradition	23
1.7.2	Native Title Matters	23
Part 2	State and Regional Aspects	25
2.1	State Planning Policy	25
2.2	Regional Plan	25

Table of Contents (continued)

Part 3	Categorisation Tables	26
3.1	Preliminary	26
3.2	Material Change of Use	30
3.2.1	Centre Zone	30
3.2.2	Community Facilities Zone	42
3.2.3	Environmental Management and Conservation Zone	53
3.2.4	Industry Zone	55
3.2.5	Low Density Residential Zone	62
3.2.6	Low-Medium Density Residential Zone	67
3.2.7	Recreation and Open Space Zone	74
3.2.8	Rural Zone	77
3.2.9	Rural Residential Zone	83
3.2.10	Agricultural Land Overlay	85
3.2.11	Airport Environs Overlay	85
3.2.12	Bushfire Hazard Overlay	86
3.2.13	Coastal Hazard Overlay	87
3.2.14	Environmental Significance Overlay	88
3.2.15	Flood Hazard Overlay	89
3.2.16	Heritage Overlay	90
3.2.17	Potential and Actual Acid Sulfate Soils Overlay	92
3.3	Reconfiguring a Lot	93
3.3.1	Zones	93
3.3.2	Overlays	96
3.4	Carrying Out Building Work	99
3.4.1	Zones	99
3.4.2	Overlays	103
3.5	Carrying Out Operational Work	106
3.5.1	Zones	106
3.5.2	Overlays	107
3.6	Standard and Merit Outcomes Reference Guide	112

Table of Contents (continued)

Part 4	Strategic Outcomes	120
Part 5	Merit Outcomes	126
	1. General	127
	2. Agricultural Land	128
	3. Airport Environs	129
	4. Amenity and Privacy	130
	5. Built Form and Development Design	131
	6. Environmental Significance	133
	7. Filling and Excavation	135
	8. Heritage	136
	9. Infrastructure and Services	138
	10. Land Constraints	140
	11. Land Use	141
	12. Landscaping	143
	13. Natural Hazards including Climate Change	144
	14. Parking, Access and Transport	146
	15. Reconfiguring a Lot	148
	16. Vegetation Clearing	151

Table of Contents (continued)

Part 6	Standard Outcomes	152
6.1	Zones	152
6.1.1	Centre Zone	152
6.1.2	Community Facilities Zone	156
6.1.3	Environmental Management and Conservation Zone	160
6.1.4	Industry Zone	162
6.1.5	Low Density Residential Zone	166
6.1.6	Low-Medium Density Residential Zone	170
6.1.7	Recreation and Open Space Zone	174
6.1.8	Rural Zone	177
6.1.9	Rural Residential Zone	181
6.2	Uses	183
6.2.1	Accommodation Activities	183
6.2.2	Home-Based Business	185
6.2.3	Landing	187
6.3	Other Matters	188
6.3.1	Landscaping	188
6.3.2	Parking, Access and Transport	189
6.3.3	Reconfiguring a Lot	196
6.3.4	Vegetation Clearing	198
6.3.5	Works, Services and Infrastructure	199
6.4	Overlays	204
6.4.1	Agricultural Land Overlay	204
6.4.2	Airport Environs Overlay	205
6.4.3	Bushfire Hazard Overlay	207
6.4.4	Coastal Hazard Overlay	212
6.4.5	Environmental Significance Overlay	215
6.4.6	Flood Hazard Overlay	219
6.4.7	Heritage Overlay	222
6.4.8	Potential and Actual Acid Sulfate Soils Overlay	224
6.4.9	Slope Stability Overlay	225

Table of Contents (continued)

Part 7	Local Government Infrastructure Plan	227
7.1	Preliminary	227
7.2	Planning Assumptions	227
7.2.1	Population and Employment Growth	230
7.2.2	Development	230
7.2.3	Infrastructure Demand	231
7.3	Priority Infrastructure Area	231
7.4	Desired Standards of Service (DSS)	231
7.4.1	Water Supply Network	232
7.4.2	Sewerage Network	235
7.4.3	Stormwater Network	238
7.4.4	Transport Network	240
7.4.5	Public Parks and Land for Community Facilities Network	243
7.5	Plans for Trunk Infrastructure	248
7.5.1	Plans for Trunk Infrastructure Maps	248
7.5.2	Schedules of Works	248
7.5.3	Extrinsic Material	249
Schedule 1	Definitions	250
SC1.1	Use Definitions	250
SC1.2	Industry Thresholds	263
SC1.3	Administrative Definitions	266
Schedule 2	Mapping	277
SC2.1	Zone Maps	282
SC2.2	Overlay Maps	303
Schedule 3	Local Government Infrastructure Plan Mapping and Tables	397
SC3.1	Planning Assumption Tables	397
SC3.2	Schedules of Works	404
SC3.3	Local Government Infrastructure Plan Maps	406

Table of Contents (continued)

Schedule 4	Notations required under the Planning Act 2016	437
SC4.1	Notation of decisions affecting the planning scheme under Section 89 of the Act	437
SC4.2	Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act	437
SC4.3	Notation of Registration for Urban Encroachment Provisions under Section 267 of the Act	437
Schedule 5	Designation of Premises for Development of Infrastructure	438
Schedule 6	Planning Scheme Policies	440
SC6.1	Planning Scheme Policy 1 – Torres Shire Design Guideline	441
SC6.2	Planning Scheme Policy 2 – Cultural Heritage	458
Schedule 7	Heritage Places	468
Appendix 1	Glossary of Abbreviations and Acronyms	509
Appendix 2	Table of Amendments	510

Tables

Table Number	Table Name	Page No.
Part 1		
1.6	Relationship to Building Assessment Provisions	22
Part 3		
3.1	Prevailing Standard Outcomes	27
3.2.1	Categorisation Table for Material Change of Use in the Centre Zone	30
3.2.2	Categorisation Table for Material Change of Use in the Community Facilities Zone	42
3.2.3	Categorisation Table for Material Change of Use in the Environmental Management and Conservation Zone	53
3.2.4	Categorisation Table for Material Change of Use in the Industry Zone	55
3.2.5	Categorisation Table for Material Change of Use in the Low Density Residential Zone	62
3.2.6	Categorisation Table for Material Change of Use in the Low-Medium Density Residential Zone	67
3.2.7	Categorisation Table for Material Change of Use in the Recreation and Open Space Zone	74
3.2.8	Categorisation Table for Material Change of Use in the Rural Zone	77
3.2.9	Categorisation Table for Material Change of Use in the Rural Residential Zone	83
3.2.10	Categorisation Table for Material Change of Use in the Agricultural Land Overlay	85
3.2.11	Categorisation Table for Material Change of Use in the Airport Environs Overlay	85
3.2.12	Categorisation Table for Material Change of Use in the Bushfire Hazard Overlay	86
3.2.13	Categorisation Table for Material Change of Use in the Coastal Hazard Overlay	87
3.2.14	Categorisation Table for Material Change of Use in the Environmental Significance Overlay	88
3.2.15	Categorisation Table for Material Change of Use in the Flood Hazard Overlay	89
3.2.16	Categorisation Table for Material Change of Use in the Heritage Overlay	90
3.2.17	Categorisation Table for Material Change of Use in the Potential and Actual Sulfate Soils Overlay	92
3.3.1	Categorisation Table for Reconfiguring a Lot (Zones)	93
3.3.2	Categorisation Table for Reconfiguring a Lot (Overlays)	96

Table Number	Table Name	Page No.
3.4.1	Categorisation Table for Carrying Out Building Work (Zones)	99
3.4.2	Categorisation Table for Carrying Out Building Work (Overlays)	103
3.5.1	Categorisation Table for Carrying Out Operational Work (Zones)	106
3.5.2	Categorisation Table for Carrying Out Operational Work (Overlays)	107
3.6.1	Standard and Merit Outcomes Reference Guide	112
Part 4		
4.1	Strategic Outcomes for Torres Shire	120
Part 5		
5.1	Merit Outcomes	127
Part 6		
6.1.1	Standard Outcomes for the Centre Zone	153
6.1.2	Standard Outcomes for the Community Facilities Zone	157
6.1.3	Standard Outcomes for the Environmental Management and Conservation Zone	160
6.1.4	Standard Outcomes for the Industry Zone	162
6.1.5	Standard Outcomes for the Low Density Residential Zone	166
6.1.6	Standard Outcomes for the Low-Medium Density Residential Zone	170
6.1.7	Standard Outcomes for the Recreation and Open Space Zone	174
6.1.8	Standard Outcomes for the Rural Zone	177
6.1.9	Standard Outcomes for the Rural Residential Zone	181
6.2.1a	Standard Outcomes for Accommodation Activities	183
6.2.1b	Open Space Areas	184
6.2.2	Standard Outcomes for Home-Based Business	185
6.2.3	Standard Outcomes for Landing	187
6.3.1	Standard Outcomes for Landscaping	188
6.3.2a	Standard Outcomes for Parking, Access and Transport	189
6.3.2b	Minimum Car Parking Rates	191
6.3.2c	Minimum Servicing Requirements	194
6.3.3	Standard Outcomes for Reconfiguring a Lot	196
6.3.4	Standard Outcomes for Vegetation Clearing	198
6.3.5a	Standard Outcomes for Works, Services and Infrastructure	199
6.3.5b	Post Construction Phase Stormwater Quality Objectives	202
6.3.5c	Construction Phase Stormwater Quality Objectives	202

Table Number	Table Name	Page No.
6.3.5d	Construction Phase Stormwater Quality Objectives (Temporary Drainage Works)	203
6.3.5e	Construction Phase Stormwater Quality Objectives (Emergency Spillways on Temporary Sediment Basins)	203
6.4.1	Standard Outcomes for Agricultural Land Overlay	204
6.4.2	Standard Outcomes for Airport Environs Overlay	205
6.4.3a	Standard Outcomes for Bushfire Hazard Overlay	207
6.4.3b	Fire Trail and Working Area Design Parameters	210
6.4.4a	Standard Outcomes for Coastal Hazard Overlay	212
6.4.4b	Minimum Floor Level for Buildings in the Storm Tide Inundation Area	214
6.4.5	Standard Outcomes for Environmental Significance Overlay	215
6.4.6a	Standard Outcomes for Flood Hazard Overlay	219
6.4.6b	Minimum Floor Level for Buildings in the Flood Hazard Area	221
6.4.7	Standard Outcomes for Heritage Overlay	222
6.4.8	Standard Outcomes for the Potential and Actual Acid Sulfate Soils Overlay	224
6.4.9	Standard Outcomes for the Slope Stability Overlay	225
Part 7		
7.2	Relationship between LGIP development categories, LGIP development types and uses	228
7.2.1	Population and Employment Assumptions Summary	230
7.2.2	Residential dwellings and non-residential floor space assumptions summary	231
7.4.1	Water Supply Network Desired Standards of Service	232
7.4.2	Sewerage Network Desired Standards of Service	235
7.4.3	Stormwater Network Desired Standards of Service	238
7.4.4	Transport Network Desired Standards of Service	240
7.4.5.1	Public Parks and Land for Community Facilities Desired Standards of Service	243
7.4.5.2	Parks and Land for Community Facilities Design Criteria	245
7.4.5.3	Standard Embellishments for Public Parks	247
7.5.3	List of Extrinsic Material	249
Schedules		
SC1.1	Use Definitions	250
SC1.2	Industry Thresholds	263

Table Number	Table Name	Page No.
SC1.3	Administrative Definitions	266
SC2.1	Map Index	277
SC3.1.1	Existing and Projected Population	397
SC3.1.2	Existing and Projected Employees	398
SC3.1.3	Planned Density and Demand Generation Rate for a Trunk Infrastructure Network	399
SC3.1.4	Existing and Projected Residential Dwellings	400
SC3.1.5	Existing and Projected Non-Residential Floor Space	401
SC3.1.6	Existing and Projected Demand for the Water Supply Network	402
SC3.1.7	Existing and Projected Demand for the Sewerage Network	402
SC3.1.8	Existing and Projected Demand for the Stormwater Network	402
SC3.1.9	Existing and Projected Demand for the Transport Network	403
SC3.1.10	Existing and Projected Demand for the Parks and Land for Community Facilities Network	403
SC3.2.1	Water Supply Network Schedule of Works	404
SC3.2.2	Sewerage Network Schedule of Works	404
SC3.2.3	Stormwater Network Schedule of Works	404
SC3.2.4	Transport Network Schedule of Works	405
SC3.2.5	Parks and Land for Community Facilities Schedule of Works	405
SC3.3	Local Government Infrastructure Plan Maps	406
SC4.1	Notation of decisions under Section 89 of the Act	437
SC4.2	Notation of Resolutions under Chapter 4, Part 2, Division 2 of the Act	437
SC4.3	Notation of Registration for Urban Encroachment Provisions under Section 267 of the Act	437
SC5.1	Designation of Premises for Development of Infrastructure under Section 42 of the Act	438
SC6.1	Planning Scheme Policy Index	440
SC6.2	Cultural Heritage Investigation and Management Processes for Development Applications	459
SC6.3	Cultural Heritage Processes	459
SC7.1	Heritage Places	468
SC7.2	Heritage Places – Statements of Significance	475
Appendices		
AP1	Abbreviations and Acronyms	509
AP2	Table of Amendments	510

Table of Figures

Figure Number	Figure Name	Page No.
3.1	Applicability of Merit Outcomes	29
4.1	Investigation Areas	124
4.2	Investigation Area – Horn Island	124
4.3	Investigation Area – Thursday Island (Quarantine)	125
4.4	Investigation Area – Thursday Island (Waiben Esplanade)	125
6.4.5a	Shielded Outside Light Fittings	217
6.4.5b	Fixed Louvres Detail	218
6.4.5c	Design of Landscape Buffers	218
SC6.1	Duty of Care Risk Assessment Process Diagram	463