

Part 6 Standard Outcomes

The Standard Outcomes of the planning scheme are measures that facilitate the achievement of the Strategic Outcomes, in accordance with Section 16(1)(b) of the Act.

The Standard Outcomes also facilitate the achievement of the Merit Outcomes of the planning scheme.

6.1 Zones



6.1.1 Centre Zone

Purpose Statement

The purpose of the *Centre Zone* is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

Local Purpose Statement

The *Centre Zone* identifies land in the business centres of Thursday Island and Horn Island. These two centres are intended to provide a range of commercial purposes and community purposes to support the immediate residential communities as well residents of other islands, including those outside Torres Shire. Residential purposes are also supported in the *Centre Zone* where provided as part of a mixed use development and located in a building such that they do not prevent the provision of an active frontage at ground level. Development in the *Centre Zone* should seek to protect and enhance the established character of the centres.

The following local purpose statement is applicable for each identified centre:

- (a) **Thursday Island:** Thursday Island is the primary commercial centre for the Shire and this role is maintained and enhanced through any development within the *Centre Zone* (including that on Horn Island). The Thursday Island centre is characterised by a strong commercial spine centred on Douglas Street, containing a range of buildings that provide a distinct main street character. This character forms an important part of the Shire's identity and is retained and enhanced through the location of the highest order and quality of services and land uses within the Douglas Street precinct. Development within Douglas Street is reflective of the character of existing buildings and seeks to blend within the main street environment as a collection of smaller buildings combining as a centre. Notable characteristics including footpath awnings, a pedestrian focus, low vehicle speed and street landscaping are reinforced and enhanced through any new development.


FOR RECONSULTATION (APRIL 2021)

Local Purpose Statement (continued)

A mix of land uses is created within the Thursday Island centre to promote improved land use efficiency and greater commercial and pedestrian activity. Buildings and land uses are to engage with street environment and provide visual interest at a pedestrian scale.

- (b) **Horn Island:** Horn Island plays an important role in the Shire's economy and community. The *Centre Zone* in Horn Island is located at the primary entry point for the majority of visitors to the Shire (Horn Island Airport). Development in the *Centre Zone* should seek to enhance the gateway role that Horn Island plays for the Shire by accommodating services, infrastructure and land uses that support the entrance of visitors. The *Centre Zone* is located proximate to the ferry terminal that provides local access to the island, further enhancing the gateway role of the *Centre Zone*. The *Centre Zone* also services the local community, which is anticipated to expand. Development in the *Centre Zone* should promote increased self-sufficiency for the Horn Island community, whilst ensuring the primacy of Thursday Island is maintained. Development in this area of the *Centre Zone* is to provide the highest level of services and promote the creation of a distinct local character through the integration of land uses and built form.

Table 6.1.1 – Standard Outcomes for the Centre Zone

 5. Built Form and Development Design Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.	
SO1	All buildings and structures comprise an <u>overall height</u> of no greater than: (a) where located on Horn Island, at Tamwoy Town or at Rose Hill, two (2) <u>storeys</u> and 8.5 metres; or (b) three (3) <u>storeys</u> and 12 metres otherwise. Note – Where paragraph (a) applies, an <u>overall height</u> of three (3) <u>storeys</u> and 12 metres may be considered where compliance is demonstrated with the applicable Merit Outcomes, having regard to the specific <u>site</u> characteristics of the development.
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 SO2.
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 <i>Centre Zone</i> or <i>Community Facilities Zone</i> ; or (b) a minimum of 0 metres otherwise.
SO4	Buildings are <u>setback</u> a minimum of three (3) metres from a <u>rear boundary</u> .
SO5	All buildings are to comprise an awning covering the pedestrian footpaths adjoining the <u>site</u> . Note – SO5 is not applicable to the determination of whether development is Accepted Development.



5. Built Form and Development Design (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO6

The built environment is:

- (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;
- (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;
- (c) designed to provide protection for residents, employees and visitors in times of rainfall;
- (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;
- (e) designed to provide an attractive, interesting and distinct character for Torres Shire;
- (f) designed to provide opportunities for natural ventilation and cooling and improved attractiveness of outdoor living; and
- (g) responsive to the natural environment and uses the natural environment as a feature within designs.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO6 is not applicable to the determination of whether development is Accepted Development.

SO7

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO7 is not applicable to the determination of whether development is Accepted Development.



4. Amenity and Privacy

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO8

Where adjoining land is not within the *Centre Zone* or the *Community Facilities Zone*, the common boundary is improved with a 1.8 metre high screen fence.

FOR RECONSULTATION (APRIL 2021)



11. Land Use

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO9

A dwelling or room used for residential purposes is not located adjoining the front boundary on the ground floor of any building in the *Centre Zone*.

Note – This excludes a foyer or lobby.

SO10

The extent to which a building comprises any combination of the following uses is limited to 60% of the gross floor area of the building:

- (a) Caretaker's Accommodation; or
- (b) Dwelling Unit; or
- (c) Multiple Dwelling; or
- (d) Rooming Accommodation; or
- (e) Short-Term Accommodation.



14. Parking, Access and Transport

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO14.1 to MO14.8 (14. Parking, Access and Transport theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO11

Vehicular access is gained (in order of preference):

- (a) by way of a rear access laneway; or
- (b) through the combination of more than one (1) existing vehicular crossover; or
- (c) from a secondary frontage; or
- (d) from an existing vehicular crossover.

Note – In order to comply with SO11, development must comply with the highest preference of access arrangement, where applicable to the particular circumstances for the development. For example, where a rear access laneway is available to the development, it must be utilised in order to comply with SO11.

SO12

On-site car parking spaces are located at the rear of the primary building.



6.1.2 Community Facilities Zone

Purpose Statement

The purpose of the *Community Facilities Zone* is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example—

- (a) Educational Establishments; and
- (b) Hospitals; and
- (c) transport and telecommunication networks; and
- (d) Utility Installations.

Local Purpose Statement

The *Community Facilities Zone* identifies land used, or intended to be used, for a range of community purposes. The specific purpose of various areas of land has been differentiated through the designation of the following precincts:


- (1) **Air Services Precinct.** This precinct is intended to support the provision of air services to the community including airports, heliports and associated terminal infrastructure, storage and maintenance facilities. The use of land in the precinct may also include purposes that are directly associated with the conveying of goods or people by air such as Warehouses, logistics terminals, Food and Drink Outlets and Offices.
- (2) **Cemetery Precinct.** This precinct is intended to accommodate a Cemetery and associated services. The precinct may also accommodate a Crematorium, Place of Worship and other uses relating to interment of bodies or ashes after death.
- (3) **Community Services Precinct.** This precinct is intended to support the provision of core community services including Council offices, community halls, Clubs and Childcare Centres. Land within the precinct is generally located proximate to land in other zones and therefore the nature of land use within this precinct must be compatible with surrounding existing and intended land uses.
- (4) **Education Precinct.** This precinct is intended to support a range of land uses that provide educational services such as kindergartens, pre-schools, schools, TAFE colleges, universities and training facilities. The precinct is also intended to accommodate uses that are ancillary to educational facilities such as sporting facilities, the provision of food and drink, Offices and community gathering places.
- (5) **Emergency Services Precinct.** This precinct is intended to support the provision of Emergency Services, including police, fire, rural fire, ambulance and SES stations/depots.
- (6) **Health Care Precinct.** This precinct is intended to support the provision of medical, paramedical, alternative therapies and general health care treatment to the community.

FOR RECONSULTATION (APRIL 2021)

Local Purpose Statement (continued)

- (7) **Operational and Utility Services Precinct:** This precinct is intended to provide land for the location of vital infrastructure and land uses such as water treatment plants, sewerage treatment plants, major stormwater infrastructure, telecommunications installations, power generation and transmission infrastructure and works and storage depots.
- (8) **Transport Precinct:** This precinct is intended to accommodate uses associated with the transport of people across the Shire, other than by air. Uses may include ferry terminals, bus terminals and facilities for the storage or maintenance of public transport infrastructure.

Table 6.1.2 – Standard Outcomes for the Community Facilities Zone

	5. Built Form and Development Design Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	All buildings and structures comprise an <u>overall height</u> of no greater than: (a) three (3) <u>storeys</u> and 12 metres where adjoining land in the <i>Centre Zone</i> or the <i>Low-Medium Density Residential Zone</i> where located on Thursday Island (other than in Tamwoy Town or Rose Hill); or (b) one (1) <u>storey</u> and 5.5 metres where in the <i>Cemetery Precinct</i> ; or (c) two (2) <u>storeys</u> and 8.5 metres where paragraphs (a) and (b) do not apply.
SO2	Development does not exceed a <u>site cover</u> of: (a) 10% in the <i>Cemetery Precinct</i> ; (b) 60% in the <i>Education Precinct</i> ; and (c) 80% in any other precinct.
SO3	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 where adjoining land in the <i>Centre Zone</i> and paragraph (a) does not apply; or (c) a minimum of three (3) metres where located in the <i>Community Services Precinct</i> , the <i>Education Precinct</i> , the <i>Emergency Services Precinct</i> or the <i>Health Care Precinct</i> and paragraphs (a) and (b) do not apply; or (d) a minimum of three (3) metres where located in the <i>Transport Precinct</i> ; or (e) a minimum of five (5) metres where located in the <i>Air Services Precinct</i> , the <i>Cemetery Precinct</i> or the <i>Operational and Utility Services Precinct</i> .
SO4	Buildings are <u>setback</u> from any <u>side boundary</u> and any <u>rear boundary</u> as follows: (a) a minimum of three (3) metres in the <i>Community Services Precinct</i> where adjoining land is located in the <i>Low Density Residential Zone</i> or the <i>Low-Medium Density Residential Zone</i> ; or (b) a minimum of one (1) metre in the <i>Community Services Precinct</i> where paragraph (a) does not apply; or (c) a minimum of 10 metres where located in the <i>Cemetery Precinct</i> ; or (d) a minimum of three (3) metres where located in the <i>Education Precinct</i> or the <i>Transport Precinct</i> ; or (e) a minimum of five (5) metres where located in the <i>Air Services Precinct</i> , the <i>Cemetery Precinct</i> or the <i>Operational and Utility Services Precinct</i> .



5. Built Form and Development Design (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO5

The built environment is:

- (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;
- (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;
- (c) designed to provide protection for residents, employees and visitors in times of rainfall;
- (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;
- (e) designed to provide an attractive, interesting and distinct character for Torres Shire;
- (f) designed to provide opportunities for natural ventilation and cooling and improved attractiveness of outdoor living; and
- (g) responsive to the natural environment and uses the natural environment as a feature within designs.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO5 is not applicable to the determination of whether development is Accepted Development.

SO6

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO6 is not applicable to the determination of whether development is Accepted Development.



11. Land Use

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO7

Any Food and Drink Outlet:

- (a) is provided in association with a community purpose;
- (b) is intended to primarily service demand generated by this other use; and
- (c) provides a maximum gross floor area of 250m².

FOR RECONSULTATION (APRIL 2021)



11. Land Use (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO8

Any Office located in the *Community Facilities Zone* is used by tenants who provide a community service.

Note – Examples of an Office that provides a community service include (but are not limited to) Council and governmental offices accessed by the community and Offices provided for the administrative functions of another use that supports a community service.



4. Amenity and Privacy

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO9

Where adjoining land in the *Low Density Residential Zone* or the *Low-Medium Density Residential Zone*, the common boundary is improved with a 1.8 metre high screen fence.



12. Landscaping

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO10

A minimum of 10% of the site area is provided as soft landscaping, unless the site adjoins land in the *Centre Zone*.

Note – Where the site adjoins land in the *Centre Zone*, SO10 does not apply and no minimum is applicable.



10. Land Constraints

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO10.1 to MO10.3 (10. Land Constraints theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO11

Development is not located on land that is the subject of a former mining activity.

Note – Sites of former mining activity are identified in the Queensland Government's GeoResGlobe.



6.1.3 Environmental Management and Conservation Zone

Purpose Statement

The purpose of the *Environmental Management and Conservation Zone* is to provide for the protection and maintenance of areas that support 1 or more of the following—

- (a) biological diversity;
- (b) ecological integrity;
- (c) naturally occurring landforms;
- (d) coastal processes.

Local Purpose Statement

The primary local purpose of the *Environmental Management and Conservation Zone* is to identify locations within Torres Shire that are intended to be preserved in their nature state. Any development in the *Environmental Management and Conservation Zone*:

- (a) is intrinsically linked to the local or regional environmental values of the area;
- (b) is of a low/small scale;
- (c) minimises the need for environmental disturbance, such as vegetation clearing; and
- (d) maintains the natural setting of the local area through appropriate natural screening of all elements of the development.

Table 6.1.3 – Standard Outcomes for the Environmental Management and Conservation Zone

	5. Built Form and Development Design Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	All buildings and structures comprise an <u>overall height</u> of no greater than one (1) <u>storey</u> and 5.5 metres.
SO2	No building includes a <u>gross floor area</u> exceeding 100m ² .

FOR RECONSULTATION (APRIL 2021)



5. Built Form and Development Design (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO3

The built environment is:

- (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;
- (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;
- (c) designed to provide protection for residents, employees and visitors in times of rainfall;
- (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;
- (e) designed to provide an attractive, interesting and distinct character for Torres Shire;
- (f) designed to provide opportunities for natural ventilation and cooling and improved attractiveness of outdoor living; and
- (g) responsive to the natural environment and uses the natural environment as a feature within designs.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO3 is not applicable to the determination of whether development is Accepted Development.

SO4

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO4 is not applicable to the determination of whether development is Accepted Development.



10. Land Constraints

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO10.1 to MO10.3 (10. Land Constraints theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO5

Development is not located on land that is the subject of a former mining activity.

Note – Sites of former mining activity are identified in the Queensland Government's GeoResGlobe.



6.1.4 Industry Zone

Purpose Statement

The purpose of the *Industry Zone* is to provide for—


- (a) a variety of industry activities; and
- (b) other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

Local Purpose Statement

The *Industry Zone* identifies land that is suitable for industrial purposes and supporting commercial purposes. The *Industry Zone* is intended to accommodate new and existing industries, with a particular focus on enhancing and diversifying the Shire's economy, particular through industries that reduce the communities' dependency on the importing of goods, products and services. Land within the *Industry Zone* that is proximate to the ocean is developed for industries that have a relationship with the water, with marine industries fostered as a core part of the Shire's economy. A high quality of built form and appearance is achieved in the *Industry Zone*, particularly in areas proximate to the waterfront or major roads.

The *Industry Zone* includes the **Extractive Industry Precinct**, which is intended to support the ongoing use of appropriately located land for Extractive Industry. Development which prejudices the existing or future use of the precinct for Extractive Industry is not accommodated.

Table 6.1.4 – Standard Outcomes for the Industry Zone

5. Built Form and Development Design	
 <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	<p>All buildings and structures comprise an <u>overall height</u> of no greater than:</p> <ul style="list-style-type: none"> (a) 12 metres where a structure other than a building; and (b) two (2) <u>storeys</u> and 8.5 metres otherwise.

FOR RECONSULTATION (APRIL 2021)



5. Built Form and Development Design (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO2	<p>All buildings and structures are <u>setback</u> from <u>site</u> boundaries by the following minimum distances:</p> <ul style="list-style-type: none"> (a) three (3) metres from any <u>front boundary</u>; (b) six (6) metres from any <u>side boundary</u> where adjoining land is located in the <i>Low Density Residential Zone</i> or the <i>Low-Medium Density Residential Zone</i>; (c) three (3) metres from any <u>side boundary</u> to which paragraph (b) does not apply; and (d) six (6) metres from any <u>rear boundary</u>.
SO3	<p>Development does not exceed a <u>site cover</u> of 50%.</p>
SO4	<p>The built environment is:</p> <ul style="list-style-type: none"> (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors; (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight; (c) designed to provide protection for residents, employees and visitors in times of rainfall; (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments; (e) designed to provide an attractive, interesting and distinct character for Torres Shire; (f) designed to provide opportunities for natural ventilation and cooling and improved attractiveness of outdoor living; and (g) responsive to the natural environment and uses the natural environment as a feature within designs. <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO4 is not applicable to the determination of whether development is Accepted Development.</p>
SO5	<p>The built environment:</p> <ul style="list-style-type: none"> (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a <u>site</u> from public spaces; (b) avoids creating locations that are attractive or suited to the conducting of criminal activities; (c) provides for the appropriate definition of public, semi public and private spaces; (d) includes lighting and signage that promotes safety and visibility of people; (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and (f) is designed in a manner that discourages criminal and anti-social behaviour. <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO5 is not applicable to the determination of whether development is Accepted Development.</p>

	11. Land Use	<p>Note – These Standard Outcomes apply only to a Material Change of Use</p> <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>
SO6	Development located on land adjoining the ocean is for a purpose that requires ocean access as part of the land use.	
SO7	Development involving a <u>Food and Drink Outlet</u> or <u>Office</u> :	
	<p>(a) is directly associated with an industrial activity occurring on the same or <u>adjoining premises</u>; or</p> <p>(b) does not exceed a <u>gross floor area</u> of 250m².</p>	
	4. Amenity and Privacy	<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>
SO8	<p>Where development is located within 50 metres of a <u>sensitive land use</u> or land that is not included in the <i>Industry Zone</i>:</p> <p>(a) development does not result in an exceedance of the acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2019</i> for any <u>sensitive land use</u>; or</p> <p>(b) where the acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2019</i> are currently exceeded at a <u>sensitive land use</u> without the development, the development does not result in a worsening of the acoustic quality at that receptor.</p>	
SO9	<p>Where development is located within 50 metres of a <u>sensitive land use</u> or land that is not included in the <i>Industry Zone</i>:</p> <p>(a) development does not result in an exceedance of the air quality objectives stated in Schedule 1 of the <i>Environmental Protection (Air) Policy 2019</i> for any <u>dwelling</u>; or</p> <p>(b) where the air quality objectives stated in Schedule 1 of the <i>Environmental Protection (Air) Policy 2019</i> are currently exceeded at a <u>dwelling</u> without the development, the development does not result in a worsening of the acoustic quality at that <u>dwelling</u>.</p>	
SO10	Where adjoining land is not within the <i>Industry Zone</i> or includes a <u>sensitive land use</u> , the common boundary is improved with a 1.8 metre high <u>screen fence</u> .	
	15. Reconfiguring a Lot	<p>Note – These Standard Outcomes apply only to Reconfiguring a Lot</p> <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>
SO11	<p>All lots have a minimum size of 1,000m².</p> <p>Note – Where involving a <u>rear lot</u>, the <u>access handle</u> is not included in the calculation of the lot size for the purposes of SO11.</p>	
SO12	<p>All lots have a minimum <u>primary frontage</u> of 20 metres.</p> <p>Note – SO12 does not apply to a <u>rear lot</u>.</p>	

FOR RECONSULTATION (APRIL 2021)



12. Landscaping

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO13

A minimum of 50% of any front boundary is improved with soft landscaping with a minimum depth from the front boundary of one (1) metre.

Note – The intention of SO13 is ensure that a minimum of 50% of any front boundary does not include hard surfaces.

Note – Soft landscaping provided to comply with SO13 does not need to be contiguous and may be provided in multiple parts along the front boundary, provided that the combination of those parts is a minimum of 50% of any front boundary.

SO14

A minimum of 10% of the site area is improved with soft landscaping.

SO15

Land with a road frontage to Airport Road on Horn Island provides the following along the full length of the road frontage with Airport Road:

- (a) a five (5) metre deep vegetated buffer with a minimum planting density of 40% for a height of 1.8 metres; and
- (b) a 1.8 metre high solid screen fence at the rear of the vegetated buffer provided pursuant to paragraph (a) finished in natural colours.

Note – Natural colours are shades of green or brown (or other appropriate colour) generally consistent with the colours of vegetation used in the vegetated buffer provided pursuant to paragraph (a) or otherwise the colours of vegetation found in the area immediately surrounding the site.



6.1.5 Low Density Residential Zone

Purpose Statement


The purpose of the *Low Density Residential Zone* is to provide for—

- (a) a variety of low density dwelling types, including Dwelling Houses; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

Local Purpose Statement

The *Low Density Residential Zone* identifies existing and future residential land suitable for improvement with Dwelling Houses, Dual Occupancies and other compatible land uses. The *Low Density Residential Zone* is intended to maintain a suburban character with well separated buildings and a high quality of amenity and privacy.

Table 6.1.5 – Standard Outcomes for the Low Density Residential Zone

5. Built Form and Development Design	
	<p>Note – The Standard Outcomes for the <i>Low Density Residential Zone</i> provide alternative standards for the design and siting of single detached <u>dwelling</u>s and associated class 10 buildings and structures for the purposes of MP1.1 and MP1.2 of the Queensland Development Code.</p> <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>
	<p>SO1 All buildings and structures comprise an <u>overall height</u> of no greater than two (2) <u>storeys</u> and 8.5 metres.</p>
	<p>SO2 Development does not exceed a <u>site cover</u> of 50%.</p>
	<p>SO3 Buildings and structures are <u>setback</u> a minimum of six (6) metres from any <u>front boundary</u>.</p>
	<p>Buildings and structures are <u>setback</u> from any <u>side boundary</u>, except to the extent that a built to boundary wall is proposed, by a minimum distance of:</p> <ul style="list-style-type: none"> (a) 1.5 metres for all parts of the building up to 4.5 metres in height; (b) 2 metres for all parts of the building greater than 4.5 metres in height and up to 7.5 metres in height; and (c) 2.5 metres for all parts of the building greater than 7.5 metres in height and up to 8.5 metres in height. <p>Note – SO6 relates to built to boundary walls.</p>

FOR RECONSULTATION (APRIL 2021)

5. Built Form and Development Design (continued)



Note – The Standard Outcomes for the *Low Density Residential Zone* provide alternative standards for the design and siting of single detached dwellings and associated class 10 buildings and structures for the purposes of MP1.1 and MP1.2 of the Queensland Development Code.

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO5 Buildings and structures are setback a minimum of three (3) metres from the rear boundary.

Buildings may comprise built to boundary walls where:

- SO6**
- (a) the maximum length of any built to boundary wall is nine (9) metres;
 - (b) the maximum height of any built to boundary wall is 4.5 metres;
 - (c) there is no more than one built to boundary wall on each side boundary;
 - (d) there is an existing built to boundary wall on an adjoining property, any built to boundary wall in the development is located on the same or a greater extent of the common boundary (where consistent with other parts of this outcome); and
 - (e) located a minimum of 3 metres from any habitable room window.

SO7 The maximum length of a building wall without articulation is 15 metres.
Note – For the purposes of SO7, articulation involves a variation in the setback of the building wall.

The built environment is:

- SO8**
- (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;
 - (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;
 - (c) designed to provide protection for residents, employees and visitors in times of rainfall;
 - (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;
 - (e) designed to provide an attractive, interesting and distinct character for Torres Shire;
 - (f) designed to provide opportunities for natural ventilation and cooling and improved attractiveness of outdoor living; and
 - (g) responsive to the natural environment and uses the natural environment as a feature within designs.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO8 is not applicable to the determination of whether development is Accepted Development.

5. Built Form and Development Design (continued)



Note – The Standard Outcomes for the *Low Density Residential Zone* provide alternative standards for the design and siting of single detached dwellings and associated class 10 buildings and structures for the purposes of MP1.1 and MP1.2 of the Queensland Development Code.

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

The built environment:

- SO9**
- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
 - (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
 - (c) provides for the appropriate definition of public, semi public and private spaces;
 - (d) includes lighting and signage that promotes safety and visibility of people;
 - (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
 - (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO9 is not applicable to the determination of whether development is Accepted Development.

12. Landscaping



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.

A minimum of 50% of any front boundary is improved with soft landscaping with a minimum depth from the front boundary of one (1) metre.

SO10

Note – The intention of SO10 is ensure that a minimum of 50% of any front boundary does not include hard surfaces.

Note – Soft landscaping provided to comply with SO10 does not need to be contiguous and may be provided in multiple parts along the front boundary, provided that the combination of those parts is a minimum of 50% of any front boundary.

4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO11

Where adjoining land is not within the *Low Density Residential Zone*, the common boundary is improved with a 1.8 metre high screen fence.

15. Reconfiguring a Lot



Note – These Standard Outcomes apply only to Reconfiguring a Lot

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO12

All lots have a minimum size of 450m².

Note – Where involving a rear lot, the access handle is not included in the calculation of the lot size for the purposes of SO12.

FOR RECONSULTATION (APRIL 2021)



15. Reconfiguring a Lot (continued)

Note – These Standard Outcomes apply only to Reconfiguring a Lot

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO13

All lots have a minimum primary frontage of 15 metres.

Note – SO13 does not apply to a rear lot.

FOR RECONSULTATION (APRIL 2021)



6.1.6 Low-Medium Density Residential Zone

Purpose Statement


The purpose of the *Low-Medium Density Residential Zone* is to provide for—

- (a) a variety of low density dwelling types, including Dwelling Houses and low to medium density Multiple Dwellings; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

Local Purpose Statement

The local purpose of the *Low-Medium Density Residential Zone* is to identify land that is potentially suitable for more intensive residential purposes. Development in the *Low-Medium Density Residential Zone* is to support the expansion and diversification of housing options in Torres Shire. Development is to be appropriately scaled and sited having regard to its surroundings, particularly any established land uses and existing buildings.

Table 6.1.6 – Standard Outcomes for the Low-Medium Density Residential Zone

5. Built Form and Development Design	
	<p>Note – The Standard Outcomes for the <i>Low-Medium Density Residential Zone</i> provide alternative standards for the design and siting of single detached <u>dwellings</u> and associated class 10 buildings and structures for the purposes of MP1.1 and MP1.2 of the Queensland Development Code.</p> <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>
SO1	<p>All buildings and structures comprise an <u>overall height</u> of no greater than:</p> <ul style="list-style-type: none"> (a) where located on Horn Island, at Tamwoy Town or at Rose Hill, two (2) <u>storeys</u> and 8.5 metres; or (b) three (3) <u>storeys</u> and 12 metres otherwise. <p>Note – Where paragraph (a) applies, an <u>overall height</u> of three (3) <u>storeys</u> and 12 metres may be considered where compliance is demonstrated with the applicable Merit Outcomes, having regard to the specific <u>site</u> characteristics of the development.</p>
SO2	Development does not exceed a <u>site cover</u> of 50%.
SO3	Buildings and structures are <u>setback</u> a minimum of six (6) metres from any <u>front boundary</u> .

FOR RECONSULTATION (APRIL 2021)

5. Built Form and Development Design (continued)



Note – The Standard Outcomes for the *Low-Medium Density Residential Zone* provide alternative standards for the design and siting of single detached dwellings and associated class 10 buildings and structures for the purposes of MP1.1 and MP1.2 of the Queensland Development Code.

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO4	<p>Buildings and structures are <u>setback</u> from any <u>side boundary</u>, except to the extent that a built to boundary wall is proposed, by a minimum distance of:</p> <ul style="list-style-type: none"> (a) 1.5 metres for all parts of the building up to 4.5 metres in height; (b) 2 metres for all parts of the building greater than 4.5 metres in height and up to 7.5 metres in height; and (c) 2.5 metres for all parts of the building greater than 7.5 metres in height and up to 8.5 metres in height. <p>Note – SO6 relates to built to boundary walls.</p>
SO5	<p>Buildings and structures are <u>setback</u> from the <u>rear boundary</u> by a minimum distance of three (3) metres.</p>
SO6	<p>Buildings may comprise built to boundary walls where:</p> <ul style="list-style-type: none"> (a) the maximum length of any built to boundary wall is 15 metres; (b) the maximum height of any built to boundary wall is 4.5 metres; (c) there is no more than one built to boundary wall on each <u>side boundary</u>; (d) there is an existing built to boundary wall on an adjoining property, any built to boundary wall in the development is located on the same or a greater extent of the common boundary (where consistent with other parts of this outcome); and (e) located a minimum of 3 metres from any <u>habitable room</u> window.
SO7	<p>The maximum length of a building wall without articulation is 15 metres.</p> <p>Note – For the purposes of SO7, articulation involves a variation in the <u>setback</u> of the building wall.</p>
SO8	<p>The built environment is:</p> <ul style="list-style-type: none"> (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors; (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight; (c) designed to provide protection for residents, employees and visitors in times of rainfall; (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments; (e) designed to provide an attractive, interesting and distinct character for Torres Shire; (f) designed to provide opportunities for natural ventilation and cooling and improved attractiveness of outdoor living; and (g) responsive to the natural environment and uses the natural environment as a feature within designs. <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO8 is not applicable to the determination of whether development is Accepted Development.</p>

FOR RECONSULTATION (APRIL 2021)

5. Built Form and Development Design (continued)



Note – The Standard Outcomes for the *Low-Medium Density Residential Zone* provide alternative standards for the design and siting of single detached dwellings and associated class 10 buildings and structures for the purposes of MP1.1 and MP1.2 of the Queensland Development Code.

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO9

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO9 is not applicable to the determination of whether development is Accepted Development.

12. Landscaping



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO10

A minimum of 50% of any front boundary is improved with soft landscaping with a minimum depth from the front boundary of one (1) metre.

Note – The intention of SO10 is ensure that a minimum of 50% of any front boundary does not include hard surfaces.

Note – Soft landscaping provided to comply with SO10 does not need to be contiguous and may be provided in multiple parts along the front boundary, provided that the combination of those parts is a minimum of 50% of any front boundary.

4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO11

Where adjoining land is not within the *Low-Medium Density Residential Zone*, the common boundary is improved with a 1.8 metre high screen fence.

15. Reconfiguring a Lot



Note – These Standard Outcomes apply only to Reconfiguring a Lot

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO12

All lots have a minimum size of 450m².

Note – Where involving a rear lot, the access handle is not included in the calculation of the lot size for the purposes of SO12.

FOR RECONSULTATION (APRIL 2021)



15. Reconfiguring a Lot (continued)

Note – These Standard Outcomes apply only to Reconfiguring a Lot

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO13

All lots have a minimum primary frontage of 15 metres.

Note – SO13 does not apply to a rear lot.



10. Land Constraints

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO10.1 to MO10.3 (10. Land Constraints theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO14

Development is not located on land that is the subject of a former mining activity.

Note – Sites of former mining activity are identified in the Queensland Government's GeoResGlobe.

FOR RECONSULTATION (APRIL 2021)



6.1.7 Recreation and Open Space Zone

Purpose Statement


The purpose of the *Recreation and Open Space Zone* is to provide for—

- (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example—
 - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
 - (ii) parks, or other areas, for the conservation of natural areas; and
- (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).

Local Purpose Statement

The *Recreation and Open Space Zone* is intended to support the recreation, sporting and leisure needs of the local community through the provision of a range and diversity of facilities and precincts. Development within the zone is intended to accommodate outdoor activities, however indoor activities may be accommodated where these are associated with outdoor activities (such as club houses and storage areas), complementary to outdoor activities provided in the zone (such as indoor sporting facilities) or consisting of a low and small scale use that supports community activities or services. Development in the *Recreation and Open Space Zone* improves the availability of high quality recreational facilities to the community, particularly through both organised and self-directed sporting activities.

Table 6.1.7 – Standard Outcomes for the Recreation and Open Space Zone

5. Built Form and Development Design	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	All buildings and structures comprise an <u>overall height</u> of no greater than two (2) <u>storeys</u> and 8.5 metres.
SO2	Development does not exceed a <u>site cover</u> of 10%.
SO3	All buildings and structures are <u>setback</u> a minimum of 10 metres from any boundary unless, for a <u>side boundary</u> or a <u>rear boundary</u> , the adjoining land is also located within the <i>Recreation and Open Space Zone</i> , in which case the minimum <u>setback</u> is three (3) metres.

FOR RECONSULTATION (APRIL 2021)

5. Built Form and Development Design (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO4

The built environment is:

- (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;
- (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;
- (c) designed to provide protection for residents, employees and visitors in times of rainfall;
- (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;
- (e) designed to provide an attractive, interesting and distinct character for Torres Shire;
- (f) designed to provide opportunities for natural ventilation and cooling and improved attractiveness of outdoor living; and
- (g) responsive to the natural environment and uses the natural environment as a feature within designs.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO4 is not applicable to the determination of whether development is Accepted Development.

SO5

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO5 is not applicable to the determination of whether development is Accepted Development.

4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO6

Where adjoining land is within the *Low Density Residential Zone* or the *Low-Medium Density Residential Zone*, the common boundary is improved with a 1.8 metre high screen fence to extent the subject land is used for:

- (a) Club; or
- (b) Community Use; or
- (c) Indoor Sport and Recreation; or
- (d) Outstation.

**4. Amenity and Privacy (continued)**

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

S07

Areas used for car parking, manoeuvring, circulation and access are not located within five (5) metres of a boundary with land in the *Low Density Residential Zone* or the *Low-Medium Density Residential Zone*.

FOR RECONSULTATION (APRIL 2021)



6.1.8 Rural Zone

Purpose Statement

The purpose of the *Rural Zone* is to—

- (a) provide for rural uses and activities; and
- (b) provide for other uses and activities that are compatible with—
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
- (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.


Local Purpose Statement

The *Rural Zone* identifies land that is outside the identified urban areas of the Shire, however may still be used for non-urban purposes where these purposes are reflective of the local characteristics and constraints of the land.

The *Rural Zone* includes a diversity of natural settings which may provide opportunities for a range of land uses and particular focus is placed on those land uses that provide increased economic activity in the Shire. The primary uses in the *Rural Zone* are intended to comprise traditional rural activities such as cultivation and grazing, however other uses may be established where these are complementary to the non-urban setting of the land, are most appropriately located in the *Rural Zone* (and not another zone) and do prejudice existing or future rural land uses.

The *Rural Zone* includes land to the immediate south-east of the Wasaga township on Horn Island that has been identified as being potentially suitable for the long-term expansion of the township, subject to further investigations and detailed planning. Land uses proximate to the Wasaga township should be provided cognisant of the long-term planning intent of this area of land and should not prejudice future township expansion.

Table 6.1.8 – Standard Outcomes for the Rural Zone

5. Built Form and Development Design	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	All buildings and structures comprise an <u>overall height</u> of no greater than two (2) storeys and 8.5 metres.
SO2	All buildings and structures are <u>setback</u> a minimum of 10 metres from a <u>front boundary</u> .



5. Built Form and Development Design (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO3	All buildings and structures are <u>setback</u> from a <u>side boundary</u> or a <u>rear boundary</u> where the adjoining land is located in a zone other than the <i>Rural Zone</i> , <i>Industry Zone</i> or <i>Environmental Management and Conservation Zone</i> , a minimum of: <ul style="list-style-type: none"> (a) 50 metres, except where the building or structure is associated with a <u>Dwelling House</u>; or (b) three (3) metres where the building or structure is associated with a <u>Dwelling House</u>.
SO4	Where involving <u>Animal Keeping</u> , any building, structure, pen or area of land used for the keeping of an animal is not located within 50 metres of a <u>Dwelling House</u> , other than a <u>Dwelling House</u> on the same land as the <u>Animal Keeping</u> use.
SO5	Trees associated with <u>Cropping</u> (forestry for wood production) are not located within five (5) metres of a <u>side boundary</u> or a <u>rear boundary</u> , unless that boundary adjoins land within the <i>Rural Zone</i> or <i>Environmental Management and Conservation Zone</i> .
SO6	Ponds or tanks used for <u>Aquaculture</u> are <u>setback</u> a minimum of 10 metres from any boundary.
SO7	<p>The built environment is:</p> <ul style="list-style-type: none"> (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors; (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight; (c) designed to provide protection for residents, employees and visitors in times of rainfall; (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments; (e) designed to provide an attractive, interesting and distinct character for Torres Shire; (f) designed to provide opportunities for natural ventilation and cooling and improved attractiveness of outdoor living; and (g) responsive to the natural environment and uses the natural environment as a feature within designs. <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO7 is not applicable to the determination of whether development is Accepted Development.</p>

FOR RECONSULTATION (APRIL 2021)



5. Built Form and Development Design (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO8

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO8 is not applicable to the determination of whether development is Accepted Development.



11. Land Use

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO9

Where involving Caretaker's Accommodation, the use accommodates the caretaker of one or more of the following uses:

- (a) Agricultural Supplies Store; or
- (b) Animal Husbandry; or
- (c) Animal Keeping; or
- (d) Aquaculture; or
- (e) Cropping; or
- (f) Intensive Animal Industry; or
- (g) Intensive Horticulture; or
- (h) Permanent Plantation; or
- (i) Rural Industry.



4. Amenity and Privacy

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO10

Where adjoining land in the *Low Density Residential Zone* or *Low-Medium Density Residential Zone*, the common boundary is improved with a 1.8 metre high screen fence.



15. Reconfiguring a Lot

Note – These Standard Outcomes apply only to Reconfiguring a Lot

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO11

All lots have a minimum size of 50 hectares.

Note – Where involving a rear lot, the access handle is not included in the calculation of the lot size for the purposes of SO11.

SO12

All lots have a minimum primary frontage of 250 metres.

Note – SO12 does not apply to a rear lot.



10. Land Constraints

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO10.1 to MO10.3 (10. Land Constraints theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO13

Development is not located on land that is the subject of a former mining activity.

Note – Sites of former mining activity are identified in the Queensland Government's GeoResGlobe.

FOR RECONSULTATION (APRIL 2021)



6.1.9 Rural Residential Zone


Purpose Statement

The purpose of the *Rural Residential Zone* is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

Local Purpose Statement

The *Rural Residential Zone* identifies land intended to be used for residential purposes on Prince of Wales Island. The local purpose of the *Rural Residential Zone* is to recognise and protect existing residential land. Further development is limited to the extent of the *Rural Residential Zone*.

Table 6.1.9 – Standard Outcomes for the Rural Residential Zone

5. Built Form and Development Design	
 <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	All buildings and structures comprise an <u>overall height</u> of no greater than two (2) <u>storeys</u> and 8.5 metres.
SO2	Development does not exceed a <u>site cover</u> of: <ul style="list-style-type: none"> (a) 300m² where on a lot with a land area of 600m² or less; or (b) 350m² where on a lot with a land area greater than 600m² but less than 1,200m²; or (c) 400m² where on a lot greater than 1,200m².
SO3	Buildings and structures are <u>setback</u> a minimum of three (3) metres from any <u>front boundary</u> .
SO4	Buildings and structures are <u>setback</u> from any <u>side boundary</u> by a minimum distance of: <ul style="list-style-type: none"> (a) 1.5 metres for all parts of the building up to 4.5 metres in height; (b) 2 metres for all parts of the building greater than 4.5 metres in height and up to 7.5 metres in height; and (c) 2.5 metres for all parts of the building greater than 7.5 metres in height and up to 8.5 metres in height.



5. Built Form and Development Design (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO5	Buildings and structures are <u>setback</u> from the <u>rear boundary</u> by a minimum of six (6) metres.
SO6	<p>The built environment is:</p> <ul style="list-style-type: none"> (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors; (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight; (c) designed to provide protection for residents, employees and visitors in times of rainfall; (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments; (e) designed to provide an attractive, interesting and distinct character for Torres Shire; (f) designed to provide opportunities for natural ventilation and cooling and improved attractiveness of outdoor living; and (g) responsive to the natural environment and uses the natural environment as a feature within designs. <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO6 is not applicable to the determination of whether development is Accepted Development.</p>
SO7	<p>The built environment:</p> <ul style="list-style-type: none"> (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a <u>site</u> from public spaces; (b) avoids creating locations that are attractive or suited to the conducting of criminal activities; (c) provides for the appropriate definition of public, semi public and private spaces; (d) includes lighting and signage that promotes safety and visibility of people; (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and (f) is designed in a manner that discourages criminal and anti-social behaviour. <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO7 is not applicable to the determination of whether development is Accepted Development.</p>



FOR RECONSULTATION (APRIL 2021)

6.2 Uses

6.2.1 Accommodation Activities

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3. These Standard Outcomes relate to Caretaker's Accommodation, Community Residence, Dual Occupancy, Dwelling Unit, Hotel, Multiple Dwelling, Rooming Accommodation and Short-Term Accommodation.

Table 6.2.1a – Standard Outcomes for Accommodation Activities

	<p>5. Built Form and Development Design</p> <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>
<p>SO1</p>	<p>Development relates to a land area that meets or exceeds the applicable minimum <u>site</u> area listed below:</p> <ul style="list-style-type: none"> (a) <u>Dual Occupancy</u>: 500m² (b) <u>Multiple Dwelling</u>: 800m² (c) <u>Rooming Accommodation</u>: 800m² (d) <u>Short-Term Accommodation</u>, where involving more than one <u>dwelling</u>, <u>room</u> or <u>suite</u>: 800m² <p>Note – This outcome does not apply to any land use not listed above.</p>
	<p>4. Amenity and Privacy</p> <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>
<p>SO2</p>	<p>Where a <u>habitable room</u> window is located within three metres of another <u>habitable room</u> window, one of the following treatments is applied:</p> <ul style="list-style-type: none"> (a) the line of sight between the windows, measured from the wall within which the window is located, is at an angle of 45 degrees or less; or (b) one of the windows has a minimum sill height of 1.5 metres; or (c) one of the windows has opaque glazing to a height of 1.5 metres; or (d) one of the windows has a fixed privacy screen. <p>Note – SO2 applies to <u>habitable room</u> windows that are existing and proposed and are on the <u>site</u> or an adjoining <u>site</u>.</p>
<p>SO3</p>	<p>A <u>dwelling/room/suite</u> is provided with an area of private open space that:</p> <ul style="list-style-type: none"> (a) meets or exceeds the applicable minimum area and dimensions specified in Table 6.2.1b; (b) is used exclusively by the residents of the <u>dwelling/room/suite</u>; (c) is for open space purposes and does not include any area for development servicing or vehicular parking/manoeuvring; (d) where located on the <u>ground level</u> of the building, includes a minimum of 20% <u>soft landscaping</u>; and (e) provides facilities for clothes drying.



4. Amenity and Privacy (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO4

Development for Multiple Dwelling, Rooming Accommodation or Short-Term Accommodation involving more than five dwelling/rooms provides a communal open space area that:

- (a) meets or exceeds the applicable minimum area and dimensions specified in **Table 6.2.1b**;
- (b) is for open space purposes and does not include any area for development servicing or vehicular parking/manoeuvring; and
- (c) where located at ground level, includes a minimum of 20% soft landscaping.

Table 6.2.1b – Open Space Areas

Qualification	Minimum Area	Minimum Dimension
Private Open Space		
<u>Dual Occupancy</u> , where located at <u>ground level</u>	30m ²	3 metres
<u>Multiple Dwelling</u> , where located at <u>ground level</u>	30m ²	3 metres
Otherwise	12m ²	3 metres
Communal Open Space		
<u>Multiple Dwelling</u>	5m ² per <u>dwelling</u> or 50m ² (whichever is lesser)	5 metres
Otherwise	5m ² per <u>dwelling/room/suite</u> or 30m ² (whichever is lesser)	5 metres

FOR RECONSULTATION (APRIL 2021)

6.2.2 Home-Based Business

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3. These Standard Outcomes relate to Home-Based Business.

Table 6.2.2 – Standard Outcomes for Home-Based Business

	11. Land Use Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	Where involving the provision of overnight accommodation (such as a bed and breakfast), the <u>Home-Based Business</u> does not: <ul style="list-style-type: none"> (a) involve the use of more than three (3) bedrooms; and (b) accommodate more than six (6) people at any one time.
SO2	Where involving the provision of child care, the <u>Home-Based Business</u> does not involve caring for more than three (3) <u>non-resident children</u> at any one time.
SO3	The <u>Home-Based Business</u> does not comprise a <u>gross floor area</u> of more than 50m ² . Note – This excludes any <u>gross floor area</u> used exclusively for domestic purposes.
SO4	The <u>Home-Based Business</u> is conducted by one or more of the permanent residents of the <u>dwelling</u> with which it is associated.
SO5	The <u>Home-Based Business</u> does not involve more than one (1) <u>non-resident employee</u> .
SO6	The <u>Home-Based Business</u> occurs on the same land as, and is associated with, a <u>Dwelling House</u> .
SO7	The <u>Home-Based Business</u> does not involve: <ul style="list-style-type: none"> (a) the repair, cleaning or servicing of any motors, vehicles or other machinery; or (b) the hiring of vehicles, machinery or equipment; or (c) the keeping of animals.
	4. Amenity and Privacy Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO8	All activities associated with the <u>Home-Based Business</u> are located within a building, other than parking and access.
SO9	The <u>Home-Based Business</u> does not involve more than five (5) vehicle trips per day. Note – For the purposes of SO9, a single vehicle trip is the movement of a vehicle to and from the use.
SO10	The <u>Home-Based Business</u> does not involve the production of waste that requires separate approval or specialised treatment.
SO11	The <u>Home-Based Business</u> does not operate outside the hours of 7:00am to 6:00pm.

FOR RECONSULTATION (APRIL 2021)



4. Amenity and Privacy (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO12

The Home-Based Business:

- (a) does not result in an exceedance of the acoustic quality objectives stated in Schedule 1 of the *Environmental Protection (Noise) Policy 2019* for any sensitive land use; or
- (b) where the acoustic quality objectives stated in Schedule 1 of the *Environmental Protection (Noise) Policy 2019* are currently exceeded at a sensitive land use without the development, the development does not result in a worsening of the acoustic quality at that receptor.

SO13

The Home-Based Business:

- (a) does not result in an exceedance of the air quality objectives stated in Schedule 1 of the *Environmental Protection (Air) Policy 2019* for any dwelling; or
- (b) where the air quality objectives stated in Schedule 1 of the *Environmental Protection (Air) Policy 2019* are currently exceeded at a dwelling without the development, the development does not result in a worsening of the acoustic quality at that dwelling.



14. Parking, Access and Transport

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO14.1 to MO14.8 (14. Parking, Access and Transport theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO14

Where not involving accommodation, the Home-Based Business is provided with a minimum supply of car parking spaces at the following rates:

- (a) One (1) space per two (2) non-resident employees; and
- (b) One (1) visitor space.

SO15

Where involving accommodation, the Home-Based Business is provided with a minimum supply of car parking spaces at the following rates:


- (a) One (1) space per two (2) non-resident employees; and
- (b) One (1) space per five (5) accommodation rooms.

FOR RECONSULTATION (APRIL 2021)

6.2.3 Landing

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3. These Standard Outcomes relate to Landing.

Table 6.2.3 – Standard Outcomes for Landing


	<p>11. Land Use</p> <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>
SO1	The <u>Landing</u> does not affect the stability of the land to which it is attached.
SO2	The <u>Landing</u> does not obstruct or interfere with the ordinary movement of vessels within the waterway / waterbody.
SO3	<p>The <u>Landing</u> is:</p> <p>(a) associated with a land use occurring on the land immediately adjoining or surrounding its location; or</p> <p>(b) is for public use.</p>
SO4	The <u>Landing</u> does not provide for the mooring of more than two (2) vessels.
SO5	The <u>Landing</u> is not located within 100 metres of an existing <u>Landing</u> .
SO6	The <u>Landing</u> does not have a length greater than 15 metres.
SO7	Where the <u>Landing</u> is for private use, it does not prevent, restrict or reduce existing public access to the waterway / waterbody.

6.3 Other Matters

6.3.1 Landscaping

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3.

Table 6.3.1 – Standard Outcomes for Landscaping


 12. Landscaping Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.	
SO1	Any landscaping provided as part of development uses native tree and plant species: (a) that is listed in Council's endorsed planting policy; or (b) where it is demonstrated that there is no suitable species in Council's endorsed planting policy for the specific circumstances, another native species is used.
SO2	Landscaping provided as part of development does not include a declared pest species.
SO3	Where another Standard Outcome of this planning scheme requires a 1.8 metre high <u>screen fence</u> be provided, this fence is adjoined by a minimum one (1) metre landscaping strip for the length of the fence unless the land is located in the <i>Environmental Management and Conservation Zone</i> or <i>Rural Zone</i> .
SO4	Existing vegetation retained as part of development is incorporated into on-site landscaping. Note – SO4 is not applicable to the determination of whether development is Accepted Development.

FOR RECONSULTATION (APRIL 2021)

6.3.2 Parking, Access and Transport

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3.

Table 6.3.2a – Standard Outcomes for Parking, Access and Transport

14. Parking, Access and Transport	
 <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO14.1 to MO14.8 (14. Parking, Access and Transport theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	<p>Land uses are provided with a minimum supply of car parking spaces in accordance with the applicable rate specified in Table 6.3.2b.</p> <p>Note – Where the minimum supply of car parking spaces required under Table 6.3.2b does not equate to a whole number, the requirement is rounded up to the next whole number. For example, if the number of parking spaces calculated by applying the minimum parking rates is 12.4 spaces, a minimum of 13 spaces must be provided to comply with SO1.</p>
SO2	Car parking spaces and associated manoeuvring areas are designed in accordance with the relevant requirements of <i>AS/NZS2890 – Parking Facilities</i> .
SO3	Where the applicable car parking supply under SO1 requires the provision of dedicated visitor spaces, these car parking spaces are maintained for this purpose through the erection of permanent signage or other identification.
SO4	<p>Where a car parking area comprises more than 10 car parking spaces, dedicated pedestrian footpaths are provided for access between and within the car park.</p> <p>Note – Any pedestrian movement network provided within a car park should provide safe crossing locations for pedestrians.</p>
SO5	Vehicular access to land from a public road is by way of a crossover designed in accordance with the relevant requirements of the <i>FNQROC Development Manual</i> .
SO6	Unless for a single <u>dwelling</u> or a <u>Dual Occupancy</u> , vehicular access to land from a public road, provides for the entry to, and exit from, the public road by all vehicles in a forward gear.
SO7	<p>Development where located in the <i>Centre Zone</i>, <i>Community Facilities Zone</i> or <i>Industry Zone</i> provides:</p> <ol style="list-style-type: none"> a minimum of one bicycle space per 100m² <u>gross floor area</u>; and where involving greater than 500m² <u>gross floor area</u>, provides end of trip facilities consisting of shower facilities and lockers (at a rate of one locker per bicycle space required pursuant to paragraph (a)).
SO8	Development provides vehicular access for a use or lot from the <u>lowest order road</u> , unless this would be contrary to SO12.
SO9	Unless involving a <u>Dual Occupancy</u> , any Material Change of Use provides for dedicated pedestrian access from the <u>primary frontage</u> , which is separate to vehicular access.

FOR RECONSULTATION (APRIL 2021)



14. Parking, Access and Transport (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO14.1 to MO14.8 (14. Parking, Access and Transport theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO10	<p>Development provides for the:</p> <ul style="list-style-type: none"> (a) movement of the design vehicle nominated in Table 6.3.2c within the <u>site</u> in accordance with the relevant standard nominated; and (b) the minimum number of servicing bays specified in Table 6.3.2c. <p>Note – Service bays are to be provided as dedicated spaces for servicing and are not to form part of the ordinary movement of vehicles within the <u>site</u>.</p>
SO11	<p>Where involving a <u>gross floor area</u> greater than 500m², a Traffic Impact Assessment Report is prepared by a <u>suitably qualified person</u> that demonstrates that the development will not result in any element of the road network reaching or exceeding its existing capacity.</p>



4. Amenity and Privacy

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO12	<p>Development does not involve the provision of vehicular access from a <u>residential street</u>, unless involving a residential purpose.</p>
SO13	<p>Any building or structure used for vehicular parking is located at the side or rear of the primary building.</p>
SO14	<p>Any vehicular parking or manoeuvring area is separated from a <u>front boundary</u> by a minimum distance of one (1) metre, except to the extent providing access from the road.</p>
SO15	<p>Any servicing bay is:</p> <ul style="list-style-type: none"> (a) not located within three (3) metres of any property boundary; (b) not located within three (3) metres of a <u>habitable room</u> window; and (c) not visible from a road.
SO16	<p>Where a car parking area comprising more than five (5) car parking spaces is located on land adjoining the <i>Low Density Residential Zone</i> or the <i>Low-Medium Density Residential Zone</i>, a 1.8 metre high screen fence is provided along the extent of the common boundary to which the car parking area adjoins.</p>
SO17	<p>All areas used by vehicles are imperviously sealed unless:</p> <ul style="list-style-type: none"> (a) the land is located in the Environmental Management Zone, <i>Rural Zone</i> or <i>Rural Residential Zone</i>; and (b) the area is not located within five (5) metres of a <u>dwelling</u> located on adjoining land that is within a zone other than those specified in paragraph (a).
SO18	<p>Where SO17 does not apply, all areas used by vehicles are constructed of:</p> <ul style="list-style-type: none"> (a) a minimum 150mm thickness compacted gravel suitable for all weather use and dust free; or (b) grass block paving; or (c) grass reinforced mesh.

FOR RECONSULTATION (APRIL 2021)



12. Landscaping

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO19

Car parking areas are improved with landscaping consisting of:

- (a) a minimum of one shade tree for every four car parks (rounded up to the nearest whole number); and
- (b) low level landscaping (such as ground covers or shrubs) surrounding each shade tree.

SO20

The setback provided in accordance with SO14 is improved with landscaping.

Table 6.3.2b – Minimum Car Parking Rates

Land Use	Minimum Car Parking Rate
<u>Animal Keeping</u>	(a) One (1) space per two (2) employees; and (b) One (1) space per 20 employees for visitors.
<u>Aquaculture</u>	(a) One (1) space per two (2) employees; and (b) One (1) space per 20 employees for visitors.
<u>Bar</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Bulk Landscape Supplies</u>	One (1) space per 200m ² total use area.
<u>Caretaker's Accommodation</u>	One (1) space per <u>dwelling</u> or unit.
<u>Childcare Centre</u>	(a) One (1) space per two (2) employees; and (b) One (1) space per 10 children.
<u>Club</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Community Care Centre</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Community Residence</u>	(a) One (1) space per two (2) residents; (b) One (1) space per support worker; and (c) One space per four (4) residents for visitors.
<u>Community Use</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Crematorium</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Cropping</u>	(a) One (1) space per two (2) employees; and (b) One (1) space per 20 employees for visitors.
<u>Detention Facility</u>	(a) One (1) space per two (2) employees; and (b) One (1) space per 20 prisoners.
<u>Dual Occupancy</u>	(a) One (1) covered space; and (b) One (1) uncovered space per <u>dwelling</u> . Note – These spaces may be provided in a tandem arrangement.
<u>Dwelling Unit</u>	One (1) space per <u>dwelling</u> .
<u>Educational Establishment</u>	(a) One (1) space per two (2) employees; and (b) One (1) space per 20 students.
<u>Emergency Services</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.

Land Use	Minimum Car Parking Rate
<u>Food and Drink Outlet</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Function Facility</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Funeral Parlour</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Garden Centre</u>	(a) One (1) space per 50m ² <u>gross floor area</u> ; and (b) One (1) space per 100m ² <u>outdoor use area</u> .
<u>Hardware and Trade Supplies</u>	(a) One (1) space per 50m ² <u>gross floor area</u> ; and (b) One (1) space per 100m ² <u>outdoor use area</u> .
<u>Health Care Service</u>	One (1) space per 50m ² <u>gross floor area</u> .
<u>Home-Based Business</u>	Where not involving accommodation: (a) One (1) space per two (2) <u>non-resident employees</u> ; and (b) One (1) visitor space. Where involving accommodation: (a) One (1) space per two (2) <u>non-resident employees</u> ; and (b) One (1) space per five (5) accommodation rooms.
<u>Hospital</u>	(a) One space per six (6) beds; and (b) One space per two (2) employees.
<u>Hotel</u>	(a) One (1) space per 30m ² <u>gross floor area</u> (where not associated with accommodation); and (b) One (1) space per <u>dwelling</u> , unit, <u>room</u> or <u>suite</u> where accommodation is provided.
<u>Indoor Sport and Recreation</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Landing</u>	The greater of: (a) One (1) space; or (b) One (1) space for every vessel moored at the <u>Landing</u> .
<u>Low Impact Industry</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors
<u>Marine Industry</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.
<u>Market</u>	One (1) space per 50m ² of total use area.
<u>Medium Impact Industry</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.
<u>Multiple Dwelling</u>	(a) One (1) space per <u>dwelling</u> ; and (b) One (1) space per four (4) <u>dwellings</u> for visitors.
<u>Office</u>	One (1) space per 100m ² .
<u>Outdoor Sales</u>	(a) One (1) space per 50m ² <u>gross floor area</u> ; and (b) One (1) space per 200m ² <u>outdoor use area</u> .

FOR RECONSULTATION (APRIL 2021)

Land Use	Minimum Car Parking Rate
<u>Outdoor Sport and Recreation</u>	One (1) space per four people of the maximum capacity of the sporting facilities. Note – The maximum capacity of a sporting facility is the number of people who could at any one time be accommodated by the facility. As an example, the maximum capacity of a tennis court is four (4) people.
<u>Outstation</u>	One (1) space per 10 people involved in the use.
<u>Place of Worship</u>	One (1) space per eight (8) seats / attendees.
<u>Port Service</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.
<u>Renewable Energy Facility</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.
<u>Research and Technology Industry</u>	One (1) space per 100m ² .
<u>Residential Care Facility</u>	One (1) space per six (6) <u>rooms</u> .
<u>Retirement Facility</u>	(a) One (1) space per <u>dwelling</u> , unit or <u>room</u> ; and (b) One (1) space per four (4) <u>dwellings</u> , units or <u>rooms</u> for visitors.
<u>Rooming Accommodation</u>	One (1) space per resident.
<u>Sales Office</u>	One (1) space per 100m ² .
<u>Service Industry</u>	One (1) space per 50m ² <u>gross floor area</u> .
<u>Shop</u>	One (1) space per 50m ² <u>gross floor area</u> .
<u>Short-Term Accommodation</u>	One (1) space per five (5) <u>dwellings</u> , units, <u>rooms</u> or <u>suites</u> .
<u>Theatre</u>	One (1) space per 10 seats.
<u>Transport Depot</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.
<u>Veterinary Service</u>	One (1) space per 50m ² <u>gross floor area</u> .
<u>Warehouse</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.

FOR RECONSULTATION (APRIL 2021)

Table 6.3.2c – Minimum Servicing Requirements

Development	Design Vehicle	Minimum Service Bay Provision
Where involving a: (a) <u>Hospital</u> ; or (b) <u>Residential Care Facility</u> ; or (c) <u>Retirement Facility</u> .	SRV (Ambulance)	One (1) ambulance bay per 50 beds / patients / residents.
Where involving a: (a) <u>Community Use</u> , where involving a <u>gross floor area</u> of more than 500m ² ; or (b) <u>Educational Establishment</u> ; or (c) <u>Hospital</u> ; or (d) <u>Theatre</u> , where involving a <u>gross floor area</u> of more than 500m ² .	B99	Dedicated passenger pick up and drop off area / taxi rank.
Where involving an <u>Educational Establishment</u>	Bus	One (1) on-site bus stop per 50 students.
Where involving: (a) <u>Club</u> ; or (b) <u>Community Care Centre</u> ; or (c) <u>Community Use</u> ; or (d) <u>Funeral Parlour</u> ; or (e) <u>Multiple Dwelling</u> comprising more than 10 units; or (f) <u>Office</u> .	SRV	One (1) service vehicle bay.
Where involving: (a) <u>Childcare Centre</u> ; or (b) <u>Crematorium</u> ; or (c) <u>Educational Establishment</u> ; or (d) <u>Food and Drink Outlet</u> ; or (e) <u>Health Care Service</u> ; or (f) <u>Indoor Sport and Recreation</u> ; or (g) <u>Outdoor Sport and Recreation</u> ; or (h) <u>Residential Care Facility</u> ; or (i) <u>Retirement Facility</u> ; or (j) <u>Service Industry</u> ; or (k) <u>Shop</u> ; or (l) <u>Short-Term Accommodation</u> involving up to 10 units/ <u>suites</u> ; or (m) <u>Theatre</u> ; or (n) <u>Veterinary Service</u> .	MRV	One (1) service vehicle bay.

FOR RECONSULTATION (APRIL 2021)

Development	Design Vehicle	Minimum Service Bay Provision
Where involving: (a) <u>Bar</u> ; or (b) <u>Detention Facility</u> ; or (c) <u>Function Facility</u> ; or (d) <u>Hospital</u> ; or (e) <u>Hotel</u> ; or (f) <u>Low Impact Industry</u> ; or (g) <u>Marine Industry</u> ; or (h) <u>Research and Technology Industry</u> ; or (i) <u>Short-Term Accommodation</u> involving more than 10 units/suites.	HRV	One (1) service vehicle bay.
Where involving: (a) <u>Aquaculture</u> ; or (b) <u>Bulk Landscape Supplies</u> ; or (c) <u>Garden Centre</u> ; or (d) <u>Hardware and Trade Supplies</u> ; or (e) <u>Medium Impact Industry</u> ; or (f) <u>Outdoor Sales</u> ; or (g) <u>Port Service</u> ; or (h) <u>Warehouse</u> .	AV	One (1) service vehicle bay.


Note – SRV, MRV, HRV and AV design vehicles are in accordance with AS2890.2 *Parking Facilities – Part 2: Off-Street Commercial Vehicle Facilities*. All other design vehicles are in accordance with AUSTROADS *Guide to Traffic Engineering Practice Series*

6.3.3 Reconfiguring a Lot

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3.

Note – Where applicable, a minimum lot size is prescribed in the relevant zone code.

Table 6.3.3 – Standard Outcomes for Reconfiguring a Lot

15. Reconfiguring a Lot	
 <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	Reconfiguring a Lot does not result in a lot being located in more than one zone.
SO2	Reconfiguring a Lot ensures that uses/buildings and their associated infrastructure are all contained within the same lot.
SO3	Reconfiguring a Lot, involving subdivision or a boundary realignment, does not necessitate the creation of a new access easement.
SO4	<p>The creation of a new lot boundary, or the alteration of an existing lot boundary, does not result in:</p> <ul style="list-style-type: none"> (a) an existing building becoming non-compliant with the Standard Outcomes applicable to the building under this planning scheme; or (b) where an existing building presently does not comply with the Standard Outcomes applicable to the building under this planning scheme, the boundary realignment does not increase the severity of the non-compliance. <p>Note – As an example to aid in the interpretation of paragraph (b), if a building was required by the Standard Outcomes of this planning scheme to be <u>setback</u> a minimum of three (3) metres from a boundary and was current <u>setback</u> two (2) metres from this boundary, moving the boundary closer to the building as part of a boundary realignment would increase the severity of the non-compliance as discussed in paragraph (b).</p>
SO5	No more than one <u>rear lot</u> is created behind any lot with a road frontage.
SO6	<p>An <u>access handle</u> for a <u>rear lot</u> do not adjoin an <u>access handle</u> of another <u>rear lot</u> on more than one side.</p> <p>Note – SO6 is intended to avoid more than two (2) <u>access handles</u> fronting a road without being separated by a lot that is not a <u>rear lot</u>.</p>
SO7	<p>The <u>access handle</u> of a <u>rear lot</u> is a minimum of width of:</p> <ul style="list-style-type: none"> (a) four (4) metres where in the <i>Low Density Residential Zone</i> or the <i>Low-Medium Density Residential Zone</i>; or (b) six (6) metres otherwise.
SO8	The maximum length of a cul-de-sac or other form of terminating street is 100 metres.

FOR RECONSULTATION (APRIL 2021)



15. Reconfiguring a Lot (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO9

Subdivisions:

- (a) are designed in a manner that promotes community cohesion;
- (b) are designed in a manner that promotes community diversity;
- (c) provide for improved community access to the coastline, waterways and other prominent natural areas;
- (d) provide for the efficient movement of pedestrians and vehicles within the local area;
- (e) promote a lower speed of vehicular travel in residential areas to improve resident safety;
- (f) are designed to aid navigation and develop distinct local character; and
- (g) are designed to provide for the buffering of incompatible land uses and activities.


Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

FOR RECONSULTATION (APRIL 2021)

6.3.4 Vegetation Clearing

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3.

Table 6.3.4 – Standard Outcomes for Vegetation Clearing


<div>  16. Vegetation Clearing </div>	
Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO16.1 to MO16.6 (16. Vegetation Clearing theme), become assessment benchmarks. Section 3.6 provides further guidance.	
SO1	Vegetation clearing is not undertaken where the vegetation: <ul style="list-style-type: none"> (a) screens a component of a land use from public view; or (b) provides screening to the window of a <u>habitable room</u>, unless it is demonstrated that the removal of the screening would be preferable for the purposes of light/air access or casual surveillance.
SO2	Vegetation clearing is not undertaken in areas containing a slope of greater than 15% unless it is demonstrated that the stability of the slope is maintained, despite the clearing of vegetation.
SO3	Vegetation clearing is not undertaken within 10 metres of the <u>shoreline</u> of any island or the mainland.

FOR RECONSULTATION (APRIL 2021)

6.3.5 Works, Services and Infrastructure

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3.

Table 6.3.5a – Standard Outcomes for Works, Services and Infrastructure

<div>  9. Infrastructure Services </div>	
Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO9.1 to MO9.6 (9. Infrastructure and Services theme), become assessment benchmarks. Section 3.6 provides further guidance.	
SO1	<p>All uses and lots are provided with a connection to a water service that is:</p> <ul style="list-style-type: none"> (a) a connection to a reticulated network in accordance with the Design Guidelines and Specifications set out in the <i>FNQROC Development Manual</i> where: <ul style="list-style-type: none"> (i) within a reticulated water supply service area; and (ii) in the <i>Centre Zone, Community Facilities Zone, Industry Zone, Low Density Residential Zone</i> or <i>Low-Medium Density Residential Zone</i>; or (b) where paragraph (a) is not applicable, potable water is supplied through the use of: <ul style="list-style-type: none"> (i) a bore or bores provided in accordance with the Design Guidelines and Specifications set out in the <i>FNQROC Development Manual</i>; or (ii) on-site water storage tank/s provided with a minimum total capacity of 90,000L and fitted with a 50mm ball valve with a camlock fitting.
SO2	<p>All uses and lots are provided with a connection to a sewerage system that is:</p> <ul style="list-style-type: none"> (a) a connection to a reticulated network in accordance with the Design Guidelines and Specifications set out in the <i>FNQROC Development Manual</i> where: <ul style="list-style-type: none"> (i) within a reticulated sewerage service area; and (ii) in the <i>Centre Zone, Community Facilities Zone, Industry Zone, Low Density Residential Zone</i> or <i>Low-Medium Density Residential Zone</i>; or (b) where paragraph (a) is not applicable, an effluent disposal system provided in accordance with <i>ASNZ1547 On-Site Domestic Wastewater Management</i>.
SO3	<p>Other than within the <i>Environmental Management and Conservation Zone</i>, the <i>Rural Zone</i> or the <i>Rural Residential Zone</i> development:</p> <ul style="list-style-type: none"> (a) is provided with a stormwater management system that provides for the detention of on-site stormwater to the extent necessary for the development to not result in an increase in stormwater flows from the <u>site</u>; (b) where involving a land area greater than 2,500m² or the creation of more than six (6) lots, designed to support the treatment of the quality of stormwater to the extent necessary to achieve the stormwater quality objectives specified in Table 6.3.5b; and (c) includes temporary works and stormwater management controls at construction stage that achieve the stormwater management design objectives specified in Table 6.3.5c, Table 6.3.5d and Table 6.3.5e. <p>Note – The preparation of a Stormwater Management Plan may assist in demonstrating compliance with SO3.</p>



9. Infrastructure Services (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO9.1 to MO9.6 (9. Infrastructure and Services theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO4	All stormwater infrastructure is designed in accordance with the: (a) Design Guidelines and Specifications set out in the <i>FNQROC Development Manual</i> ; and (b) <i>Queensland Urban Drainage Manual</i> (QUDM).
SO5	Stormwater collected on the <u>site</u> is directed to a lawful point of discharge.
SO6	All uses and lots are provided with a connection to a power supply. In all zones, other than the <i>Environmental Management and Conservation Zone</i> , <i>Rural Zone</i> or <i>Rural Residential Zone</i> , this connection is to be to a reticulated electricity supply network in accordance with the suppliers' relevant standards.
SO7	All uses and lots are provided with a connection to a telecommunications service. Note – A mobile telecommunications service may be used to achieve compliance with SO7.
SO8	Development does not result in the damage of any existing infrastructure.
SO9	Lighting is provided in accordance with: (a) <i>AS4282 – Control of Obtrusive Effects of Outdoor Lighting</i> ; and (b) <i>AS2560 – Sports Lighting</i> where involving sports lighting.
SO10	<u>Mechanical services</u> are screened from view from any adjoining property or road reserve.
SO11	Infrastructure intended to be owned and/or maintained by a public sector entity is located: (a) within a road reserve; or (b) within public parkland; or (c) on private land, with an easement provided to facilitate lawful access to, and maintenance of, the infrastructure by the public sector entity.
SO12	Infrastructure intended to be owned and/or maintained by a public sector entity is provided with a method of access that is in accordance with the specifications for the relevant public sector entity.
SO13	Development must not cause significant adverse drainage impacts on adjacent <u>sites</u> . Note – SO13 is not applicable to the determination of whether development is Accepted Development.



14. Parking, Access and Transport

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO14.1 to MO14.8 (14. Parking, Access and Transport theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO14	All roads and footpaths are designed in accordance with: (a) the Design Guidelines and Specifications set out in the <i>FNQROC Development Manual</i> ; and (b) AUSTROADS Guide to Traffic Engineering Practice Series.
SO15	Vehicular access is provided to any new lot created from a formed road by way of a vehicular crossover designed in accordance with the Design Guidelines and Specifications set out in the <i>FNQROC Development Manual</i> .

FOR RECONSULTATION (APRIL 2021)



14. Parking, Access and Transport (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO14.1 to MO14.8 (14. Parking, Access and Transport theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO16

Where Reconfiguring a Lot involves more than 20 lots, a Traffic Impact Assessment Report is prepared by a suitably qualified person that demonstrates that the development will not detrimentally impact on the safety or efficiency of the existing or future road network.

SO17

All signage provided in relation to internal or external vehicle movement areas is in accordance with the Manual of Uniform Traffic Control Devices.

SO18

All uses are provided with a dedicated refuse storage area that includes sufficient storage for all waste containers associated with the use.



7. Filling and Excavation

Note – These Standard Outcomes apply only to Carrying Out Operational Work.

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO7.1 to MO7.6 (7. Filling and Excavation theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO19

Retaining of soil is completed through the stepping of walls and batters in accordance with the following requirements:

- (a) the total combined height of all retaining structures does not exceed three (3) metres;
- (b) any single element of retaining (wall or batter) does not exceed a height of one (1) metre; and
- (c) each element of retaining provided is separated from another element by a horizontal distance of at least one (1) metre to achieve a stepping of retaining.

SO20

Filling and excavation does not involve soil that:

- (a) has been sourced from a site that is included on the Environmental Management Register or the Contaminated Land Register; or
- (b) contains acid sulfate soils; or
- (c) is contaminated.

SO21

Filling and excavation is undertaken in accordance with an Erosion and Sediment Control Plan prepared by a suitably qualified person.

SO22

Earthworks, retaining walls and batters are designed in accordance with the *FNQROC Development Manual*, unless contrary to another Standard Outcome of this planning scheme.

FOR RECONSULTATION (APRIL 2021)

Table 6.3.5b – Post Construction Phase Stormwater Quality Objectives

Design objectives	Reductions in mean annual load from unmitigated development (%)
Total suspended solids (TSS)	80
Total phosphorus (TP)	60
Total nitrogen (TN)	40
Gross pollutants >5mm	90
Waterway stability management	Limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI discharge

Table 6.3.5c – Construction Phase Stormwater Quality Objectives

Issue	Desired Outcomes
Drainage control	<ol style="list-style-type: none"> 1. Manage stormwater flows around or through areas of exposed soil to avoid contamination. 2. Manage sheet flows in order to avoid or minimise the generation of rill or gully erosion. 3. Provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for temporary drainage works (Table 6.3.5d). 4. Provide emergency spillways for sediment basins to achieve the construction phase stormwater management design objectives for emergency spillways on temporary sediment basins (Table 6.3.5e).
Erosion control	<ol style="list-style-type: none"> 1. Stage clearing and construction works to minimise the area of exposed soil at any one time. 2. Effectively cover or stabilise exposed soils prior to predicted rainfall. 3. Prior to completion of works for the development, and prior to removal of sediment controls, all <u>site</u> surfaces must be effectively stabilised using methods which will achieve effective short-term stabilisation. <p>Note – Note: An effectively stabilised surface is defined as one that does not, or is not likely to, result in visible evidence of soil loss caused by sheet, rill or gully erosion or lead to sedimentation water contamination.</p>
Sediment control	<ol style="list-style-type: none"> 1. Direct runoff from exposed <u>site</u> soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk. 2. All exposed areas greater than 2500m² must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5).
Litter, hydrocarbons and other contaminants	<ol style="list-style-type: none"> 1. Remove gross pollutants and litter. 2. Avoid the release of oil or visible sheen to released waters. 3. Dispose of waste containing contaminants at authorised facilities.

FOR RECONSULTATION (APRIL 2021)

Issue	Desired Outcomes
Waterway stability and flood flow management	<ol style="list-style-type: none"> Where measures are required to meet post-construction waterway stability objectives (specified in Table 6.3.5b), these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction. Earthworks and the implementation of erosion and sediment controls are undertaken in ways which ensure flooding characteristics (including stormwater quantity characteristics) external to the development <u>site</u> are not worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).

Table 6.3.5d – Construction Phase Stormwater Quality Objectives (Temporary Drainage Works)

Temporary Drainage Works	Anticipated operation design life and minimum design storm event		
	< 12 months	12–24 months	> 24 months
Drainage structure	1 in 2 year ARI / 39% AEP	1 in 5 year ARI / 18% AEP	1 in 10 year ARI / 10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure	1 in 10 year ARI/10% AEP		
Culvert crossing	1 in 1 year ARI / 63% AEP		

Table 6.3.5e – Construction Phase Stormwater Quality Objectives (Emergency Spillways on Temporary Sediment Basins)

Temporary Drainage Works	Anticipated operation design life and minimum design storm event		
	< 3 months	3–12 months	> 12 months
Emergency spillways on temporary sediment basins	1 in 10 year ARI / 10% AEP	1 in 20 year ARI / 5% AEP	1 in 50 year ARI / 2% AEP



Note – Refer to IECA 2008 Best Practice Erosion and Sediment Control (as amended) for details on the application of the Construction Phase requirements. Advice should be obtained from a suitably qualified person.

6.4 Overlays

6.4.1 Agricultural Land Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Agricultural Land Overlay shown on **Map OM-100** to **Map OM-101**.

Table 6.4.1 – Standard Outcomes for the Agricultural Land Overlay


 2. Agricultural Land (Material Change of Use) Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO2.1 to MO2.5 (2. Agricultural Land theme), become assessment benchmarks. Section 3.6 provides further guidance.	
SO1	Development comprises a maximum <u>site cover</u> of 500m ² .
SO2	Development is directly associated with one of the following uses: (a) <u>Animal Husbandry</u> ; or (b) <u>Animal Keeping</u> ; or (c) <u>Cropping</u> ; or (d) <u>Intensive Animal Industry</u> ; or (e) <u>Intensive Horticulture</u> .
SO3	The <u>development footprint</u> of any proposed use is located at the edge of any area mapped as <i>Agricultural Land – Class A</i> or <i>Agricultural Land – Class B</i> of the Agricultural Land Overlay shown on Map OM-100 to Map OM-101 .
SO4	Development does not: (a) include any buildings, structures or works that obstruct a <i>Stock Route</i> shown on Map OM-100 to Map OM-101 ; or (b) relate to a <u>sensitive land use</u> within 200 metres of a <i>Stock Route</i> shown on Map OM-100 to Map OM-101 .
 2. Agricultural Land (Reconfiguring a Lot) Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO2.1 to MO2.5 (2. Agricultural Land theme), become assessment benchmarks. Section 3.6 provides further guidance.	
SO5	Reconfiguring a Lot does not result in: (a) the creation of a new lot with a land area less than 200 hectares; or (b) the realignment of a boundary so that an existing lot with an area less than 200 hectares is reduced in size; or (c) the realignment of a boundary so that an existing lot has an area less than 200 hectares, where currently it has an area of 200 hectares or greater.
SO6	Reconfiguring a Lot does not result in the creation of a new road or easement through any area mapped as <i>Agricultural Land – Class A</i> or <i>Agricultural Land – Class B</i> of the Agricultural Land Overlay shown on Map OM-100 to Map OM-101 .

FOR RECONSULTATION (APRIL 2021)

6.4.2 Airport Environs Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Airport Environs Overlay shown on Map OM-200 to Map OM-202.

Table 6.4.2 – Standard Outcomes for the Airport Environs Overlay

<div>  3. Airport Environs </div>	
<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO3.1 to MO3.5 (3. Airport Environs theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	Development does not result in a row of lights exceeding 200 metres in length within a <u>light restriction zone</u> or the <i>Lighting Area Buffer</i> (6 kilometres) as shown on Map OM-200 to Map OM-202 .
SO2	Development does not involve flood lighting in a <u>light restriction zone</u> or the lighting area buffer as shown on Map OM-200 to Map OM-202 .
SO3	Development does not comprise a surface treatment with the capability of reflecting light in a <u>light restriction zone</u> or the <i>Lighting Area Buffer</i> (6 kilometres) as shown on Map OM-200 to Map OM-202 .
SO4	Development located in a <u>light restriction zone</u> or the <i>Lighting Area Buffer</i> (6 kilometres) shown on Map OM-200 to Map OM-202 does not generate: <ul style="list-style-type: none"> (a) gaseous plumes with a velocity exceeding 4.3 metres per second; or (b) smoke, dust, ash or steam; or (c) emissions with depleted oxygen content.
SO5	Development located in a <u>light restriction zone</u> or the <i>Lighting Area Buffer</i> (6 kilometres) shown on Map OM-200 to Map OM-202 does not include any of the following types of outdoor lighting: <ul style="list-style-type: none"> (a) flare plumes; (b) upward shining lights; (c) flashing lights; (d) laser lights; (e) sodium lights; or (f) reflective surfaces.
SO6	Development located in a <u>light restriction zone</u> shown on Map OM-200 to Map OM-202 does not emit a light source that will exceed the following light intensities: <ul style="list-style-type: none"> (a) Zone A – 0 candela (b) Zone B – 50 candela (c) Zone C – 150 candela (d) Zone D – 450 candela
SO7	Buildings and structures are not located in the <i>Building Restricted Area – Zone A</i> as shown on Map OM-200 to Map OM-202 .
SO8	Buildings and structures do not exceed the applicable maximum height applicable under the Standard Outcomes for the zone within which they are located where within the <i>Building Restricted Area – Zone A/B</i> or <i>Building Restricted Area – Area of Interest</i> as shown on Map OM-200 to Map OM-202 .

FOR RECONSULTATION (APRIL 2021)



3. Airport Environs (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO3.1 to MO3.5 (3. Airport Environs theme), become assessment benchmarks. Section 3.6 provides further guidance.


SO9	<p>Development within the <i>Building Restricted Area – Zone A/B</i> or <i>Building Restricted Area – Area of Interest</i> as shown on Map OM-200 to Map OM-202 does not create permanent or temporary:</p> <ul style="list-style-type: none"> (a) physical intrusions into the 'line of sight' between transmitting and receiving devices; (b) radio frequency interference; (c) electromagnetic emissions that will interfere with signals transmitted by the facility (e.g. arc welding); (d) reflective surfaces that could deflect or interfere with signals transmitted by the facility; or (e) rising plumes.
SO10	<p>Development in the <i>Wildlife Hazard Buffer Zone – 3 kilometres</i> as shown on Map OM-200 to Map OM-202 does not involve any of the following uses:</p> <ul style="list-style-type: none"> (a) <u>Agricultural Supplies Store</u>; or (b) <u>Animal Keeping</u>; or (c) <u>Aquaculture</u>, unless located wholly within a building; or (d) <u>Bulk Landscape Supplies</u>; or (e) <u>Cropping</u>; or (f) <u>Intensive Animal Industry</u>; or (g) <u>Garden Centre</u>; or (h) <u>High Impact Industry</u> where an abattoir; or (i) <u>Utility Installation</u> where involving waste management unless located wholly within a building; or (j) <u>Wholesale Nursery</u>.
SO11	<p>Development in the <i>Wildlife Hazard Buffer Zone – 8 kilometres</i> as shown on Map OM-200 to Map OM-202 does not involve any of the following uses:</p> <ul style="list-style-type: none"> (a) <u>Animal Keeping</u> where involving the keeping of any animal that can fly; or (b) <u>Aquaculture</u>, unless located wholly within a building; or (c) <u>Intensive Animal Industry</u>; or (d) <u>Intensive Horticulture</u>; or (e) <u>High Impact Industry</u> where an abattoir; or (f) <u>Utility Installation</u> where involving waste management unless located wholly within a building.
SO12	<p>Development in a <i>wildlife hazard buffer zone</i> shown on Map OM-200 to Map OM-202 involves the storage of any waste material in a sealed container to prevent wildlife access.</p>

FOR RECONSULTATION (APRIL 2021)

6.4.3 Bushfire Hazard Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Bushfire Hazard Overlay shown on **Map OM-300 to Map OM-305**.

Table 6.4.3a – Standard Outcomes for the Bushfire Hazard Overlay

 13. Natural Hazards including Climate Change Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.	
SO1	<p>Buildings associated with a Material Change of Use:</p> <ul style="list-style-type: none"> (a) are not located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305; or (b) are located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 only where they are provided with a clear <u>firebreak</u> from <u>hazardous vegetation</u> with a distance that achieves a radiant heat flux level of 29kW/m² or less at all building facades; or (c) are separated from a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 by an asset protection zone with a distance that achieves a radiant heat flux level of 29kW/m² or less at all building facades. <p>Note – A Bushfire Hazard Assessment should be prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document in order to demonstrate compliance with SO1(b) or SO1(c).</p> <p>Note – Where a <u>firebreak</u> is to be cleared in accordance with SO1(b), consideration will also be required of the ability of any vegetation clearing to be lawfully completed having regard to the provisions of this planning scheme, the Regulation and the <i>Vegetation Management Act 1999</i>.</p>
SO2	<p>Lots:</p> <ul style="list-style-type: none"> (a) are not located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305; or (b) are located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 and are intended to be solely used for drainage or parkland purposes; or (c) where created as a result of a boundary realignment, do not result in a greater extent of the lot being located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305; or (d) involves lots of more than 2,000m² which are subject to a development footprint plan.
SO3	<p>A development footprint plan is prepared for any lot greater than 2,000m² that includes a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 that:</p> <ul style="list-style-type: none"> (a) does not include a ridgeline, saddle, crest where the land is within the <i>Moderate Risk Area</i> or <i>High Risk Area</i> of the Slope Stability Overlay shown on Map OM-900 to Map OM-903; (b) is separated from a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 by an asset protection zone with a distance that achieves a radiant heat flux level of 29kW/m² or less at all <u>development footprint</u> boundaries; (c) is located within 60 metres of a road frontage; and (d) enables an access route to be established between a road frontage and the <u>development footprint</u> that does not exceed a gradient of 12.5%. <p>Note – A Bushfire Hazard Assessment should be prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document in order to demonstrate compliance with SO3(b).</p>



13. Natural Hazards including Climate Change (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO4	<p>All lot boundaries are separated from a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 by an asset protection zone with a distance that achieves a radiant heat flux level of 29kW/m² or less at all lot boundaries, other than a lot:</p> <ul style="list-style-type: none"> (a) that is greater than 2,000m² in size; or (b) is intended to be solely used for drainage or parkland purposes. <p>Note – A Bushfire Hazard Assessment should be prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document in order to demonstrate compliance with SO4.</p>
SO5	<p>Lots that are 2,000m² or less in size do not include a ridgeline, saddle, crest where the land is within the <i>Moderate Risk Area</i> or <i>High Risk Area</i> of the Slope Stability Overlay shown on Map OM-900 to Map OM-903;</p>
SO6	<p>Unless SO7 applies, an asset protection zone provided in compliance with SO3 or SO4 comprises:</p> <ul style="list-style-type: none"> (a) parks and open spaces; or (b) portions of lots greater than 2,000m² in size; or (c) public roads.
SO7	<p>Where involving the creation of lots for <u>residential purposes</u> in an area without a reticulated water supply, an asset protection zone comprises:</p> <ul style="list-style-type: none"> (a) a fire trail and working area designed in accordance with Table 6.4.3b; or (b) a public road (a perimeter road).
SO8	<p>An asset protection zone which includes parks, open spaces or landscaping treatments:</p> <ul style="list-style-type: none"> (a) comprises only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, cultivated gardens and nature strips; or (b) is designed to ensure a potential available fuel load is maintained at less than eight tonnes/hectare in aggregate and with a fuel structure that remains discontinuous. <p>Note – A Bushfire Hazard Assessment should be prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document in order to demonstrate compliance with SO8.</p>
SO9	<p>New roads are not created within a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 unless:</p> <ul style="list-style-type: none"> (a) the formed road is contained within a road parcel of sufficient width to allow the clearing of vegetation either side of the formed road to the extent necessary to maintain safe usage of the infrastructure in the event of a bushfire; and (b) the formed road provides access to land that is not within the <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305.
SO10	<p>New roads created in an asset protection zone:</p> <ul style="list-style-type: none"> (a) have a two-lane sealed carriageway clear of <u>hazardous vegetation</u>; (b) are connected to the wider public road network at both ends and at intervals of no more than 200 metres; and (c) do not include design elements that may impede access for fire-fighting and maintenance for firefighting purposes (for example traffic calming involving chicanes).

FOR RECONSULTATION (APRIL 2021)



13. Natural Hazards including Climate Change (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO11	<p>New roads located within an area containing a reticulated water supply are provided with fire hydrants designed and installed in accordance with:</p> <ul style="list-style-type: none"> (a) Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots, Queensland Fire and Emergency Services, 2015, unless otherwise specified by the relevant water entity; and (b) the Road Planning and Design Manual 2nd edition, Department of Transport and Main Roads, 2013.
SO12	<p>Development for Reconfiguring a Lot where involving the provision of new roads ensures that the road network is suitable for evacuation purposes by:</p> <ul style="list-style-type: none"> (a) directing occupants away from the <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305; and (b) including sufficient capacity to accommodate the evacuation of all occupants.
SO13	<p>Development for a Material Change of Use on land containing a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 does not result in:</p> <ul style="list-style-type: none"> (a) an increase in <u>ignition sources</u> for bushfires; or (b) an increase in the bushfire risk on adjoining land.
SO14	<p>Development for a Material Change of Use does not involve the manufacturing or storage of hazardous materials within a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305.</p>
SO15	<p><u>Hard to evacuate uses</u> are not located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305.</p>
SO16	<p><u>Vital community infrastructure</u> is not located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 unless it is demonstrated that a 10kw/m² radiant heat flux can be achieved.</p> <p>Note – A Bushfire Hazard Assessment should be prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document in order to demonstrate compliance with SO16.</p>
SO17	<p>Development for a Material Change of Use or Reconfiguring a Lot in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 is provided with a water supply suitable for use for fire fighting that is either:</p> <ul style="list-style-type: none"> (a) a reticulated water supply where located in a reticulated water supply area; or (b) where a reticulated water supply is not available, a dedicated static water supply that is solely for fire-fighting purposes and can be accessed by fire fighting vehicles. <p>Note – Swimming pools, farm ponds and dams are not considered reliable sources of static water supply.</p>



13. Natural Hazards including Climate Change (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO18	<p>Any building located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 is used in accordance with a Bushfire Hazard Management Plan approved by Council and prepared by a <u>suitably qualified person</u> in accordance with the methodology in the <i>QFES Bushfire Resilient Communities</i> document that identifies:</p> <ul style="list-style-type: none"> (a) management controls for the monitoring of potential bushfire risk, particularly during times when the risk of bushfire is identified as high (or above) by local authorities; (b) management controls for the determination of the timing of, and procedure for, evacuation of the building; (c) an evacuation route that nominates a mustering point outside the <u>bushfire hazard area</u> that is accessible by road; (d) protocols for liaison with local emergency services; and (e) induction and training processes for people using the building (where appropriate). <p>Note – In considering whether to approve a Bushfire Hazard Management Plan, Council is to have regard to the Merit Outcomes for Natural Hazards including Climate Change contained in Part 5 of the planning scheme.</p>
SO19	<p>Any infrastructure associated with a building located in a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 that is likely to fail in the event of exposure to fire is wholly contained within a fire proof area of the building.</p>
SO20	<p>Signage is erected at the entrance to any building, other than a Class 1, Class 2 or Class 10 building, located within a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 identifying that the building is within an identified <u>bushfire hazard area</u>.</p>
SO21	<p>Signage is erected at the entrance to any car parking area including greater than five (5) car parking spaces located within a <u>bushfire hazard area</u> shown on Map OM-300 to Map OM-305 identifying that the car parking area is within an identified <u>bushfire hazard area</u>.</p>

FOR RECONSULTATION (APRIL 2021)


Table 6.4.3b – Fire Trail and Working Area Design Parameters

Parameter	Provisions
Width	Minimum 20 metres including a trafficable area, working area and balance area designed in accordance with this table.
Trafficable Area	<p>A trafficable area is provided that is cleared and formed with:</p> <ul style="list-style-type: none"> (a) a minimum width of four (4) metres that can accommodate a rural firefighting vehicle; (b) no less than 4.8 metres vertical clearance from canopy vegetation; and (c) no adjacent inhibiting embankments or retaining walls.
Working Area	<p>A working area is provided on each side of the trafficable area:</p> <ul style="list-style-type: none"> (a) with a minimum width of three (3) metres each side; and (b) cleared of all flammable vegetation greater than 10 centimetres in height.
Balance Area	<p>A balance area (managed vegetation area) is provided that:</p> <ul style="list-style-type: none"> (a) contains the balance of the fire trail width; (b) is sited to separate the trafficable area from a <u>bushfire hazard area</u>; and (c) comprises managed vegetation clear of major surface hazards.
Access	<p>Access is granted in favour of the local government and Queensland Fire and Emergency Services</p> <p>Note – This access is commonly granted in the form of an easement that is to be maintained by the grantor.</p>
Egress	Contains trafficable vehicle routes in to low hazard areas, every 200 metres.

6.4.4 Coastal Hazard Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a coastal hazard area as shown on **Map OM-401** to **Map OM-409b**.

Table 6.4.4a – Standard Outcomes for the Coastal Hazard Overlay

 13. Natural Hazards including Climate Change	
<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	<p>Buildings:</p> <ul style="list-style-type: none"> (a) are not located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b; or (b) are located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b only where supporting <u>coastal dependent development</u>.
SO2	<p>Lots:</p> <ul style="list-style-type: none"> (a) are not located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b; or (b) are located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b and are intended to support <u>coastal dependent development</u>; or (c) are located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b and are intended to be solely used for drainage or parkland purposes; or (d) where created as a result of a boundary realignment, do not result in a greater extent of the lot being located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b.
SO3	Development does not involve the manufacturing or storage of hazardous materials within a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b .
SO4	<u>Vital community infrastructure</u> and <u>hard to evacuate uses</u> are not located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b .
SO5	Any building located within the <u>storm-tide inundation area</u> as shown on Map OM-401 to Map OM-409b provides a minimum floor level in accordance with Table 6.4.4b .
SO6	<p>Any premises located in a <u>coastal hazard area</u> as shown on Map OM-401 to Map OM-409b is used in accordance with a Coastal Hazard Management Plan approved by Council that identifies:</p> <ul style="list-style-type: none"> (a) management controls for the monitoring of potential coastal hazards; (b) management controls for the determination of the timing of, and procedure for, evacuation of the premises; (c) an evacuation route that nominates a mustering point outside the <u>coastal hazard area</u> that is accessible by road; (d) protocols for liaison with local emergency services; and (e) induction and training processes for people using the premises (where appropriate). <p>Note – In considering whether to approve a Coastal Hazard Management Plan, Council is to have regard to the Merit Outcomes for Natural Hazards including Climate Change contained in Part 5 of the planning scheme.</p>

FOR RECONSULTATION (APRIL 2021)



13. Natural Hazards including Climate Change (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO7

Any building located in the *storm-tide inundation area* as shown on **Map OM-401** to **Map OM-409b** is provided with certification from a Registered Professional Engineer of Queensland (RPEQ) that the building is of sufficient structural integrity to withstand the forces that the building would likely be subjected to during a storm-tide inundation event.

Note – It may be necessary for coastal protection work to be undertaken to achieve compliance with SO7.

SO8

Any building located in the *erosion prone area* as shown on **Map OM-401** to **Map OM-409b** is provided with certification from a Registered Professional Engineer of Queensland (RPEQ) that that structure has been designed and located to withstand coastal erosion.

SO9

Any infrastructure associated with a building located in the *Storm Tide Inundation Area* as shown on **Map OM-401** to **Map OM-409b** that is likely to fail in the event of exposure to water is wholly elevated above the storm tide inundation level.

SO10

Signage is erected at the entrance to any building, other than a Class 1, Class 2 or Class 10 building, located within a coastal hazard area as shown on **Map OM-401** to **Map OM-409b** identifying that the building is within an identified coastal hazard area.

SO11

Signage is erected at the entrance to any car parking area including greater than five (5) car parking spaces located within a coastal hazard area as shown on **Map OM-401** to **Map OM-409b** identifying that the car parking area is within an identified coastal hazard area.



6. Environmental Significance

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO6.1 to MO6.8 (6. Environmental Significance theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO12

Development within the *coastal management district* as shown on **Map OM-401** to **Map OM-409b** does not modify the coastal landform other than to provide public access to the coast in accordance with SO13.

SO13

Development within the *coastal management district* as shown on **Map OM-401** to **Map OM-409b**, other than where located in the *Environmental Management and Conservation Zone* or *Industry Zone*, provides a public access to the coast, consisting of a strip of land with a minimum width of three (3) metres extending from the road frontage to the coastline, unless:

- (a) public access is already provided on the land; or
- (b) public access is already provided on adjoining land; or
- (c) the land adjoins a road reserve, public parkland or other public land that could provide public access to the coast.

Note – In order to achieve compliance with SO13, any public access provided does not need to be embellished.

Table 6.4.4b – Minimum Floor Level for Buildings in the Storm Tide Inundation Area

Type	Minimum Floor Level
<u>Habitable Room</u>	<u>Defined storm tide inundation level</u> + 500mm freeboard
<u>Non-Habitable Room, other than a room used solely for the storage of motor vehicles</u>	<u>Defined storm tide inundation level</u> + 300mm freeboard
<u>Non-Habitable Room, where a room used solely for the storage of motor vehicles</u>	<u>Defined storm tide inundation level</u>
<u>A room comprising essential building services</u>	<u>Defined storm tide inundation level</u> + 500mm freeboard

Note – A part of a building is subject to the highest applicable minimum floor level specified in **Table 6.4.4b**.


FOR RECONSULTATION (APRIL 2021)

6.4.5 Environmental Significance Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Environmental Significance Overlay shown on **Map OM-500 to Map OM-509b**.

Note – In assessing development against these Standard Outcomes, reference should be made to the Planning Scheme Study *Terrestrial Biodiversity Values of the Torres Shire Council* prepared by David Fell Environmental Pty Ltd to the extent relevant.

Table 6.4.5 – Standard Outcomes for the Environmental Significance Overlay

<div>  6. Environmental Significance </div>	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO6.1 to MO6.8 (6. Environmental Significance theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	Development does not involve the clearing of any vegetation in an <u>area of environmental significance</u> identified on Map OM-500 to Map OM-509b .
SO2	Land uses and works are not located in an <u>area of environmental significance</u> identified on Map OM-500 to Map OM-509b unless: <ul style="list-style-type: none"> (a) the use or works are intrinsically linked to the natural values or features of the area; (b) there are no alternative locations for the use or works; and (c) the use or works are necessary for the continued operation of the Shire.
SO3	Lots are not located in an <u>area of environmental significance</u> identified on Map OM-500 to Map OM-509b unless: <ul style="list-style-type: none"> (a) the extent to which the <u>site</u> includes an <u>area of environmental significance</u> is intended to be solely used for drainage or parkland purposes; or (b) where involving a boundary realignment and not resulting in a greater extent of the lot containing an <u>area of environmental significance</u>.
SO4	Development is not located in the <i>Protected Area (Estates)</i> identified on Map OM-500 to Map OM-509b .
SO5	Development is separated by the greatest of the following minimum distances from the <i>High Ecological Significance Wetlands</i> identified on Map OM-500 to Map OM-509b : <ul style="list-style-type: none"> (a) the extent of <u>regulated vegetation</u> associated with the wetland shown on Map OM-500 to Map OM-509b; or (b) 50 metres where located in the <i>Centre Zone, Industry Zone, Low Density Residential Zone</i> or the <i>Low-Medium Density Residential Zone</i>; or (c) 200 metres where located in a zone to which paragraph (b) does not apply.
SO6	Development is separated by the greatest of the following minimum distances from <i>Regulated Vegetation (Intersecting a Watercourse)</i> identified on Map OM-500 to Map OM-509b : <ul style="list-style-type: none"> (a) the extent of any riparian vegetation associated with the <i>Regulated Vegetation (Intersecting a Watercourse)</i> shown; or (b) 25 metres from the defining bank of a watercourse mapped as <i>Regulated Vegetation (Intersecting a Watercourse)</i>.

FOR RECONSULTATION (APRIL 2021)



6. Environmental Significance (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO6.1 to MO6.8 (6. Environmental Significance theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO7	<p>Development involving the creation or construction of a road in an <i>area of environmental significance</i> mapped on Map OM-500 to Map OM-509b includes dedicated and specifically designed wildlife crossings to maintain wildlife connectivity.</p> <p>Note – An Ecological Assessment Report is prepared by a <u>suitably qualified person</u> to confirm that the design and location of and proposed wildlife crossings will maintain wildlife connectivity.</p>
SO8	<p>Development on land identified as <i>Declared Fish Habitat Area</i> on Map OM-500 to Map OM-509b is associated with the use of these areas for commercial or recreational fishing.</p>
SO9	<p>Outdoor lighting associated with development within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b is:</p> <ul style="list-style-type: none"> (a) shielded by 25cm shields; (b) mounted lower than 1.8 metres high to avoid direct horizontal light or downwards glare onto the beach or ocean; (c) directed downwards and away from the coast; and (d) fitted with motion detection sensors and/or timers to ensure lighting is turned off when not required. <p>Note – Figure 6.4.5 demonstrates how outside lighting is to be shielded and directed to avoid light spill.</p>
SO10	<p>Development within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b includes:</p> <ul style="list-style-type: none"> (a) external building materials, colours and finishes that have low reflectivity; (b) impervious areas that use coloured (non-reflective) concrete or other pavement material; and (c) building design, architectural elements or landscaping treatments block or reduce excessive reflective glare.
SO11	<p>Development within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b is designed to provide all windows with shielding through the use of external fixed louvres that are:</p> <ul style="list-style-type: none"> (a) solid (i.e. no holes); and (b) designed in accordance with Figure 6.4.5b.
SO12	<p>Development on land visible from the beach or ocean within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b designs all windows and glass doors visible from the coast so that they block a minimum of 50% of light to reduce light transmission or spill from indoor lighting (i.e. allows a maximum of 50% of light to pass through) through the use of:</p> <ul style="list-style-type: none"> (a) tinting with non-reflective tinting; or (b) smart glass technology; or (c) external screens.

FOR RECONSULTATION (APRIL 2021)



6. Environmental Significance (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO6.1 to MO6.8 (6. Environmental Significance theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO13	<p>Development on land visible from the beach or ocean within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b provides landscape buffers, designed, constructed and maintained in accordance with the following:</p> <ul style="list-style-type: none"> (a) plant species selected are appropriate for the location, drainage and soil type, and require minimal ongoing maintenance; (b) plant selection includes a range of species to provide variation in form, colour and texture to contribute the natural appearance of the buffer; (c) planting density results in the creation of upper, mid and understory strata with:- <ul style="list-style-type: none"> (i) large trees planted at six (6) metre centres; (ii) small trees planted at two (2) metre centres; (iii) shrubs planted at one (1) metre centres; (d) tufting plants, vines and groundcovers are planted at 0.5 metre to one metre centres; and (e) where adjoining the edge of native vegetation or watercourse understorey, shrubs and vines are used to bind the buffer edges against degradation and weed infestation. <p>Note – Figure 6.4.5c demonstrates the preferred form and structure of landscape buffers.</p>
SO14	<p>Development on land visible from the beach or ocean within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b does not:</p> <ul style="list-style-type: none"> (a) involve flood lighting; or (b) provide a new beach access point.
SO15	<p>Development involving building work or operational work within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b is undertaken in accordance with a Construction Management Plan prepared by a <u>suitably qualified person</u> that includes effective measures to avoid impacts from lighting, noise and vibration on sea turtle activity and sea turtle nesting beaches.</p>

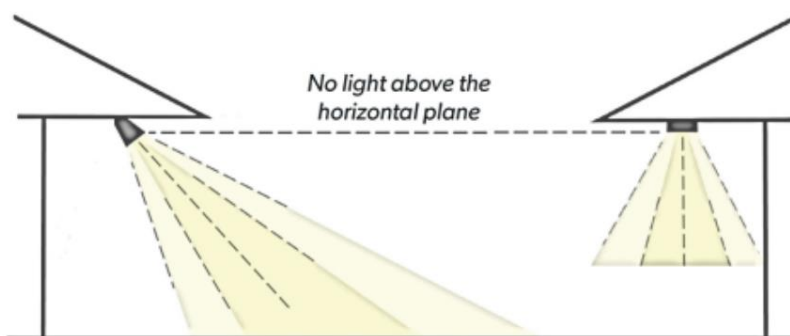


Figure 6.4.5a – Shielded Outside Light Fittings

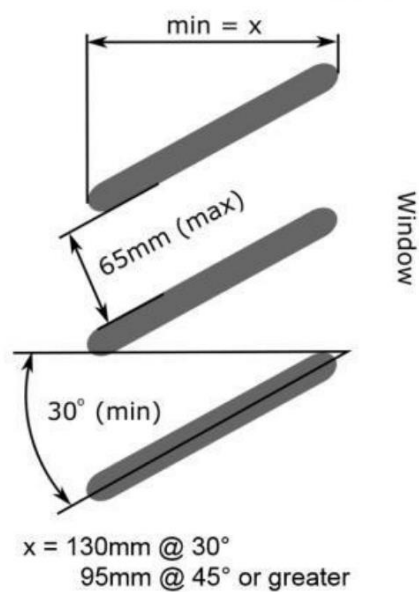


Figure 6.4.5b – Fixed Louvres Detail

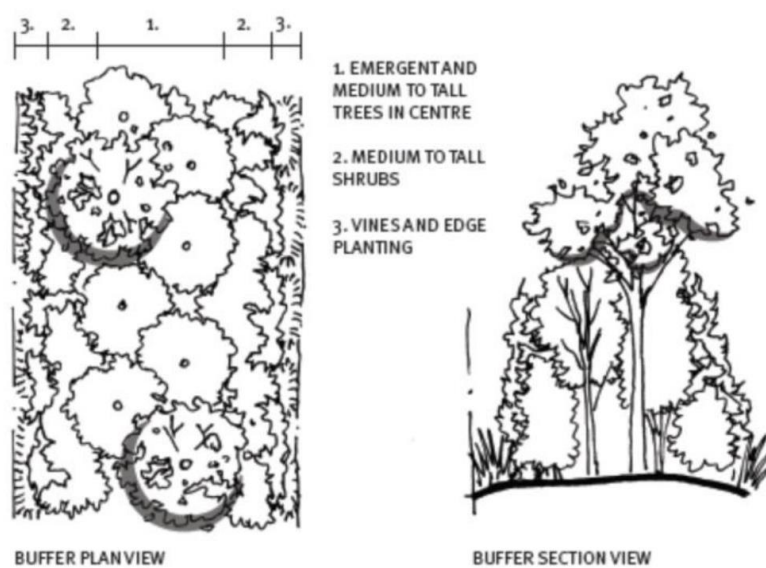



Figure 6.4.5c – Design of Landscape Buffers

FOR RECONSULTATION (APRIL 2021)

6.4.6 Flood Hazard Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Flood Hazard Overlay shown on **Map OM-600 to Map OM-605**.

Table 6.4.6a – Standard Outcomes for the Flood Hazard Overlay

	<p>13. Natural Hazards including Climate Change</p> <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>
SO1	<p>Buildings:</p> <ul style="list-style-type: none"> (a) are not located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605; or (b) are located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 and achieve a minimum floor level that is in accordance with Table 6.4.6b.
SO2	<p>Lots:</p> <ul style="list-style-type: none"> (a) are not located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605; or (b) are located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 and are intended to be solely used for drainage or parkland purposes; or (c) where created as a result of a boundary realignment, do not result in a greater extent of the lot being located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605.
SO3	<p>New roads are not created within the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> unless they:</p> <ul style="list-style-type: none"> (a) achieve immunity in accordance with the levels nominated in Table 6.4.6b; and (b) provide access to land that is not within the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605. <p>Note – An example of a road that complies with SO3 is a bridge that crosses the <i>Flood Hazard Area</i> shown on Map OM-600 to Map OM-605.</p>
SO4	<p>Development on land in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 does not result in:</p> <ul style="list-style-type: none"> (a) a reduction in available flood storage; or (b) an increase in flood levels on adjoining land; or (c) an alteration to flood hydrology. <p>Note – To demonstrate compliance with SO4 it is recommended that a Hydraulic Impact Assessment certified by a Registered Professional Engineer of Queensland (RPEQ) be prepared.</p>
SO5	<p>Development does not involve the manufacturing or storage of hazardous materials within the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605.</p>
SO6	<p><u>Vital community infrastructure</u> and <u>hard to evacuate uses</u> are not located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605, irrespective of their floor level or level of immunity.</p>



13. Natural Hazards including Climate Change (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO7	<p>Any building located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 is used in accordance with a Flood Hazard Management Plan approved by Council that identifies:</p> <ul style="list-style-type: none"> (a) management controls for the monitoring of potential flooding, particularly during rainfall events; (b) management controls for the determination of the timing of, and procedure for, evacuation of the building; (c) an evacuation route that nominates a mustering point outside the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> that is accessible by road; (d) protocols for liaison with local emergency services; and (e) induction and training processes for people using the building (where appropriate). <p>Note – In considering whether to approve a Flood Hazard Management Plan, Council is to have regard to the Merit Outcomes for Natural Hazards including Climate Change contained in Part 5 of the planning scheme.</p>
SO8	<p>Any infrastructure associated with a building located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 that is likely to fail in the event of exposure to flood water is wholly elevated above the <u>defined flood level</u>.</p>
SO9	<p>Signage is erected at the entrance to any building, other than a Class 1, Class 2 or Class 10 building, located within the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 identifying that the building is within an identified <i>Flood Hazard Area</i>.</p>
SO10	<p>Signage is erected at the entrance to any car parking area including greater than five (5) car parking spaces located within the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 identifying that the car parking area is within an identified <i>Flood Hazard Area</i>.</p>
SO11	<p>Development within a <i>Streamline 5m buffer</i> shown on Map OM-600 to Map OM-605 is supported by:</p> <ul style="list-style-type: none"> (a) a Hydraulic Impact Assessment in accordance with Australian Rainfall and Runoff (AR&R) 2019 certified by a Registered Professional Engineer of Queensland (RPEQ) where: <ul style="list-style-type: none"> (i) the <i>Streamline 5m buffer</i> intersects with the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605; and (ii) the land is located in a zone other than the <i>Environmental Management and Conservation Zone</i> or the <i>Rural Zone</i>; or (b) a Drainage Assessment establishing flow widths and sizes of drainage elements over the <u>site</u>, in accordance with the Queensland Urban Drainage Manual (QUDM), certified by a Registered Professional Engineer of Queensland (RPEQ). <p>Note – SO11 is not applicable to the determination of whether development is Accepted Development.</p>

FOR RECONSULTATION (APRIL 2021)

Table 6.4.6b – Minimum Floor Level for Buildings in the Flood Hazard Area

Type	Minimum Floor Level
<u>Habitable Room</u>	<u>Defined flood level</u> + 500mm freeboard
<u>Non-Habitable Room</u>, other than a room used solely for the storage of motor vehicles	<u>Defined flood level</u> + 300mm freeboard
<u>Non-Habitable Room</u>, where a room used solely for the storage of motor vehicles	<u>Defined flood level</u>
A room comprising <u>essential building services</u>	<u>Defined flood level</u> + 500mm freeboard
Road surface	10% AEP flood level

Note – A part of a building is subject to the highest applicable minimum floor level specified in **Table 6.4.6b**.

FOR RECONSULTATION (APRIL 2021)


6.4.7 Heritage Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Heritage Overlay shown on **Map OM-701 to Map OM-705b**.

Note – Schedule 7 provides a listing of *Local Indigenous heritage places* and *Local non-Indigenous heritage places*.

Note – Schedule 7 provides statements of significance (where available) for *Local Indigenous heritage places* and *Local non-Indigenous heritage places*. Where a statement of significance is provided, this should be used to inform the assessment completed against these Standard Outcomes.

Table 6.4.7 – Standard Outcomes for the Heritage Overlay

8. Heritage	
 <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO8.1 to MO8.7 (8. Heritage theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	<p>Development on land identified as a <i>State heritage place</i> on Map OM-701 to Map OM-705b is undertaken in accordance with an approval from the Queensland Government.</p> <p>Note – The Act and the Regulation require a development application involving a <i>State heritage place</i> to be referred to the State Government.</p>
SO2	<p>Development on land identified as a <i>Local Indigenous heritage place</i> or a <i>Local non-Indigenous heritage place</i> on Map OM-701 to Map OM-705b does not damage or diminish the cultural heritage significance of the place.</p> <p>Note – Some <i>Local Indigenous heritage places</i> and <i>Local non-Indigenous heritage places</i> are provided with statements of significance in Schedule 7, which should be consulted in determining the heritage significance of the place.</p>
SO3	<p>Development on land identified as a <i>Local Indigenous heritage place</i> or a <i>Local non-Indigenous heritage place</i> on Map OM-701 to Map OM-705b is undertaken in accordance with management controls approved by Council unless:</p> <ol style="list-style-type: none"> the development is limited to the use of an existing building and will not result in any internal or external modifications; or the development involves a use outside a building which does not involve <u>ground disturbance</u> or is limited to <u>minor ground disturbance</u>. <p>Note – Management controls are to be documented in accordance with Planning Scheme Policy 2 – Cultural Heritage.</p>
SO4	<p>Development on land identified as an <i>Indigenous heritage high risk area</i> or a <i>Non-Indigenous heritage high risk area</i> on Map OM-701 to Map OM-705b is undertaken in accordance with management controls approved by Council, unless the development does not involve <u>ground disturbance</u> or is limited to <u>minor ground disturbance</u>.</p> <p>Note – Management controls are to be documented in accordance with Planning Scheme Policy 2 – Cultural Heritage.</p>
SO5	<p>Any agreement, plan or assessment documenting management controls is to be prepared by a <u>suitably qualified person</u>.</p> <p>Note – SO5 applies only to the extent documentation is required to be prepared under SO3 or SO4.</p>

FOR RECONSULTATION (APRIL 2021)



8. Heritage (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO8.1 to MO8.7 (8. Heritage theme), become assessment benchmarks. Section 3.6 provides further guidance.


SO6	<p>Any agreement, plan or assessment documenting management controls is to identify:</p> <ul style="list-style-type: none"> (a) the elements of the <u>site</u>, building or land that are of actual or potential cultural heritage significance; (b) the relationship between cultural heritage elements and the development (i.e. to what extent are these elements proposed to be altered); (c) management and construction controls that will be implemented to ensure elements of cultural heritage significance are maintained and protected; and (d) any proposed works to improve or refurbish the cultural heritage significance of the <u>site</u>. <p>Note – In considering whether to approve a management controls, Council is to have regard to the Merit Outcomes for Heritage contained in Part 5 of the planning scheme.</p>
SO7	<p>Where an agreement or management plan relates to a <i>Local Indigenous heritage place</i> or an <i>Indigenous heritage high risk area</i> identified on Map OM-701 to Map OM-705b:</p> <ul style="list-style-type: none"> (a) the agreement or management plan is prepared in consultation with the local Indigenous people; and (b) the agreement or management plan provides for, amongst other things, the ability for the local Indigenous people to monitor and observe any on-site works associated with the development. <p>Note – The preparation of an agreement or management plan, including the completion of consultation, is to be undertaken in accordance with Planning Scheme Policy 2 – Cultural Heritage.</p>
SO8	<p>Where involving a building identified as a <i>Local non-Indigenous heritage place</i> on Map OM-701 to Map OM-705b, development is not to involve the demolition or removal of any part of the building, unless it is demonstrated that that part is of no cultural heritage significance.</p>

Note – These Standard Outcomes (and the Heritage Overlay of the planning scheme) do not replace or affect the provisions of the *Queensland Heritage Act 1992*, *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Cultural Heritage Act 2003* (or later equivalent legislation) to the extent relevant to development within Torres Shire. Land owners, applicants, developers and the community should be aware of their obligations under State legislation in relation to cultural heritage.

6.4.8 Potential and Actual Acid Sulfate Soils Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Potential and Actual Acid Sulfate Soils Overlay shown on **Map OM-800 to Map OM-809b**.

Table 6.4.8 – Standard Outcomes for the Potential and Actual Acid Sulfate Soils Overlay


	10. Land Constraints Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO10.1 to MO10.3 (10. Land Constraints theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	<p>It is demonstrated through the completion of a Site Based Acid Sulfate Soils Investigation and the preparation of a Site Based Acid Sulfate Soils Management Plan that development within the <i>Potential and Actual Acid Sulfate Soils Area</i> shown on Map OM-800 to Map OM-809b:</p> <ul style="list-style-type: none"> (a) will not result in the disturbance of any potential or actual <u>acid sulfate soils</u>; or (b) can implement management controls to ensure that the disturbance of potential or actual <u>acid sulfate soils</u> avoids the mobilisation and release of acid, iron or other contaminants. <p>Note – A Site Based Acid Sulfate Soils Investigation must be completed by a <u>suitably qualified person</u> and should be carried out in accordance with the latest national sampling guidelines, soil analyses according to the Laboratory Methods Guidelines or Australian Standard AS 4969.</p> <p>Note – A Site Based Acid Sulfate Soils Management Plan must be prepared by a <u>suitably qualified person</u> consistent with the 'Management principles' outlined in Queensland's latest <u>acid sulfate soil</u> management guidelines.</p>

FOR RECONSULTATION (APRIL 2021)

6.4.9 Slope Stability Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Slope Stability Overlay shown on **Map OM-900 to Map OM-903**.

Table 6.4.9 – Standard Outcomes for the Slope Stability Overlay

	<p>13. Natural Hazards including Climate Change</p> <p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>
SO1	<p>Development in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903 is designed and located in accordance with a Slope Stability Assessment.</p>
SO2	<p>Any Slope Stability Assessment is prepared by a <u>suitably qualified person</u> in accordance with:</p> <ul style="list-style-type: none"> (a) Guideline for Landslide Susceptibility, Susceptibility and Risk Zonation for Land Use Planning prepared by the Australian Geomechanics Society; (b) Practice Note Guidelines for Landslide Risk Management 2007 prepared by the Australian Geomechanics Society; and (c) AS/NZS ISO 31000:2018 Risk Management. <p>Note – The Landslide Hazard Risk Assessment for Torres Shire prepared by Cardno should be consulted in preparing a Slope Stability Assessment.</p>
SO3	<p>Any Slope Stability Assessment is informed by a field investigation of the <u>site</u> and surrounds.</p>
SO4	<p>Where land is available on a <u>site</u> which is outside the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903, development is located on the land outside the <u>mapped area</u> to the greatest extent practical.</p>
SO5	<p>Where involving Reconfiguring a Lot involving land in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903, a Slope Stability Assessment demonstrates that the risk of the development has been reduced to “very low” in accordance with Landslide Risk Management (Australian Geomechanics Journal Vol 43, No. 1. March 2007 – AGS 2007) by means of earthworks.</p>
SO6	<p>Filling and excavation in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903 is undertaken in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) all fill is laid under Level 1 supervision in accordance with AS3798-2007 – Guidelines on Earthworks for Commercial and Residential Developments; (b) all fill is retained by retaining walls; and (c) all retaining walls are certified by an RPEQ engineer competent in geotechnical design at design and construction stages.
SO7	<p>Buildings and structures located in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903 are certified by a <u>suitably qualified person</u> as having a risk that is “very low” in accordance with Landslide Risk Management (Australian Geomechanics Journal Vol 43, No. 1. March 2007 – AGS 2007).</p>



13. Natural Hazards including Climate Change (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO8	Buildings and structures located in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903 include a floor level of the ground <u>storey</u> not greater than 0.5 metres above or below natural <u>ground level</u> of the undeveloped <u>site</u> , unless using a design where the floor level is elevated above <u>ground level</u> without the use of filling. Note – An example of a design where the floor level is elevated above <u>ground level</u> without the use of filling is a pole house.
SO9	Development minimises the clearing of vegetation in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903 .
SO10	Development is not located in, or downslope of a waterway, drainage feature or gully that is within the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903 .
SO11	Development that involves the manufacturing or storage of hazardous materials is not located in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903 .
SO12	<u>Vital community infrastructure</u> is not located in the <i>Moderate Risk Area</i> or <i>High Risk Area</i> shown on Map OM-900 to Map OM-903 .

FOR RECONSULTATION (APRIL 2021)