CHAPTER 3

PLANNING FOR LOCALITIES – MAPS AND TABLES OF ASSESSMENT

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3.1 Locality Maps

The Shire is divided into six Localities. The six Localities are identified on the Key Map. The boundaries of each Locality have been determined by a combination of factors including, geographic and topographic features, existing and future preferred land use patterns and areas with a distinct homogeneity.

Each Locality is identified on a suite of Locality Maps providing detailed information on:

- the preferred pattern of development and in some instances, the preferred intensity of development and the location of Special Management Areas, in the Locality; and

- the Overlays applicable to the Locality.

The Maps relating to the six Localities are in the following order:

- World Heritage Areas and Environs Locality
- Settlement Areas North of the Daintree River Locality
- Mossman and Environs Locality
- Port Douglas and Environs Locality
- Coastal Suburbs, Villages and Townships Locality
- Rural Areas and Rural Settlements Locality.

The Maps are included with the Tables of Assessment at the end of this Chapter.

3.1.1 Planning Areas

The Locality Maps identify the particular Planning Areas within each Locality in order to establish the preferred pattern of development and to identify the preferred location of different land uses in each Locality.

The Planning Areas are the key elements which illustrate the land use strategy for each Locality and for the Shire as a whole.

3.1.2 Special Management Areas

The Locality Maps also identify, where appropriate, Special Management Areas. The Special Management Areas identify land or areas which have special qualities or characteristics that are sensitive to the impacts of development. Proposed development on land included in a Special Management Area requires more detailed and rigorous Site assessment and may require a change in the level of assessment.

3.1.3 Overlays

The Locality Maps also identify, where appropriate, particular Overlays. The Overlays are a layer in the Planning Scheme for determining assessment measures for development based on identifying land or areas which have special qualities or characteristics that are sensitive to the impacts of development and are constrained due to cultural heritage values, bushfire risk or potential for Acid Sulfate Soils. Proposed development on land affected by an Overlay requires more detailed and rigorous Site assessment and may require a change in the level of assessment.

3.2 Tables of Assessment

The Tables of Assessment for each Locality indicate the level of assessment required in each Planning Area for development regulated by the Planning Scheme. They also indicate the level of assessment required for various types of development activity regulated by the Planning Scheme. The level of assessment outlined in the Tables of Assessment may vary in each Planning Area and for each type of development activity according to the Locality in which development is proposed.

Development falls within four levels of assessment:

- Exempt development;
- Self Assessable development;
- Code Assessable development; and
- Impact Assessable development.

Impact Assessable development is divided further into two categories:

- Impact; and
- Impact (Inconsistent).

These two categories of assessment require the most rigorous level of assessment. The Impact (Inconsistent) category indicates that the development is not considered to be consistent with achieving ecological sustainability or the DEOs for the Shire in that particular Planning Area and Locality.

The Tables of Assessment for the six Localities are in the following order:

- World Heritage Areas and Environs Locality
- Settlement Areas North of the Daintree River Locality
- Mossman and Environs Locality
- Port Douglas and Environs Locality
- Coastal Suburbs, Villages and Townships Locality
- Rural Areas and Rural Settlements Locality.

The Tables of Assessment are included with the Maps at the end of this Chapter.