



# **DOUGLAS SHIRE PLANNING SCHEME**

**2018 Version 1.0**

This page is intentionally left blank

## CITATION AND COMMENCEMENT

This planning scheme may be cited as the Douglas Shire Planning Scheme 2018.

A notice was published in the Government Gazette No. 82 on 24 November 2017 for the planning scheme for the Douglas Shire Council local government area.

The commencement date for the planning scheme was 2 January 2018.

Amendments to the planning scheme are included at Appendix 2.

This page is intentionally left blank

# TABLE OF CONTENTS

<b>PART 1 ABOUT THE PLANNING SCHEME</b> .....	<b>1</b>
1.1 Introduction.....	1
1.2 Planning scheme components.....	3
1.3 Interpretation.....	5
1.3.1 Definitions.....	5
1.3.2 Standard drawings, maps, notes, editor’s notes and footnotes.....	5
1.3.3 Punctuation.....	6
1.3.4 Zones for roads, closed roads, waterways and reclaimed land .....	6
1.4 Categories of development.....	6
1.5 Hierarchy of assessment criteria.....	7
1.6 Building work regulated under the planning scheme .....	7
1.7 Local government administrative matters.....	8
1.7.1 Compensation .....	8
1.7.2 Native title.....	8
1.7.3 Precautionary principle.....	9
1.7.4 Declaration of amenity and aesthetic impact referral agency assessment.....	9
1.7.5 Relationship of the planning scheme to the planning scheme policies .....	9
1.7.6 Film production .....	9
<b>PART 2 STATE PLANNING PROVISIONS</b> .....	<b>1</b>
2.1 State planning policy .....	1
2.2 Regional plan.....	1
2.3 Referral agency delegations.....	2
2.4 Standard planning scheme provisions .....	2
<b>PART 3 STRATEGIC FRAMEWORK</b> .....	<b>1</b>
3.1 Preliminary.....	1
3.2 Strategic intent.....	1
3.2.1 Douglas Profile .....	1
3.2.2 Shaping the future.....	9
3.3 Strategic framework structure.....	12
3.4 Theme 1 - Settlement pattern.....	13
3.4.1 Strategic outcomes .....	13
3.4.2 Element – Urban settlement.....	14
3.4.3 Element – Activity centres.....	15
3.4.4 Element – Industry areas and activities .....	16
3.4.5 Element – Residential areas and activities .....	17
3.4.6 Element – Rural residential areas.....	17
3.4.7 Element – Mitigation of hazards .....	18
3.4.8 Element – Recognition of the rights and interests of native title land holders.....	19
3.5 Theme 2 - Environment and landscape values .....	19

3.5.1	Strategic outcomes .....	19
3.5.2	Element – Aboriginal cultural heritage values .....	20
3.5.3	Element – Biodiversity.....	20
3.5.4	Element – Coastal zones .....	21
3.5.5	Element – Scenic amenity.....	22
3.5.6	Element – Air and acoustic protection and hazardous materials .....	23
3.6	Theme 3 – Natural resource management.....	23
3.6.1	Strategic outcomes .....	23
3.6.2	Element – Land and catchment management.....	23
3.6.3	Element – Primary production, forestry and fisheries .....	24
3.6.4	Element – Resource extraction .....	25
3.7	Theme 4 - Strong communities and identity .....	25
3.7.1	Strategic outcomes .....	25
3.7.2	Element – Social planning and infrastructure.....	26
3.7.3	Element – Active communities .....	26
3.7.4	Element – Sense of place, community and identity.....	27
3.7.5	Element – Housing choice and affordability .....	28
3.7.6	Element – Arts and culture .....	28
3.7.7	Element – Cultural and landscape heritage .....	29
3.7.8	Element - Strengthening Indigenous communities .....	29
3.8	Theme 5 - Economy .....	30
3.8.1	Strategic outcomes .....	30
3.8.2	Element – Economic growth and diversification.....	31
3.8.3	Element – Tourism.....	31
3.8.4	Element – Primary production .....	32
3.8.5	Element – Innovation and technology.....	32
3.9	Theme 6 - Infrastructure and transport.....	33
3.9.1	Strategic outcomes .....	33
3.9.2	Element – Energy .....	33
3.9.3	Element – Water and waste management.....	34
3.9.4	Element – Transport .....	34
3.9.5	Element – Information technology .....	35
<b>PART 4 LOCAL GOVERNMENT INFRASTRUCTURE PLAN .....</b>		<b>1</b>
<b>PART 5 TABLES OF ASSESSMENT.....</b>		<b>1</b>
5.1	Preliminary.....	1
5.2	Reading the tables .....	1
5.3	Additional matters about levels of assessment.....	3
5.4	Additional matters about determining the assessment criteria.....	4
5.5	Prescribed levels of assessment .....	5
5.6	Levels of Assessment .....	5

<b>PART 6 ZONES</b> .....	<b>1</b>
6.1 Preliminary.....	1
6.2 Zone codes.....	2
6.2.1 Centre zone code .....	2
6.2.2 Community facilities zone code .....	5
6.2.3 Conservation zone code .....	8
6.2.4 Environmental management zone code .....	12
6.2.5 Industry zone code.....	15
6.2.6 Low density residential zone code.....	19
6.2.7 Low-medium density residential zone code .....	22
6.2.8 Medium density residential zone code.....	25
6.2.9 Recreation and open space zone code .....	28
6.2.10 Rural zone code.....	31
6.2.11 Rural residential zone code.....	34
6.2.12 Special purpose zone code .....	37
6.2.13 Tourism zone code .....	40
6.2.14 Tourist accommodation zone code.....	42
<b>PART 7 LOCAL PLANS</b> .....	<b>1</b>
7.1 Preliminary.....	1
7.2 Local plan codes .....	3
7.2.1 Cape Tribulation and Daintree Coast local plan code .....	3
7.2.2 Coastal communities local plan code.....	14
7.2.3 Mossman local plan code.....	20
7.2.4 Port Douglas/Craiglie local plan code.....	29
7.2.5 Return to Country Local Plan .....	49
<b>PART 8 OVERLAYS</b> .....	<b>1</b>
8.1 Preliminary.....	1
8.2 Overlay codes.....	2
8.2.1 Acid sulfate soils overlay code .....	2
8.2.2 Bushfire hazard overlay code.....	5
8.2.3 Coastal environment overlay code .....	11
8.2.4 Flood and storm tide hazard overlay code.....	18
8.2.5 Hillslopes overlay code .....	26
8.2.6 Landscape values overlay code .....	29
8.2.7 Natural areas overlay code .....	34
8.2.8 Places of significance overlay code.....	38
8.2.9 Potential landslide hazard overlay code .....	41
8.2.10 Transport network overlay code .....	44
<b>PART 9 DEVELOPMENT CODES</b> .....	<b>1</b>
9.1 Preliminary.....	1

9.2	Statewide codes.....	2
9.2.1	Community residence code.....	2
9.2.2	Forestry for wood production code .....	3
9.2.3	Reconfiguration of a lot .....	7
9.3	Use codes.....	10
9.3.1	Animal keeping code.....	10
9.3.2	Caretaker’s accommodation code .....	13
9.3.3	Centre activities code.....	15
9.3.4	Child care centre code .....	19
9.3.5	Community care centre code .....	22
9.3.6	Community facilities code.....	24
9.3.7	Dual occupancy code.....	27
9.3.8	Dwelling house code.....	31
9.3.9	Dwelling unit code.....	33
9.3.10	Extractive industry code.....	34
9.3.11	Home based business code .....	37
9.3.12	Industry activities code.....	41
9.3.13	Multiple dwelling, short term accommodation code & retirement facility code.....	44
9.3.14	Parking station code .....	52
9.3.15	Relocatable home park and tourist park code.....	54
9.3.16	Rooming accommodation code .....	58
9.3.17	Rural activities code.....	61
9.3.18	Sales office code .....	67
9.3.19	Service station code.....	69
9.3.20	Sport and recreation activities code.....	72
9.3.21	Telecommunications facility code.....	74
9.4	Other development codes .....	76
9.4.1	Access, parking and servicing code .....	76
9.4.2	Advertising devices code .....	87
9.4.3	Environmental performance code.....	93
9.4.4	Filling and excavation code.....	97
9.4.5	Infrastructure works code.....	100
9.4.6	Landscaping code.....	110
9.4.7	Reconfiguring a lot code .....	113
9.4.8	Ship-sourced pollutants reception facilities in marinas code.....	118
9.4.9	Vegetation management code.....	119
<b>PART 10 OTHER PLANS .....</b>		<b>1</b>



## SCHEDULES

### Schedule 1 Definitions

- SC1.1 Use definitions
  - SC1.1.1 Defined activity groups
  - SC1.1.2 Industry thresholds
- SC1.2 Administrative definitions

### Schedule 2 Mapping

- SC2.1 Map index
- SC2.2 Strategic framework maps
- SC2.3 Zone maps
- SC2.4 Local plan maps
- SC2.5 Overlay maps
- SC2.6 Other plan maps

### Schedule 3 Local government infrastructure plan mapping and supporting material

### Schedule 4 Notations required under the Sustainable Planning Act 2009

- SC4.1 Notation of decisions affecting the planning scheme under section 391 of the Act
- SC4.2 Notation of resolution(s) under section 648D of the Act
- SC4.3 Notation of registration for urban encroachment provisions under section 680ZE of the Act

### Schedule 5 Land designated for community infrastructure

### Schedule 6 Planning scheme policies

- SC6.1 Planning scheme policy index
- SC6.2 Planning scheme policy – Building design and architectural elements
- SC6.3 Planning scheme policy – Crime prevention through environmental design (CPTED)
- SC6.4 Planning scheme policy – Environmental management plans
- SC6.5 Planning scheme policy – FNQROC Regional Development Manual
- SC6.6 Planning scheme policy – Landscape values
- SC6.7 Planning scheme policy – Landscaping
- SC6.8 Planning scheme policy – Natural environment
- SC6.9 Planning scheme policy – Natural hazards
- SC6.10 Planning scheme policy – Places of significance
- SC6.11 Planning scheme policy – Potential and actual acid sulfate soils
- SC6.12 Planning scheme policy – Site assessments
- SC6.13 Planning scheme policy – Structure planning

### Appendix 1 Index and glossary of abbreviations and acronyms

### Appendix 2 Table of amendments

This page is intentionally left blank