



Kowanyama Aboriginal Shire Planning Scheme



Kowanyama Aboriginal Shire Planning Scheme

Quick Guide

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Kowanyama Aboriginal Shire Planning Scheme

Quick Guide

Scheme Section	Name	Colour
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Schedule 4	Planning Scheme Policies Planning scheme policy 1 – Kowanyama heritage places and features Planning scheme policy 2 – Pests and weeds register Planning scheme policy 3 – Land office and traditional owners having a say	
Appendix 1	Index and Glossary of Abbreviations and Acronyms	White
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Kowanyama Aboriginal Shire Planning Scheme

Citation and commencement

This planning scheme may be cited as the *Kowanyama Aboriginal Shire Planning Scheme 2012*.

A notice was published in the Government Gazette No. 48 Volume 364 on 1 November 2013 for the planning scheme for the shire of Kowanyama.

The commencement date for the planning scheme was 13 July 2013.

Amendments to the planning scheme are included at Appendix 2.

Kowanyama – the place of many waters.

“We want to see our country healthy. Waterholes still with waterlily and lagoons healthy. We want to see our country looking beautiful ...like it was when we first had it. We don’t want it to be run down and buggered up altogether. We want to make sure that young children say, this is what the old people used to tell us about.”

Colin Lawrence - Uw Oygangand Elder

Our vision for Kowanyama

It has been 25 years since I have been to Kowanyama. As I approach the town from the air I notice that the Mitchell River, Magnificent Creek, wetlands and coastal plains are exactly as I left them. Trees grow on land as far as I can see and rivers look healthy – just as I remember and how my parents and their parents described them to me and how I will describe this to my children. My heart fills with happiness to see how well my people are looking after country.

I also see that cattle still graze to the north and east of the town. Something is different however – there are many more cattle than I remember, but the land still looks good. I also see outstations scattered across the country.

The camping grounds for tourists, scattered across country, still look great and are small and do not harm the environment. I am pleased that this tourism is helping Kowanyama's economy.

The airport is much larger now and has a number of new buildings. This growth shows how important the airport is to the community, as it provides the only link to the town during the wet season. Industrial uses are located close to the airport, separated from other parts of our town.

I can see that although the town has grown, it has not expanded past the boundaries it had 25 years ago.

As I drive through the housing areas, I notice that all the old Katter leases and vacant blocks have been built on. Units and duplexes, and houses on large and small blocks provide housing for large and small families and for the single and the elderly people of Kowanyama. I see people young and old sitting at the front of their homes, and children playing in parks and on the football fields near the school. I am pleased to see that a number of small businesses are being run from people's homes. These small businesses convenient for the people, and provide jobs and help the economy.

I am happy to see that special places in the town like the mango trees, church and the last historic mission home on Chapman Road are being looked after. These places remind the people of Kowanyama of their past and the strength of the community. The old age home, hospital, training centre, women's shelter, multi purpose centre and school have all been looked after and have grown with the population over time, and all are well used by the community. Even the roads, drainage, dump, sewerage treatment plant and parks have all been improved.

The centre of town has changed. The Council office, police station, Land Office, Kowanyama store and service station are all in the same spot, but there is also a number of new businesses and community uses around them. I see the new Arts Culture & Research Centre being well used by the school and community to maintain our culture and the heritage of our ancestors for the benefit of future generations. There are shops which sell general groceries, cloths, and other goods as well as art to the tourists. People sometimes gather at these places to meet, eat and drink and have a yarn.

My people are thriving and happy and independent, and closer than ever. They are working together to 'look after country' and are managing their lands, waters and culture in their own way.

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About our Planning Scheme

Part 1

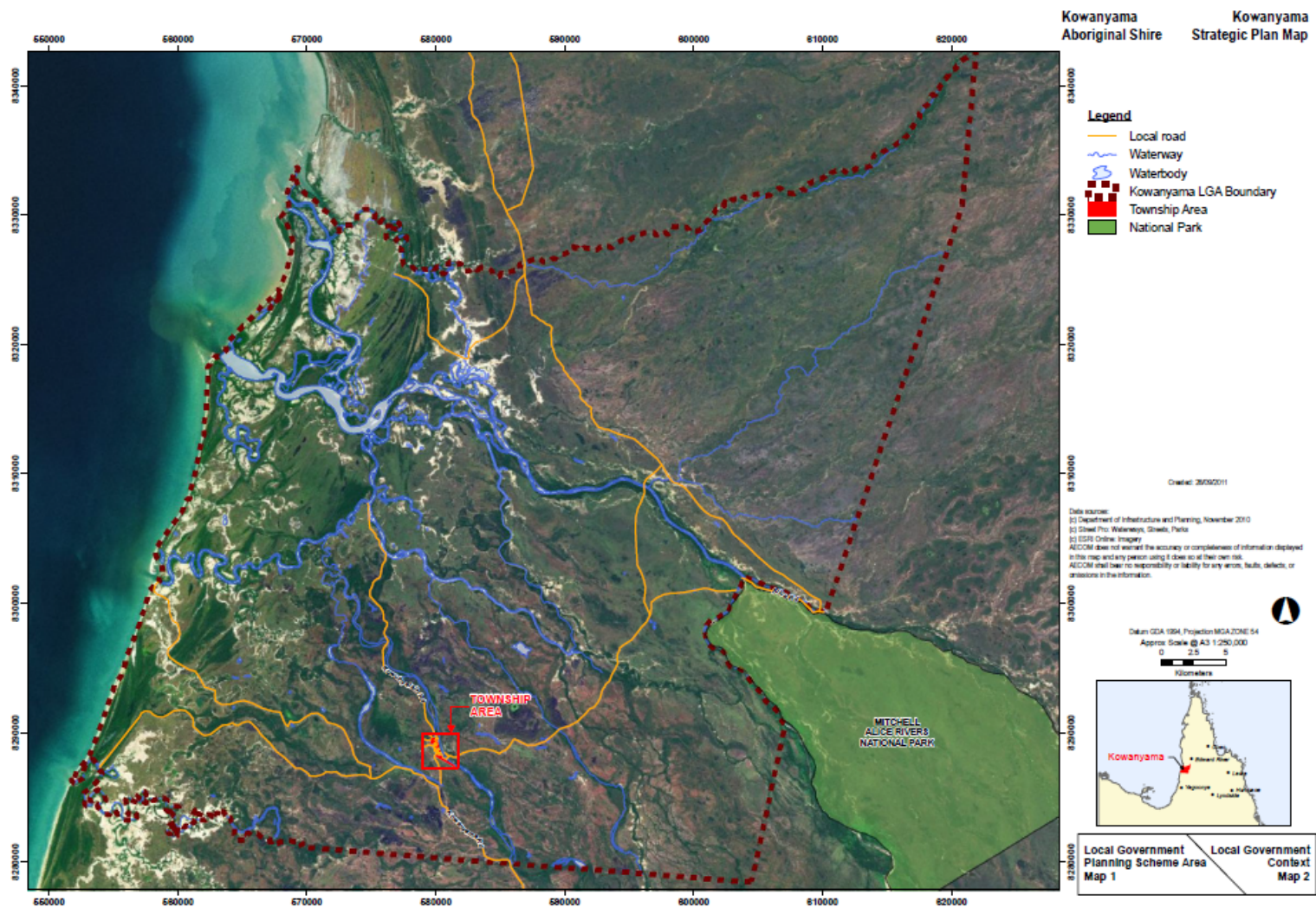
Part 1 About our planning scheme

1.1 Introduction

- (1) The *Kowanyama Aboriginal Shire Planning Scheme 2012* (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 3 July 2020.
- (3) In seeking to achieve this purpose, the planning scheme sets out Kowanyama Aboriginal Shire Council's intention for the future development in the planning scheme area, over the next 25 years.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a 25 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (6) The planning scheme applies to the planning scheme area of Kowanyama Aboriginal Shire and Indigenous lands including all premises, roads, internal waterways and coastline fronting the Gulf of Carpentaria and interrelates with the surrounding local government areas illustrated in Map 1.

Editors note - state legislation may state that the planning scheme does not apply to certain areas eg. priority development areas

Map 1 – Local government planning scheme area



1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme
 - (b) state planning provisions
 - (c) the strategic framework
 - (d) the local government infrastructure plan
 - (e) tables of assessment
 - (f) the following zones:
 - (i) Environmental Conservation and Management Zone
 - (ii) Township Zone:
 - (A) Business Precinct
 - (B) Industrial Precinct
 - (C) Open Space Precinct
 - (g) the following overlays:
 - (i) Flooding and bushfire hazard overlay
 - (h) the following development codes:
 - (i) Business activities code
 - (ii) Care for country code
 - (iii) Housing activities code
 - (iv) Industrial activities code
 - (v) Infrastructure Code
 - (vi) Subdivision (Reconfiguring a Lot) code
 - (i) schedules and appendices.
- (2) The following planning scheme policies support the planning scheme:
 - (a) Planning Scheme Policy 1 – Kowanyama Special Places
 - (b) Planning Scheme Policy 2 – Land Office and Traditional Owners having a say
 - (c) Planning Scheme Policy 3 – Pests and Weeds Register.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - (a) the *Planning Act 2016* (the Act)
 - (b) the *Planning Regulation 2017* (the Regulation), other than the regulated requirements
 - (c) the definitions in Schedule 1 of the planning scheme
 - (d) the *Acts Interpretation Act 1954*
 - (e) the ordinary meaning where that term is not defined in any of the above.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—the regulated requirements do not apply to this planning scheme.

1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title 'note' and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

Editor's note—This is an example of an editor's note.

Footnote¹—See example at bottom of page.

1.3.3 Punctuation

- (1) A word followed by ';' or ', and' is considered to be 'and'
- (2) A word followed by ';' or 'or' means either or both options can apply.

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
 - (a) if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries
 - (c) if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land
 - (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note—The boundaries of the local government area are described by the maps referred to in the Local Government Regulation 2012.

1.4 Categories of development

- (1) The categories of development under the Act are:
 - (a) accepted development²;

Editor's note—a development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

- (b) assessable development:
 - (i) code assessment
 - (ii) impact assessment

¹ Footnote—this is an example of a footnote.

² Accepted and accepted subject to requirements developments also need approval under the existing process for Traditional Owner consent, which is carried out through the Land Office. Note that this is outside of the Development Assessment process and Planning Act 2016 control.

Editor's note—a development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development.

(c) prohibited development.

Editor's note—a development application may not be made for prohibited development. Schedule 10, part 4 of the Regulation prescribes prohibited development.

- (2) The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in Part 5.

Editor's note—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a planning scheme, a TLPI or a variation approval.

Editor's Note—	
Accepted:	means no planning approval is needed.
Accepted with requirements:	means the proposed development needs to comply with all relevant accepted subject to requirements outcomes prescribed in the scheme.
Code Assessment:	means the proposed development needs to comply with all relevant codes in the planning scheme.
Impact Assessment:	means the proposed development needs to comply with the planning scheme as a whole.
Prohibited development:	means development is not allowed under this planning scheme

1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions within the planning scheme, the following rules apply:
- relevant assessment benchmarks or requirements for accepted development specified in the Planning Regulation prevail over the planning scheme to the extent of any inconsistency
 - the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment
 - relevant codes as specified in Schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency
 - overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency
 - zone codes prevail over use codes and other development codes to the extent of the inconsistency.

Editor's note—in this planning scheme there are no local area plans.

1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies that a local planning instrument must not be inconsistent with the effect of the building assessment provisions stated in the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

- (3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—The *Building Act 1975* permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking

- and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

- (4) The building assessment provisions are contained in the following parts of this planning scheme:
- (a) 8.2.1 – Business Activities Code;
 - (b) 8.2.2 – Housing Activities Code; and
 - (c) 8.2.3 – Industrial Activities Code.

Editor's note—A decision in relation to building work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83(b) of the *Building Act 1975*.

Editor's note—In a development application the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the *Building Act 1975*.

1.7 Local government administrative matters

1.7.1 Working with our People

- (1) Applicants are asked to refer all development applications to our Council's Land and Sea Office and the Abm Elgoring Ambung in accordance with **Planning Scheme Policy 3** of our planning scheme. This process is important for giving our traditional owners a voice and helping us to protect sites of cultural and spiritual importance.
 Note—The Land and Sea Office is part of Council and therefore a governing body. The Abm Elgoring Ambung, as the prescribed body corporate for Kowanyama also has land ownership administrative rights.
- (2) If an applicant does not carry out item (1) before submitting the application for assessment, Council will do so during the assessment process.
- (3) Council has the right to seek third party advice for any or all development applications from other groups and relevant organisations in accordance with section 34 of the *Development Assessment Rules 2017*. This process is called requesting third party advice, and helps our Council to make sure that development is consistent with what our community wants.
- (4) In any case, an applicant will need to work with the Abm Elgoring Ambung to gain Deed of Grant in Trust (DOGIT) landowners consent to lodge the application. During this process, the Abm Elgoring Ambung will assess whether to provide consent based on information shown in **Planning Scheme Policy 3**.

State planning provisions

Part 2



Part 2 State planning provisions

2.1 State planning policy

The Minister has identified that the state planning policy (July 2014) is integrated in the planning scheme in the following ways:

State interests in the state planning policy appropriately integrated

- Liveable communities;
- Housing supply and diversity;
- Agriculture;
- Development and construction;
- Tourism;
- Biodiversity;
- Coastal environment;
- Cultural heritage;
- Water quality;
- Emissions and hazardous activities;
- Natural hazards;
- Energy and water supply;
- State transport infrastructure;
- Strategic airports and aviation facilities.

State interests in the state planning policy not integrated

- Nil

State interests in the state planning policy not relevant to Kowanyama Aboriginal Shire Council

- Mining and extractive resources;
- Strategic ports.

Editor's note—in accordance with section 8(4)(a) of the Act the state planning policy applies to the extent of any inconsistency.

2.2 Regional plan

There was no regional plan relevant to the planning scheme area on commencement of the planning scheme.

2.3 Regulated requirements

The regulated requirements as identified in section 5(2)(a) of the Planning Regulation 2017 are not reflected in this planning scheme.

Editor's note—The planning scheme reflects the Queensland Planning Provisions Version 4.0 dated January 2016.



Strategic framework

Part 3

Part 3 – Strategic framework

Our People
Country
How we use our land
Infrastructure and servicing

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme the strategic framework is structured in the following way:
 - (a) the strategic intent;
 - (b) the following five themes that collectively represent the policy intent of the scheme:
 - (i) Our people;
 - (ii) Our country;
 - (iii) Our land (and how we use it);
 - (iv) Our way (our economy); and
 - (v) Infrastructure and services;
 - (c) the strategic outcome(s) proposed for development in the planning scheme area for each theme;
 - (d) the element(s) that refine and further describe the strategic outcome(s);
 - (e) the specific outcomes sought for each, or a number of, elements; and
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Our People

3.2.1 Strategic outcomes

Our people are what make Kowanyama great. We pride ourselves on how we work together as a community to achieve Aboriginal self governance, a unique way of life and how we look after our country. Working together we can be happy, healthy and safe.

The town of Kowanyama helps our people to keep a strong connection to our land and culture. It supports community spirit through social facilities, meeting places, community groups and a healthy, safe environment.

3.2.2 Self governance

3.2.2.1 Element

Self governance is important to our people. Our people have managed our land for thousands of years and must continue to plan and manage our town and country.

3.2.2.2 Specific outcomes

Our people **have a say** in planning for the future of our town and how we manage town and country.²

Areas for public buildings (such as the Council offices, the Land Office and justice uses) are provided to give better opportunities to strengthen **self governance**. These types of uses develop and grow in our business precinct.

3.2.2.3 Land use strategies

Public buildings stay in the same spots or grow on sites immediately adjoining the areas shown as major social areas on Strategic Framework Map SMF-001 (Pattern of Land Use). This map is in the red part of the scheme (**Schedule 2**).



Image 1 – Passing on knowledge to younger generations

3.2.3 Places special to us

3.2.3.1 Element

Special places (cultural heritage) of Kowanyama are essential to the life of our Aboriginal community. They are respected and maintained for our people and future generations.

Our **history, traditions and way of life** are celebrated by our people and visitors to our town.

3.2.3.2 Specific outcomes

Places⁴ that describe who we are as a people, where we have come from and our connection to the land are protected.

New development does not **damage and is not disrespectful of** the heritage features or setting of our cultural and heritage places and continuing practice.

Historic buildings are preserved, and restored and reused (where possible).

New cultural activities such as the Arts, Culture and Research Centre, its museum and art gallery have land available in the business precinct of our town.

3.2.3.3 Land use strategies

Areas and sites of known cultural heritage and historical importance, inside our town, such as the mango trees on Chapman Road, birthing place, first church, mission home and cemetery are shown on Planning Scheme Map 1 PSM-001 in the red part of the scheme (**Schedule 2**). Development ensures places on this list are protected.⁵

⁴ *Places include buildings, sites, artefacts, landscapes and areas.*

⁵ All development within Kowanyama Aboriginal Lands is mindful of obligations under the provisions of the *Aboriginal Cultural Heritage Act 2003*.

3.2.4 Places of social importance

3.2.4.1 Element

Places of social importance (community activities such as the Kowanyama hospital and health centre, the training centre and multi purpose centre, the Kowanyama school and the Arts, Culture and Research Centre) are provided and looked after to suit the needs of our community as it grows and changes over time.

Spaces for **community groups** (like the Kowanyama Men's and Women's Groups, PCYC and local sporting teams) are provided in areas where everyone can get to them easily.

Informal outdoor places for community meeting and yarning are provided in our town. These places include shady trees, seating and sometimes water bubblers.

3.2.4.2 Specific outcomes

Social services such as the aged care facility, and places of social importance such as sporting fields and the canteen are provided to meet the needs of our community.

Facilities for **education, training and healthcare** (community activities) such as the school, training centre and hospital are protected for the future needs of our community.

Our **major social infrastructure**⁶ and community activities are **protected** in their current locations and any growth of these facilities happens either on the same site or on immediately adjoining sites.

Uses that support our **hospital** (including aged care facilities) are built on or immediately adjoining our hospital site.

New community activities like education and training facilities, are developed in the business precinct of our town in preference to sites near houses.

Buildings are designed to reflect our **unique cultural and social environment** in which we live.

Buildings previously used for community uses are **reused** for community uses.

3.2.4.3 Land use strategies

Major social infrastructure (our places of social importance) are shown on Strategic Framework Map SFM-001 (Pattern of Land Use). This map is in the red part of the scheme (**Schedule 2**).

⁶ This includes the Kowanyama hospital and health centre, women's shelter, aged care centre, Kowanyama school, child care, multi purpose centre, the Arts, Culture and Research Centre, swimming pool, sport facilities (such as ovals and basketball courts at the school), police station and court house.

3.2.5 Safety

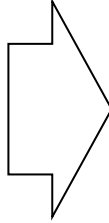
3.2.5.1 Element

Kowanyama is **safe** for our people and others who visit our community.

3.2.5.2 Specific outcomes

New development is designed to make our town **safer**.

Parks, sporting fields, playgrounds and other recreation areas in our town **are easy to see** from houses and other buildings, and also from public places such as the street.



3.2.5.3 Land use strategies

There are no Land Use Strategies.

3.3 Country

3.3.1 Strategic outcome

Achieving a cultural landscape:

Our land and sea country is very important to our people and to our culture. We have a strong connection to country, and it is a big part of who we are. We want it healthy and looking beautiful for our future generations.

It has many animals and plants that are unique to this area, and plenty of beautiful landscapes including the untouched coastline, Mitchell River, lagoons, wetlands, creeks, coastal plains and thick scrub. Our land is also very unique as it is flat for as far as the eye can see, there are no mountains. It is different to other areas such as Pormpuraaw which is known for its coastal plains and salt flats. Country also includes many of our culturally and spiritually important places.

Our people continue to hunt, fish and gather on country which also makes a significant contribution to our local economy.

Country also makes us money through the grazing of cattle and through tourism (mainly camping and fishing permits).

For these reasons, our land and sea is protected through the ongoing work of our Land office. It will not be developed or cleared in any way that will harm it.

Natural and cultural resources are used in a way that provides for our future generations.

We want our children to see our land and waterways as healthy as they are today.



Image 2 – Our beautiful country

3.3.2 Natural environment

3.3.2.1 Element

The quality of our **natural environment** and areas of **environmental significance**⁷, including our **coastal areas**, is protected, looked after and, where possible, improved. Important natural and cultural places and artefacts are also protected for future generations.

3.3.2.2 Specific outcomes

Development does not damage or harm the quality of our **natural environment** or our **areas of environmental importance** (including areas of environmental significance⁸, scrub, waterways, wetlands and coastal zone areas).

Development protects our environment by:

- (a) being located away from areas of environmental significance; or
- (b) creating the lowest possible level of impact on our areas of environmental significance; or
- (c) reducing the severity of impacts on areas of environmental significance.

Where (a), (b) or (c) cannot be achieved, development is not supported by our community unless the impacts can be 'offset' by creating an area with a similar quality of environment in accordance with the state government offset legislation and policies.

The natural and cultural resources of our **coastal areas**, shown in Planning Scheme Map PSM—004 in the red part of our scheme (**Schedule 2**) are protected and looked after. Development does not harm the natural processes, beauty and role it plays in looking after our wildlife. Development stays in our township area and well away from the coastline unless it is for an outstation, camp ground, research station or a boat ramp.

Development does not disturb **how our natural environment works** such as through drainage, where animals live and feed, coastal processes and seasonal flooding.

Care is taken to make sure that development does not disturb **acid sulfate** and **naturally contaminated soils** in country.

Important places of historical, spiritual or cultural importance to our people are protected from development.

3.3.2.3 Land use strategies

Areas of environmental significance are shown on Strategic Framework Map SFM-002, in the red part of the scheme (**Schedule 2**). The Land Office looks after important environmental areas through their existing environmental management plans. Council encourages consultation with the Land Office and for development to consider outcomes in these plans.⁹

The Land Office also looks after places of cultural and spiritual importance outside of our town. Council encourages consultation with the Land Office and for development to avoid harm to these areas.

⁷ Described as 'Matters of State Environmental Significance (MSES)'

⁸ This includes Matters of State Environmental Significance (MSES).

⁹ The *Vegetation Management Act 1999* also controls the clearing of important vegetation. The requirements under this Act should be considered before any development or other activities impacting on this type of vegetation happens.

3.3.3 Wetlands and waterways

3.3.3.1 Element

Our coastline and wetlands and waterways of the Mitchell River delta (including **rivers, streams, creeks and waterholes**) are the foundations of our country and culture. They allow water to flow through the Gulf, providing habitat for many animals and plants.

Our country changes in response to the different seasons.

These areas are protected from development, clearing and other activity that may harm them.

3.3.3.2 Specific outcomes

Any development or activity that is close to **wetlands and waterways** is managed so that it does not harm their natural values and their importance to our culture. This may include, for example, avoiding clearing trees and stopping erosion, stormwater run off or contamination of the waterway.

Care is taken to make sure that development does not disturb **acid sulfate** and **naturally contaminated soils** in country.



3.3.3.3 Land use strategies

Wetlands and waterways are shown on Strategic Framework Map SFM-002, in the red part of the scheme (**Schedule 2**).

Other important wetlands and waterways not shown on strategic map 2 are identified and protected through the Land Office and their environmental management plans. Council encourages consultation with the Land Office and for development to consider outcomes in these plans.

Erosion prone areas and stormtide inundation areas within the coastal zone are to be identified before any other development happens in our Environmental Management and Conservation zone.

3.3.4 Farming and grazing

3.3.4.1 Element

Farming and grazing¹⁰ are an important part of our economy but they must happen in a way that looks after our country (including important vegetation, wetlands, rivers, creeks, streams and the coastline).

Farming and grazing also help us to become more self sufficient and are important for providing meat and fresh fruit and vegetables.

Areas that are already used for farming and grazing are protected for future generations.

3.3.4.2 Specific outcomes

Farming and grazing uses do not damage important natural landscapes (what we see), natural processes (such as stormwater runoff) and natural habitat (native animals, plants and waterways) whilst also providing a way for Kowanyama to make money and provide food for our community.

Development protects Kowanyama's most valuable fishing, farming and grazing land. This includes areas shown as 'Agricultural Land Class' on Strategic Framework Map SFM-002a and b (in the red part of our scheme (**Schedule 2**), the fruit farm next to the airport, our fishing spots and areas where our cattle already graze.

Cropping next to our airport can continue and grow with our community need as long as it does not impact on the operation of our airport.¹¹

Land in the 'Agricultural Land Class' on Strategic Framework Map SFM-002 a and b (in the red part of our scheme (**Schedule 2**) is not made smaller (subdivided) or built on as this could make our land less productive and stop us from farming large areas.

3.3.4.3 Land use strategies

Farming and grazing happens in our Environmental Conservation and Management Zone, shown on Zoning Map ZM-001a in the red part of the scheme (**Schedule 2**).

The Land Office looks after areas of environmental importance through their existing environmental management plans. Council encourages consultation with the Land Office and for development (for farming and grazing) to consider outcomes in these plans.

The Land Office also looks after places of cultural and spiritual importance outside of our town. Council encourages consultation with the Land Office and for development to avoid harm to these areas.

¹⁰ Farming and grazing are defined in Schedule 1 as being animal husbandry, animal keeping, aquaculture, cropping, intensive animal industry, intensive horticulture, permanent plantation and winery.

¹¹ Impacts include dust, chemical spray drift and attracting large amounts of wildlife (such as birds) over operational airspace.

3.3.5 Pests and weeds

3.3.5.1 Element

Our country is protected from **pests and weeds**.

Development is managed to make sure it controls and does not introduce **pests and weeds**.

3.3.5.2 Specific outcomes

Development in our town or in country (including grazing and farming) does not introduce or spread pests and weeds.

Pests and weeds are removed from any development site both inside and outside our town.

3.3.5.3 Land use strategies

A list of weeds that must be removed are included in **Planning Scheme Policy 2**, in the green part of the scheme (**Schedule 4**).

The Land Office manages weed control through their existing environmental management plans. Council encourages consultation with the Land Office and for development (for farming and grazing) to consider outcomes in these plans.



Image 3 – Checking weeds in our waterways

3.3.6 What we see

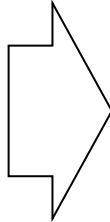
3.3.6.1 Element

Unique landscapes and features (what we see) of our country are protected from development so that our future generations will see the land as we do now.

3.3.6.2 Specific outcomes

As far as possible, development blends in with country to preserve views of, to and from natural areas of importance (such as creeks, rivers, coastline, waterways and large areas of bush).

Development is not built close to high banks of waterways and wetlands or places of cultural and spiritual importance.



3.3.6.3 Land use strategies

There are no Land Use Strategies.



Image 4 – A special landscape of our country

3.4 How we use our land

3.4.1 Strategic outcomes

Our town and where we live is important to our community. We value and enjoy our town's lifestyle but most importantly, we do not want our country to be damaged through the town growing.

Kowanyama is the only town in our local government area, and has little room to grow because of flooding, bushfire, important scrub and spiritual places surrounding it in all directions so we need to use the town land wisely. The nearest town outside of Kowanyama is Pormpuraaw, to the north-west, which we often access by road.

Although country is our most valuable resource, our town also tells a story of who we are through places of historic, cultural and spiritual importance. New development respects these places and the story of our people and our way of life.

We want to 'grow within', rather than expand our town, to protect country. Currently vacant or abandoned houses will provide most of the land for new development inside our town for at least 25 years but this needs some resolution of existing Katter lease¹² arrangements. Pindi Street is the only area in our town where new lots will be created (because of flooding, scrub and cultural places around other areas of the town).

Flooding is a problem for our town. Our main focus is to protect the safety of people in our community. As a result, we do not want new housing on vacant lots that flood and redevelopment of housing that floods must be above the indicative flood level. Other development also avoids increasing risk to community safety and damage to property from floods.

Our town must also have a variety of housing types such as units, houses on large lots and duplexes to suit different people in our community, the way our people live and our climate. Businesses and industry are easy to get to and serve the needs of our community over time.



Image 5 – Our town, Kowanyama

¹² Katter Leases were designed to give our people land ownership opportunities through a permanent lease (the lease can be passed down as inheritance). People passing away without a will and an inability to work out new owners of land is currently stopping the extinguishment of leases and therefore stopping land from being lawfully developed for new housing. The Queensland Government is working with our community to correct these issues.

3.4.2 Town boundary

3.4.2.1 Element

Our town is kept to its **existing town boundary** because it is surrounded by flooding, bushfire and important natural and cultural areas. It is to stay framed by country, which has culturally important visual landscapes, areas of environmental importance and productive rural areas.

Kowanyama's town area, designated in this planning scheme, is enough to house our population for at least the next 25 years. **Growth** outside our town boundary is not supported.

A **variety of different land uses** are located inside the town, in areas we have identified as being suitable for those uses.

3.4.2.2 Specific outcomes

No new development happens on land outside our township zone.

Pindi Street extension is the only area in our town that is suitable for new lots and will be developed for housing in the next 5-10 years.

No new housing will happen on vacant lots that are known to be liable to flooding.

Other development also avoids increasing risk to community safety and damage to property from flooding.

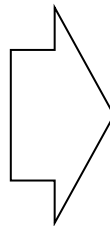
Larger buildings with more site cover happen in the centre of our town. Units and smaller housing occurs close to the centre of our town, and more dispersed housing occurs on the outskirts of our town, near country.

The tallest buildings in our town happen in the business precinct and land immediately surrounding our business precinct.

3.4.2.3 Land use strategies

Our township boundary is shown as the township zone in Zoning Map ZM-001b, in the red part of this scheme (**Schedule 2**). The map shows that the township zone has a number of different precincts allocating uses and development to meet the needs of our community.

Strategic Framework Map SFM-001 shows our new township area in red (along Pindi Street extension). This map is in the red part of our scheme (**Schedule 2**).



3.4.3 Housing

3.4.3.1 Element

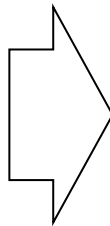
Our people have a choice of **housing** to suit their needs and **overcrowding** in our community is reduced. Housing also responds to our climate and social needs, and occurs where there are services and facilities.

3.4.3.2 Specific outcomes

Housing types which are suitable for our community and our climate are provided.

Different housing types (units, houses and dual occupancies) and lot sizes meet the needs of different people in our community, including families, the elderly, singles, and workers. This includes social housing.

No new rear lots¹³ are created and building entries (such as front doors) are easy to see from the street.



3.4.3.3 Land use strategies

Housing is built in our township zone, shown in zoning map 1 in the red part of the scheme (**Schedule 2**). Future areas for housing are shown in Strategic Framework Map SFM-001a, in the red part of the scheme (**Schedule 2**).

Housing is built on Katter leases (when they are resolved) before the future township area. Katter leases are shown on Strategic Framework Map SFM-003, in the red part of the scheme (**Schedule 2**).



Image 6 – Houses that are suitable for our climate

¹³ A rear lot is described in Schedule 1.2, in the black part of our scheme.

3.4.4 Businesses

3.4.4.1 Element

Businesses are in the heart of our town and provide convenient services that meet the needs of our people. They help our community to be more self sufficient and add to our quality of life.

They provide jobs and help the economy.

3.4.4.2 Specific outcomes

Businesses are **located in our business precinct**, along Chapman Road and between Gilbert White and Chellikee Streets. Grouping our businesses together helps to create a central community core (a business heart) that is convenient and easy for everyone to get to.

Businesses provide a **mix of uses** and important services that our community needs.

Buildings in the business precinct take up more of the lot than in other areas of our town. Housing such as units can also be built above ground floor businesses in the business precinct.

Business activities **do not impact** (through too much noise, light, smell or traffic) on housing that is next to the business precinct.

People in our community can **run a business from home** as long as they still use their home mainly as a place to live and the business activity does not have negative impacts on neighbours such as noise.

Cultural based businesses such as an art gallery, museum, guided tours or performance centres are supported and encouraged in our business precinct.

3.4.4.3 Land use strategies

Most businesses are built in the business precinct of our township zone, which is shown in Zoning Map ZM-001b, in the red part of this scheme (**Schedule 2**).

3.4.5 Industrial activities

3.4.5.1 Element

Industrial activities are important for our local economy, employment and help us to improve our town and become more independent.

3.4.5.2 Specific outcomes

Industrial development is **contained** within our industrial precinct. New uses establish in disused industrial buildings where possible. Industry uses outside our industry precinct are not supported.

Low impact industries are located in the industrial precinct next to our Council Depot and Training Centre. These low impact uses manage noise, light, smell and other impacts so they do not affect housing next to the precinct along Papulenthrr-Kunt Street and Agnes Street.

The industrial precinct next to the airport is suitable for **medium** and some **high impact industries**¹⁴ that help the growth of our town and our economy, as long as they do not create impacts (such as light and dust) which could impact on the safe operation of the airport.

Industrial development does not impact on the **environment** (especially the Magnificent Creek) or on areas that have housing or community facilities.

Special industries are not supported in our town.

3.4.5.3 Land use strategies

Industrial uses are built in the industry precinct of our township zone, which is shown in Zoning Map ZM-001b, in the red part of this scheme (**Schedule 2**).



Image 7 – Industry on the edge of our town

¹⁴ Such as small concrete plants, timber mills and meat processing facilities.

3.4.6 Outstations, homelands and camping grounds

3.4.6.1 Element

Outstations and homelands¹⁵ are a part of caring for country. They are an important part of our life, helping our people to keep connected to country, monitor our lands and keeps people off the streets.

Camping grounds are the only sort of controlled tourist accommodation outside of our town. They are also one of the most important ways that our community makes money from tourism.

3.4.6.2 Specific outcomes

Outstations and homelands are an important part of our life and are protected for future use. They do not grow much bigger than their current size. Where they need to grow, it should be in areas of the site least affected by natural hazard (like flooding, coastal hazard and bushfire) and areas of environmental importance (called MSES and shown on Strategic Framework Map SFM-004 in the red part of our scheme (**Schedule 2**).

New outstations are allowed as long as they have small buildings, do not harm country, and are built in areas least affected by natural hazard and environmental significance (called MSES and shown on Strategic Framework Map SFM-004 in the red part of our scheme (**Schedule 2**).

Camping grounds are protected as small tourist accommodation areas in the same spots outside of our town. No new camping sites are supported. Existing sites only grow where:

- (a) not affected by our areas of environmental significance, shown as 'MSES' in Strategic Framework Map SFM-004 in the red part of our scheme (**Schedule 2**); or
- (b) the site is affected by our areas of environmental significance, shown as 'MSES' in Strategic Framework Map SFM-004 in the red part of our scheme (**Schedule 2**), and development has the lowest possible level of impact on those areas.

Camping grounds are shown in Strategic Framework Map SFM-004 of the red part of the scheme (**Schedule 2**).

3.4.6.3 Land use strategies

Locations of outstations, homelands and camping grounds are shown in Strategic Framework Map SFM-004, in the red part of the scheme (**Schedule 2**).

¹⁵ An outstation and homelands are single or small groups of buildings in areas outside of our town that are used by traditional owners of the land on a casual basis (ie. on weekends, monthly or similar).

3.4.7 Natural hazards

3.4.7.1 Element

Natural hazards affect land in and around our town. These include **flooding, bushfire, coastal flooding/erosion** and some **landslide**. These natural hazards, in the case of flooding, affect some houses and vacant (empty) lots within our town. New housing is not located on vacant land where flooding and bushfire will impact on the safety or lifestyle of our people. Development for other purposes avoids risk to life and property.

Land outside our town and toward our coastline is under threat of **sea levels rising** by up to 0.8 metres in the next 85 years, being permanently under water (called '**erosion prone areas**') or under water during large **storm tide events**. We will only allow places like outstations, research stations, camping grounds and boat ramps to be in these areas where our people will not be put at risk and where our property damage can be reduced to the smallest possible amount. We do not want any other type of development in these areas unless it helps to care for our coastline.

3.4.7.2 Specific outcomes

No new housing is built in flood hazard areas, except where it is replacing another building, is for the same use and does not increase the number of people living on the site.

Other development avoids increasing risk to community safety and damage to property from flooding.

Where lots are only partially affected by flood or bushfire hazard, buildings are located on the part that is least affected by the hazard.

Where development does occur in flood hazard areas (consistent with the outcomes above), buildings have floor levels above the floodwater level.

The airport (including the runway, buildings and operational equipment) should be able to operate during and immediately after a flood event.

No new development happens in the coastal zone and erosion prone area (outside our township) unless risks to safety and property damage can be managed and the development is important to caring for country (especially our coastline).

Steep slopes are not developed as it can create landslip and impact on what we see in country.

3.4.7.3 Land use strategies

Natural hazard areas are shown on Overlay Map OVL-001a and OVL-001b, included in the red part of the scheme (**Schedule 2**).

Note: Areas of our town that flood are shown as the 'indicative flood extent' in Overlay Map OVL-001a and OVL-001b

Note: Areas that are affected by Stormtide hazard are not known and it is up to the applicant to show Council the extent of risk and how this can be managed through a technical report. A technical report is required where development is in the coastal zone shown on PSM-004.

3.5 Infrastructure and servicing

3.5.1 Strategic outcomes

Infrastructure (such as roads and the airport, and connections to water, sewerage, telecommunications and drainage) and servicing (such as rubbish collection) is important for looking after our way of life. It helps us to travel in and around our town, removes our waste and helps us keep connected with each other and areas outside of Kowanyama like Cairns and Pormpuraaw.

Problems with infrastructure (such as drainage and road quality) are fixed during the life of this planning scheme. As our town's population slowly grows, our quality of infrastructure is improved, is reliable and has enough capacity to support the changing needs of our community.

No infrastructure is going to be provided to development outside of our town.



Image 8 – How we want our road to look

3.5.2 Infrastructure

3.5.2.1 Element

The quality of roads, concrete walking tracks, drainage, power, water, sewerage, telecommunications and rubbish collection is improved and all services are **provided to every property** in our town.

3.5.2.2 Specific outcomes

Development is connected to all infrastructure services in our town.

Bores 1, 2 and 3, water towers, Telstra sites, sewerage pumps and ponds and the dump are protected in the same spots.

Upgrades to infrastructure do not impact on what we see, what we smell and how we live our lives from day to day.

Outstations and homelands are not serviced by infrastructure.

3.5.2.3 Land use strategies

Infrastructure and services are provided inside our town boundaries (in the Priority Infrastructure Area¹⁶) as shown in the brown part of the scheme (**Part 4**).



Image 9 – Infrastructure in our town

¹⁶ Priority Infrastructure Area means the area where infrastructure already exists or where new infrastructure will be built to the year 2036.

3.5.3 Easy access

3.5.3.1 Element

Roads, walking and cycle tracks promote physical activity, are safe, make it **easy to get around** and **connect our community** to important areas in and outside of our town, like Cairns and Pormpuraaw.

3.5.3.2 Specific outcomes

All roads inside our town are smooth, sealed with bitumen, and have good stormwater drainage.

Dunbar/Kowanyama Road is maintained and repaired after the wet season to provide a reliable link to the Burke Development Road. This is the only link we have to Cairns and will be looked after.

The Dunbar/Kowanyama Road and Pormpuraaw Road are protected as the only roads that connect Kowanyama to other towns in the area.

Creek crossings are looked after so that vehicles can get to all areas of Kowanyama.

The airport is one of the most important facilities to our community. It is the only connection to the outside world during the wet season and must be protected from any development that may stop it from operating effectively.

3.5.3.3 Land use strategies

Town roads and walking and cycling tracks are provided in the Priority Infrastructure Area, in the brown part of the scheme (**Part 4**).



Image 10 – Concrete walking tracks in our town

3.5.4 Rubbish

3.5.4.1 Element

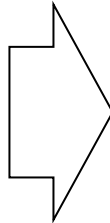
Rubbish is collected from every lot in our town and the dump continues in the same spot.

3.5.4.2 Specific outcomes

The dump is protected in the same spot, and is managed to make sure impacts such as smell, contamination and what we see do not impact on country or town life.

The dump site is large and has plenty of room for growth. It stores our rubbish and caters for our community needs to 2036.

An area for a recycling facility is provided in the dump.



3.5.4.3 Land use strategies

Growth of the dump and recycling facility happens inside the existing area shown on Strategic Framework Map SFM-001, in the red part of the scheme (**Schedule 2**).

3.5.5 Stormwater drainage

3.5.5.1 Element

Stormwater drainage is upgraded as new development happens in our town.

3.5.5.2 Specific outcomes

Drainage systems are provided to reduce water lying in our streets and underneath buildings after it rains.

When changes are made to existing buildings, drainage is improved so that water can be drained from the site.

Stormwater drainage design does not disturb natural drainage flows, increase risk of erosion, or is not harmful to groundwater levels and our important landscape features.

3.5.5.3 Land use strategies

There are no Land Use Strategies.



Image 11 – An example of a road that needs fixing because of bad stormwater drainage

3.5.6 Water, sewerage, power and telephone connections

3.5.6.1 Element

Water, sewerage, power and telephone facilities are provided to every house and building in our town. This infrastructure is reliable at all times of the year, including during the wet season

3.5.6.2 Specific outcomes

Existing water, power and sewerage facilities (including buildings and sewerage ponds) are protected from other uses that may impact on their operation (such as houses).

Water, power, sewerage and telephone facilities are improved and do not damage country or important cultural places.

All new development is connected to water, sewerage and telephone facilities.

Environmentally friendly infrastructure (such as solar power) is used to protect country where possible.

3.5.6.3 Land use strategies

Infrastructure is contained inside our Priority Infrastructure Area and is consistent with the Priority Infrastructure Plan, in the brown part of the scheme (**Part 4**).



Image 12 – Our town's power generator



Local government infrastructure plan

Part 4

Part 4 Local government infrastructure plan

4.1 Preliminary

4.1.1 Introduction

This local government infrastructure plan has been prepared for our community (the Kowanyama local government area) in accordance with the requirements of the Act.

4.1.2 Purpose

The purpose of the local government infrastructure plan is to:

- (1) join and organise land use planning and infrastructure planning in our local government area;
- (2) make sure that trunk infrastructure is planned and provided in a well-organized manner.

4.1.3 Structure of local government infrastructure plan

The local government infrastructure plan:

- (1) identifies in Section 4.2 (application of local government infrastructure plan) how the local government infrastructure plan will be applied to development in Kowanyama;
- (2) states in Section 4.3 (planning assumptions) how our town and population will grow and our demand on trunk infrastructure network, which have informed how we have made the local government infrastructure plan;
- (3) identifies in Section 4.4 (priority infrastructure area) the area which will have our growth for the next 10 to 15 years;
- (4) states in Section 4.5 (desired standards of service) for each network of development infrastructure the quality of infrastructure and how it will service our needs;
- (5) identifies in Schedule 3 (plans for trunk infrastructure) mapping for the existing and planned trunk infrastructure for:
 - (a) water supply;
 - (b) sewerage;
 - (c) public parks and community facilities;
 - (d) drainage/stormwater;
 - (e) transport.

4.2 Applying our local government infrastructure plan

4.2.1 Applying our local government infrastructure plan to development

The local government infrastructure plan states the foundation for:

- (1) putting a condition on development needing:
 - (a) the supply of trunk infrastructure it needs;
 - (b) paying extra trunk infrastructure costs;
- (2) a state infrastructure provider (like Ergon Energy) putting a condition on development:
 - (a) about protecting or looking after the safety or efficiency of the provider's infrastructure network; or
 - (b) for extra infrastructure costs.

4.2.2 Supply of trunk infrastructure that our community needs

A condition may be put on development for the supply of necessary trunk infrastructure where:

- (1) existing trunk infrastructure needed to service the premises is not suitable and trunk infrastructure, suitable to service the premises, is shown in the local government infrastructure plan; or
- (2) trunk infrastructure to service the property is needed, but is not yet available and is shown in the local government infrastructure plan; or
- (3) trunk infrastructure shown in the local government infrastructure plan is already on the premises.

4.2.3 Payment of extra trunk infrastructure costs

A condition may be put on development asking for the payment of more infrastructure costs where the development:

- (1) is not consistent with the expectations set out in Section 4.3; or
- (2) is not built inside (or is partly outside) the priority infrastructure area.

4.2.4 When a development is not consistent with expectations for development inside the Priority Infrastructure Area

Development is not consistent with the expectations if:

- (1) the type of development was not expected (by our community) to happen in that location based on our planning scheme land uses; or
- (2) the development results in the population that is bigger than the relevant priority infrastructure area (PIA) in Table 4.3.1

4.3 Planning assumptions

4.3.1 Purpose

Table 4.3.1 shows the number of people expected in our community (population projections) at 2031.¹⁷

The number of people expected in our community (to 2026) is used for the purposes of our Local government Infrastructure Plan.

These expectations have been created based on the land use planning provisions in our planning scheme and the expected growth in population within our township area (the area to which the LGIP applies). These expectations form a base for how we have planned for our infrastructure networks.

Further detailed background information supporting the planning expectations is referenced in Section 4.7 of the LGIP.

Table 4.3.1—Population projections – Kowanyama Aboriginal Council

Local Government Area	2006	2021	2026
People in our community	1192	1367	1447

¹⁷ This is based on the OESR Queensland Government population projections to 2031, Local Government Areas, 2011 edition.

Notes—

1. Our total future population is listed rather than projected dwellings and the number of people living in a house (occupancy rates) because the occupancy rates in the 2000 infrastructure study was 5.9 persons per house which shows possible overcrowding of the existing housing and a current undersupply of housing. As housing in our community is largely paid for by the government, supply of extra housing is directly related to government funding availability. Therefore, it is difficult to predict future projected housing supply.
2. As there is a lack of reliable census and employment information for the Kowanyama Aboriginal Council, and there is a high number of people moving in and out of our community all the time, and Community Development Employment Project (CDEP) employment, floor space projections (other than for housing) have not been done.

4.4 Priority infrastructure area

4.4.1 Purpose

The priority infrastructure area (PIA) shows the area where council plans to provide trunk infrastructure for the development of our township up to 2026.

The PIA is the area where appropriate development infrastructure already is, or where it can be provided in the best way possible.

4.4.2 Our Priority Infrastructure Area

The PIA shows the areas of our town that are either already serviced with infrastructure or are planned to be serviced with trunk infrastructure over the next 10 to 15 years for our town's expected growth.

As we do not want our town to grow, all infrastructure will stay inside our mapped town boundary, shown on the Pattern of Land Use Map SFM-001 in the red part of our scheme (**Schedule 2.2 Strategic Framework maps**). It is expected that our future need for the growth of our town will not need any new land, and all of our growth will be on existing vacant lots such as Katter Leases (until at least 2036).

The area where our infrastructure will be provided until 2021 (the Priority Infrastructure Area) is shown on LGIP Map 1 in **Schedule 3** of the planning scheme.

4.5 Desired standards of service

The 'desired standards of service' means the infrastructure that we want in Kowanyama. It also shows how infrastructure should be designed, how big it should be and where it should go to.

4.5.1 Water supply network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development within the Township Zone receives a reliable supply of potable water with minimal interruptions to their service.	- Far North Queensland Region of Councils (FNQROC) Design Guidelines and Standard Specifications - Customer service standards - Customer service obligations
Adequacy of supply	Development is provided with a water supply that is adequate for the intended use.	Compliance with the relevant design guidelines in the FNQROC Development Manual, FNQROC Design Guidelines and Standard Specifications
Quality of supply	Provide a uniform water	The Australian Drinking Water

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
	quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	Guidelines developed by the National Health and Medical Research Council.
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	The <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	System Leakage Management Plan (Chapter 3, Part 3, Division 1A <i>Water Act 2000</i>)
Infrastructure design /planning standards	Design of the water supply network will comply with established codes and standards	- Water Supply Code of Australia – Water Services Association of Australia – WSA 03-2002 - The Australian Drinking Water Guidelines developed by the National Health and Medical Research Council - Planning Guidelines for Water Supply and Sewerage – Department of Energy and Water Supply - Water treatment plants are protected from the impacts of flooding.

4.5.2 Sewerage network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	Development has access to a reliable sewerage collection, conveyance, treatment and disposal system	- Compliance with the relevant design guidelines in the FNQROC Development Manual - Customer service standards - Customer service obligations
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	- Local water quality guidelines prepared in accordance with National Water Quality Management Strategy - Queensland Water Quality Guidelines 2009 – Department of Environment and Heritage Protection (where local guidelines do not exist) - National Water Quality Guidelines – national Water

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
		Quality Management Strategy (where local or regional guidelines do not exist) Compliance with the <i>Environmental Protection Policy (Water) 2009</i>.
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	The <i>Environmental Protection Act 1994</i> and associated Environmental Protection policies
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	- Planning Guidelines for Water Supply and Sewerage – Department of Energy and Water Supply - Sewerage Code of Australia – Water Services Association of Australia – WSA 02 – 2002 - Sewerage Pumping Station Code of Australia – Water Services Association of Australia – WSA 04 – 2005 - Compliance with the relevant design guidelines in the FNQROC Development Manual

4.5.3 Stormwater network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	- Queensland Urban Drainage Manual - Compliance with the relevant design guidelines in the FNQROC Development Manual
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	- Queensland Water Quality Guidelines 2009 (where local guidelines do not exist) - National Water Quality Guidelines – national Water Quality Management Strategy (where local or regional guidelines do not exist) - Compliance with the relevant design guidelines in the FNQROC Development Manual - Urban Stormwater Quality

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
		Planning Guidelines 2010
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	Environmental Protection [Water] Policy 2009
Infrastructure design/planning standards	Design of the stormwater network will comply with established codes and standards.	- Queensland Urban Drainage Manual. - Compliance with the relevant design guidelines in the FNQROC Development Manual

4.5.4 Transport network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design/planning standards	The road network supports settlement patterns, commercial and economic activities.	FNQROC Design Guidelines and Standard Specifications
Cycleway and pathway design/planning standards	Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives.	- Compliance with the relevant design guidelines and specifications within the FNQROC Development Manual. - AUSTROADS Guide to Road Design Part 6A: Pedestrian and Cyclist Paths.

4.5.5 Public parks and land for community facilities network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide recreational and sporting activities and pursuits.	Nil
Land quality/suitability	Public parks will be	Informal Parks – maximum

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
area/ maximum grade	provided to a standard that supports a range of recreational, sporting and health outcomes. This includes ensuring land is of an appropriate size, configuration and slope.	slope of 1:4 ▪ Sporting Parks –maximum slope of 1:200 ▪ Land for parks must be generally flat and useable – maximum of 30% of park constrained.
Facilities/embellishments	Public parks contain embellishments to complement the type and purpose of the park.	Nil
Infrastructure design / performance standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	Nil
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	Nil

4.6 Plans for trunk infrastructure

4.6.1 Purpose

The plans for trunk infrastructure (PFTI) show the existing and proposed trunk infrastructure networks that we want to service development in our town.

4.6.2 Trunk infrastructure networks, systems and items

Table 4.6.2 defines the trunk infrastructure networks, systems and items identified in the local government infrastructure plan.

Table 4.6 2—Trunk infrastructure networks, systems and items

Network	System	Items
Water	Bulk supply and distribution	▪ Existing raw water bore within the township pumped to reservoirs where treatment occurs ▪ Water treatment plant and delivery mains (plasticized polyvinyl chloride pipe 250 mm and 150 mm diameter delivery mains) ▪ Water supply capacity is currently enough and services existing areas of our town. Upgrades are unlikely to be needed to provide water supply capacity beyond 2021.

Network	System	Items
Sewerage	Sewerage treatment and reticulation	- Existing sewerage treatment plant is currently heavily overloaded and is in poor operating condition. - Three pump stations (standard manhole type pump station with submersible pump sites controlled by level float switches)- existing capacity is enough, however, by 2021, it is expected that overflow prevention measures will be needed as a priority as the systems are sensitive to maintenance failures and require some back up. This may be provided by increasing reverse storage and/or supply of a backup generator and electrical protection for the pumps.
Transport	Local government and state controlled roads	- Dunbar-Kowanyama Road is the main access road and approximately 2.9 kilometres of this road from Kowanyama is the responsibility of the Kowanyama Aboriginal Council. - Pindi Street is a bitumen sealed road which provides access to the water treatment plant - Internal road network- many of the streets servicing dwellings are sealed. Many of the streets are not signed. - The existing road infrastructure requires maintenance.
	Off-road pathways	Pathways exist throughout the internal road network and also alongside Chapman Road.
Stormwater management	Quantity	Kerb and channelling of streets. Current system issues because of the need for regular maintenance and inclusion of some pipe upgrades and inclusion of gross pollutant traps in certain locations- refer to TMP, p. 28 Natural waterways.
Public parks and land for community facilities	Public parks	A small park with play ground facilities is located near Collins Road.
	Land for community facilities	A helipad is provided adjacent to the hospital to provide for emergency medical service access.

4.6.3 Maps

Plans that show the existing and future trunk infrastructure for each infrastructure network are shown on the following maps:

- (1) LGIP Map 002a—Plans for water supply trunk infrastructure;
- (2) LGIP Map 002b—Plans for sewerage trunk infrastructure;
- (3) LGIP Map 003—Plans for public parks and community facilities trunk infrastructure;
- (4) LGIP Map 004—Plans for drainage trunk infrastructure;
- (5) LGIP Map 005—Plans for airport and road trunk infrastructure.

These maps are in **Schedule 3** of the planning scheme.

4.7 Other information not part of our planning scheme

The following material provides detailed background information important to the preparation of our local government infrastructure plan. Copies of this material are available for viewing:

- (1) Background Study Kowanyama Aboriginal Council
- (2) Australian Bureau of Statistics – 2006 Census Quickstats: <name of council> (S) (Local Government Area). 2006 Census Quickstats available at www.censusdata.abs.gov.au
- (3) National Indigenous Infrastructure Guide, First Edition (2010) – Commonwealth of Australia. Available at <http://www.icat.org.au/niig/>
- (4) Sport and Recreation Queensland - Planning Principles and Implementation Notes for Local Government Final Report (2003). Available at <http://www.sportrec.qld.gov.au/Portals/0/docs/publications/Planning%20Principles%20and%20Implementation%20Notes%20for%20Local%20Government.pdf>



Tables of assessment

Part 5

Prescribed level of assessment for:

- Material change of use
- Reconfiguring a lot
 - Building work
- Operational work
 - Overlays

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development in the planning scheme area.

Editor's Note—the 5 categories of development and assessment include:

1. Accepted;
2. Accepted subject to requirements;
3. Code assessment; and
4. Impact assessment.

***Note**—categories of development and assessment are explained in 1.4 of the planning scheme.

5.2 Reading the tables

The tables identify the following:

- (1) the category of development:
 - (a) prohibited;
 - (b) accepted, including accepted subject to requirements; and
 - (c) assessable development, that requires either code or impact assessment
- (2) the category of assessment, code or impact, for assessable development in:
 - (a) a zone and where used, a precinct of a zone;
 - (b) an overlay where used
- (3) the assessment benchmarks for assessable development including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column);
 - (b) if there is an overlay:
 - (i) whether an overlay code applies (shown in Table 5.8.1) or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies
 - (c) any other applicable code(s) (shown in the 'assessment benchmarks' column)
- (4) any variation to the category of assessment (shown as an 'if' in the 'categories of development and assessment' column) that applies to the development.

Note—Development will only be taken to be prohibited development under the planning scheme if it is identified as prohibited development in schedule 10 of the Regulation.

Editor's note—Examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

5.3 Categories of development and assessment

5.3.1 Process for determining the category of development and the category of assessment for assessable development

The process for determining a category of development and category of assessment is:

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
 - (b) if an overlay applies to the premises, by reference to the overlay map in Schedule 2

- (3) determine if the development is accepted development under Schedules 6 and 7 of the Regulation or is assessable or prohibited development under Schedule 10 of the Regulation

Editor's note—Schedule 6 of the Regulation prescribes development a planning scheme cannot categorise as assessable. Schedule 7 of the Regulation identifies development the state makes accepted. Some development in schedule 7 may still be made assessable under this planning scheme.

- (4) otherwise, determine the initial category of assessment by reference to the tables in:
 - section 5.4 Categories of development and assessment—Material change of use
 - section 5.5 Categories of development and assessment—Reconfiguring a lot
 - section 5.6 Categories of development and assessment—Building work
 - section 5.7 Categories of development and assessment—Operational work
- (5) a precinct of a zone may change the category of development or assessment and this will be shown in the 'categories of development and assessment' column of the tables in sections 5.4, 5.5, 5.6 and 5.7
- (6) if an overlay applies, refer to section 5.8 Categories of development and assessment—Overlays, to determine if they overlay further changes the category development or assessment.

5.3.2 Determining the category of development and categories of assessment

- (1) A material change of use is assessable development requiring impact assessment:
 - (a) unless the table of assessment states otherwise
 - (b) if a use is not listed or defined
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone, or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use section (2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or category of assessment under a zone than under an overlay, the highest category of development or assessment applies as follows:
 - (a) accepted development subject to requirements prevails over accepted development
 - (b) code assessment prevails over accepted development where subject to requirements and accepted development
 - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.

- (8) The Regulation prescribes development that the planning scheme cannot make assessable in schedule 6.

Editor's note—schedule 7 of the Regulation also identifies development the state makes accepted. Some development in that schedule may still be made assessable under this planning scheme.

- (9) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application can not be made.

Note—Development is to be taken to be prohibited development under the planning scheme only if it is identified in Schedule 10 of the Regulation.

5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s);
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment.
- (4) Code assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), must:
 - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2);
 - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2);
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Editor's note—Section 27 of the Regulation identifies the matters code assessment must have regard to.

- (6) Impact assessable development:
 - (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column

Note—The whole of the planning scheme is the assessment benchmark for impact assessable development in this planning scheme.
 - (b) is to be assessed against any assessment benchmarks for the development identified in Section 30 of the Regulation.

Editor's note—Section 31 of the Regulation identifies the matters that impact assessment must have regard to.

5.4 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

Editor's note—groups of development activities (housing, business, community, industry, recreation and rural) shown in the categories of development and assessment tables below are defined in more detail in black part of our scheme (**Schedule 1.2**).

Table 5.4 1—Township zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Housing Precinct		
Park Utility installation	Accepted	
	Development approval is not required.	
Housing activities for: (a) Dwelling house; and (b) Dual occupancy	Accepted	
	If: (a) not listed in or on the site of a heritage place shown in Planning Scheme Map PSM-001 in the red part of our scheme (Schedule 2.5); (b) on a site more than 500 metres from the Kowanyama Airport Non-directional Beacon (NDB) shown on Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2.5).	
	Accepted subject to requirements	
	If: (a) on a site less than 500 metres from the Kowanyama Airport Non-directional Beacon (NDB) shown on Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2.5).	Housing activities code – AO16 Infrastructure code
Housing activities other than: (a) Dwelling house (b) Dual occupancy	Accepted subject to requirements	
	If not listed or on the site of a heritage place shown in Planning Scheme Map PSM-001 in the red part of our scheme (Schedule 2.5).	Housing activities code Infrastructure code
Community Activities	Accepted	
	Development approval is not required: (a) if on the site of, or immediately adjoining, an existing community activity and; (b) for a Club less than 200m ² in gross floor area; or (c) not listed or on the site of a heritage place shown in Planning Scheme Map PSM-001 in the red part of our scheme (Schedule 2.5); or (d) on a site more than 500 metres from the Kowanyama Airport Non-directional Beacon (NDB) shown on Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2.5).	
	Accepted subject to requirements	
	If: (a) on a site less than 500 metres from the	Business Activities Code – AO16 Infrastructure Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Kowanyama Airport Non-directional Beacon (NDB) shown on Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2.5); and (b) for a Club less than 200m ² in gross floor area; (c) not listed or on the site of a heritage place shown in Planning Scheme Map PSM-001 in the red part of our scheme (Schedule 2.5).	
	Code assessment	
	If: (a) not on the site of, or immediately adjoining, an existing community activity; and (b) not listed or on the site of a heritage place shown in Planning Scheme Map PSM-001 in the red part of our scheme (Schedule 2.5); or (c) for a club 200m ² or more in gross floor area.	Township zone – housing precinct code Infrastructure code Care for Country code
Office	Code assessment	
	If for Council use and on the Multi Purpose Centre site identified on Strategic Framework Map SFM-001, in the red part of our scheme (Schedule 2).	Township zone – housing precinct code Infrastructure code Care for Country code
Business Precinct		
Park Utility installation	Accepted	
	Development approval is not required.	
Business activities other than: (a) outdoor sales (b) agricultural supplies store Community activities Housing activities other than dwelling house	Accepted subject to requirements	
	If not listed or on the site of a heritage place shown in Planning Scheme Map PSM-001 in the red part of our scheme (Schedule 2.5).	Business activities code Infrastructure code Care for Country Code – AO3.1.2
Open Space Precinct		
Recreation Activities other than indoor sport and recreation	Accepted	
	Development approval is not required if on a site more than 500 metres from the Kowanyama Airport Non-directional Beacon (NDB) shown on Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2.5).	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Accepted subject to requirements	
	If on a site less than 500 metres for the Kowanyama Airport Non-directional Beacon (NDB) shown on Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2.5).	Business activities code – AO16 Infrastructure code
Utility installation	Accepted	
	Development approval is not required.	
Food and drink outlet	Code assessment	
	If less than 100m ² in gross floor area.	Township zone – open space precinct code Infrastructure code Care for Country code
Industrial Precinct		
Park	Accepted	
	Development approval is not required.	
Caretaker’s accommodation Utility Installation	Accepted	
	Development approval is not required if on a site more than 500 metres from the Kowanyama Airport Non-directional Beacon (NDB) shown on Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2.5).	
	Accepted subject to requirements	
	If on a site less than 500 metres from the Kowanyama Airport Non-directional Beacon (NDB) shown on Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2.5).	Industrial activities code – AO7 Infrastructure code Care for Country Code – AO3.1.2
Industrial Activities other than : (a) Medium impact industry (b) High impact industry Garden centre Outdoor sales Agricultural supplies store	Accepted subject to requirements	
	If: (a) not adjoining our airport precinct; (b) on a site less than 500 metres from the Kowanyama Airport Non-directional Beacon (NDB) shown on Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2.5). (c) not adjoining our housing precinct; (d) not in the industry precinct surrounded by Papulenthrr-Kunt Street, Agnes Street, Carrington Street or Chapman Road.	Industrial activities code Infrastructure code Care for Country Code – AO3.1.2
	Code assessment	
	If:	Township zone – industrial

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) adjoining our airport precinct; (b) adjoining our housing precinct; (c) in the industry precinct surrounded by Papulenthrr-Kunt Street, Agnes Street, Carrington Street or Chapman Road.	precinct code Industrial activities code Infrastructure code Care for Country code
Airport Precinct		
Air services Utility installation	Accepted	
	Development approval is not required if on a site more than 500 metres from the Kowanyama Airport Non-directional Beacon (NDB) shown on Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2.5).	
	Accepted subject to requirements	
	If on a site less than 500 metres from the Kowanyama Airport Non-directional Beacon (NDB) shown on Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2.5).	Industrial activities code – AO7 Infrastructure code
Industrial Activities other than high impact industry	Accepted subject to requirements	
	If 250m ² in gross floor area or less.	Industrial activities code Infrastructure code
	Code assessment	
	If more than 250m ² in gross floor area.	Township zone – airport precinct code Industrial activities code Infrastructure code Care for Country code.
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “categories of development and assessment” column. Any other undefined use.		The planning scheme

Table 5.4.2 – Environmental Management and Conservation Zone

Use	Categories of development and assessment	Assessment for assessable development and requirements for accepted development
Rural Activities other than: (a) Intensive animal husbandry (b) Intensive horticulture (c) Rural industry (d) Aquaculture (e) Cropping Dwelling house	Accepted	
	Development approval is not required if on a site more than 500 metres from the Kowanyama Airport Non-directional Beacon (NDB) shown on Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2.5).	
	Accepted subject to requirements	
	If on a site less than 500 metres from the Kowanyama Airport Non-directional Beacon (NDB) shown on Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2.5).	Housing activities code – AO16 Care for country code – AO1.1, AO2.1, AO3.1, AO3.2, AO12.1 and AO12.2
Rural Activities for: (a) Rural industry	Accepted	
	Development approval is not required if for a rural activity and not involving building work and where located more than 1,000 metres from the township zone.	
Outstation	Accepted subject to requirements	
	If: (a) less than 150m ² in Gross Floor Area is proposed; and (b) Extending an existing outstation	Housing activities code – AO16 Care for country code – AO1.1, AO2.1, AO3.1, AO3.2, AO12.1 and AO12.2
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—the above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.5 Categories of development and assessment— Reconfiguring a lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

Table 5.5.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Township Zone	Code assessment	
	If each lot created is: (a) 600m ² or larger in the housing and business precincts; (b) 2,000m ² or larger in the open space precinct; (c) 1,000m ² or larger in the industry and airport precincts.	Township zone code Subdivision (reconfiguring a lot) code Infrastructure code Care for Country code
	Impact assessment	
	If each lot created is: (a) Less than 600m ² in the housing and business precincts; (b) Less than 2,000m ² in the open space precinct; (c) Less than 1,000m ² in the industry and airport precincts.	The planning scheme
Environmental Conservation and Management Zone	Code assessment	
	If each lot created is 100ha or larger.	Environmental conservation and management zone code Subdivision (reconfiguring a lot) code Infrastructure code Care for Country code
	Impact assessment	
	If each lot created is less than 100ha.	The planning scheme
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the “categories of development and assessment” column.		Subdivision (reconfiguring a lot) code Infrastructure code Care for Country code.

Editor's note—the above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.6 Categories of development and assessment—Building Work

The following table identifies the categories of development and assessment for building work made assessable in the planning scheme.

Table 5.6.1—Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All	Accepted subject to requirements	
	If on a site less than 500 metres from the Kowanyama Airport Non-directional Beacon (NDB) shown on Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2.5).	Housing activities code – AO16
	Impact assessment	
	If listed or on the site of a heritage place shown in Planning Scheme Map PSM-001 in the red part of our scheme (Schedule 2.5).	The planning scheme
Accepted		
Development approval is not required for any other building work not listed in this table or any building work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—the above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.7 Categories of development and assessment— Operational work

The following table identifies the categories of development and assessment for operational work regulated by the planning scheme.

Table 5.7.1—Operational work

All zones	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Excavation and filling	Accepted	
	Development approval is not required if: (a) 30 metres away from a waterway or wetland. (b) on land above the 20m AHD contour and: (i) involving excavating or otherwise removing 100m ³ or less of soil or sediment below 5m AHD; or (ii) filling of land involving 500m ³ or less of material with an average depth of 0.5m or greater.	None
	Code assessment	
	If: (a) within 30 metres of a waterway or wetland. (b) on land below the 20m AHD contour and: (i) involving excavating or otherwise removing 100m ³ or more of soil or sediment below 5m AHD; or (ii) filling of land involving 500m ³ or more of material with an average depth of 0.5m or greater	Infrastructure code Care for country code
Vegetation clearing	Impact assessment	
	If clearing trees listed or on the site of a heritage place shown in Planning Scheme Map PSM-001 in the red part of our scheme (Schedule 2.5).	The planning scheme
Operational Work where associated with subdivision (reconfiguring a lot)	Code assessment	
	All	Subdivision (reconfiguring a lot) code Infrastructure code Care for Country code
Accepted		
Development approval is not required for any other operational work not listed in this table and any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—the above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.8 Categories of development and assessment—Overlays

The following table identifies where an overlay changes the categories of development and assessment from that stated in a zone and the relevant assessment benchmarks.

Editor's note—Material Change of Use, Reconfiguring a Lot, Building Work and Operational Work are all defined in more detail in black part of our scheme (**Schedule 1.1**).

Table 5.8.1—Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Flood and Bushfire Hazard Overlay		
Material Change of Use or Building Work for a housing activity	Accepted subject to requirements	
	If in the township zone and replacing or extending an existing housing activity.	Flooding and Bushfire Hazard Overlay Code – AO1.3, AO2
	Code Assessment	
	In all other circumstances.	Flooding and Bushfire Hazard Overlay Code.
Any other Material Change of Use	Code Assessment	Flooding and Bushfire Hazard Overlay Code
Any Reconfiguring a Lot	No change.	The planning scheme
Operational Work for Excavation and Filling (within the indicative flood extent only)	No change.	Flooding and Bushfire Hazard Overlay Code

Note—some overlays may only be included for information purposes. This should not change the category of development or assessment or assessment benchmarks in the planning scheme.



Zones

Part 6

- Environmental management and conservation zone
- Township zone
- Heritage places and features

Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code; and
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code.
- (8) The following are the zone codes for the planning scheme:
 - (a) Environmental Conservation and Management Code;
 - (b) Township Zone Code.

6.2 Zone codes

6.2.1 Environmental Management and Conservation Zone Code

6.2.1.1 Application of the code

This code applies to assessing a material change of use or reconfiguring a lot where the code is shown as being applicable in the table of assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.1.2 Purpose

- (1) The purpose of the environmental management and conservation zone code is to provide for the protection and management of areas identified as supporting significant biological diversity and ecological integrity.
- (2) **The local government purpose for the environmental management and conservation zone code is to protect our connection to country. We also want to stop the town from growing into country to keep our country looking the same for future generations of our people – in its natural state and without development. We want to protect animal habitat and natural features, but also allow grazing and farming to continue where it does not damage country.**

6.2.1.3 Overall outcomes

Where in the Environmental Management and Conservation Zone:

- (1) This zone is protected in its natural state, with development only being supported where it is for rural or conversation activities that do not damage country.
- (2) Important natural environments that have a strong connection to our people and culture are protected from development.
- (3) High impact agricultural uses like intensive animal husbandry, aquaculture and cropping, happen where:
 - (a) on the Agricultural Land Classification (Class A and B) as shown on Strategic Framework Map SFM-002a in the red part of our scheme (**Schedule 2**) and where for cropping; and
 - (b) at least 1,000 metres from the township zone; and
 - (c) at least 500 metres from any outstation or camping ground as shown on Strategic Framework Map SFM-004 in the red part of our scheme (**Schedule 2**); and
 - (d) important scrub and bush is protected from clearing. This area is shown as MSES wildlife habitat and regulated vegetation on Strategic Framework Map SFM-002a in the red part of our scheme (**Schedule 2**); and
 - (e) the use is on land least affected by areas of environmental importance (shown as MSES on Strategic Framework Map SFM-002a in the red part of our scheme (**Schedule 2**); and
 - (f) the use does not impact on what we see in country, especially views from our township area.
- (4) Areas of cultural importance are protected from development.¹³

¹³ The Land Office is responsible for identifying and protecting areas of cultural and spiritual significance on behalf of the Abm Elgoring Ambung. Applicants are expected to consult with the Land Office to identify these areas outside our town.

- (5) New outstations and extensions to existing outstations are small in size and do not damage views of country, important scrub or waterways and wetlands (through stormwater runoff and erosion).
- (6) Existing outstations are protected in their current spots and do not grow larger than what is already on each site. These places are important to our culture and caring for country. Outstations are shown in Strategic Framework Map SFM-004, in the red part of the scheme (**Schedule 2**).
- (7) Clearing around outstations for fire protection may occur as long as it does not remove areas environmental significance, shown as *MSES – regulated vegetation* on Strategic Framework Map SFM-002a in the red part of the scheme (**Schedule 2**).
- (8) Development avoids areas affected by coastal hazard, bushfire (including the potential impact buffer) and flood hazard. Where this is not possible, development is located in an area least affected by the hazard and avoids increasing risk to our safety and damage to property from these hazards. The indicative flood extent, erosion prone areas and bushfire hazard are shown in Planning Scheme Map PMS-004, Overlay Map OVL-001a and OVL-001b, in the red part of our scheme (**Schedule 2**).
- (9) Development is well setback from the high banks of waterways, lagoons, wetlands, waterholes, creeks and from the coastline and water catchment areas.
- (10) Development near our coastline is only for small outstations, research stations, camping grounds and boat ramps and:
 - (a) does not damage views of our coastline;
 - (b) does not stop our people from getting to the beach;
 - (c) does not put our people or property at risk from hazards like a sea level rise of up to 0.8 metres, storm tide flooding or being permanently under water.
- (11) Development on steep slopes (more than 15% gradient) limits excavation as much as possible, is located in an area least affected by slope, does not damage views of country and looks after natural areas and processes.
- (12) The community farm, next to the airstrip, is protected for farming and farm-training activities and is able to grow with our community need for it. This farm continues to provide us with employment, food supply and training opportunities. The farm is shown in image 13 below.

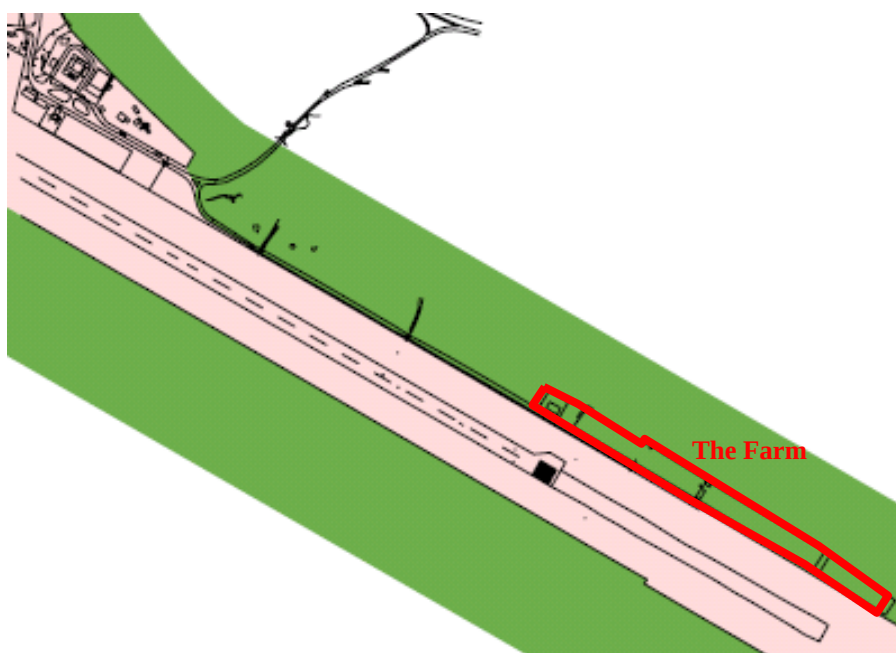


Image 13 – The location of our current community farm

- (13) Cropping occurs where it meets our community need and does not create impacts like dust, smoke, chemical spray draft and attracting large amounts of wildlife over the operational airspace of our airport.
- (14) Land shown in the Agricultural Land Class on Strategic Framework Map SFM-002a in the red part of our scheme (**Schedule 2**) is protected in its natural state or used for cropping where it will not damage or remove important natural areas (like bush and scrub or wildlife habitat) and natural processes (like soil erosion or contaminated water running into our wetlands, creeks and lagoons);
- (15) The dump is protected in its current spot and can grow within the same site as our community need grows. This includes the development of a recycling facility.
- (16) Environmental research uses (such as weather stations, animal monitoring stations and the like) are suitable in this zone as long as they do not need scrub clearing, are very small in size, and blend into the natural surroundings (through things such as paint colours and timber walls).
- (17) Camping grounds are kept in the same spots and include little, if any, growth.
- (18) No new camping grounds are supported unless it can be shown that there is a need (for example if tourist numbers increase or an existing camp site is no longer suitable for safety reasons).
- (19) Development makes sure that the quality of water going back into our environment is protected and improved through avoiding changes to natural drainage flows, not increasing erosion, not contaminating groundwater that we rely on for water supply, and cleaning water that flows over land before it reaches our waterways, wetlands and lagoons.
- (20) Development is well separated from major infrastructure shown on Strategic Framework Map SFM-001 in the red part of the scheme (**Schedule 2**), to protect their ongoing operation and our community's health and safety.
- (21) Development in the Environmental Management and Conversation Zone is not connected to or serviced by infrastructure such as water, sewer, stormwater, telecommunications or sealed roads.

6.2.2 Township Zone Code

6.2.2.1 Application of the code

This code applies to assessing a material change of use or reconfiguring a lot where the code is shown as being applicable in the table of assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.2.2 Purpose

- (1) The purpose of the township zone code is to provide for small to medium size urban settlements located within a rural or coastal area.

Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community.

Tourist facilities such as tourist attractions and short-term accommodation, of the area may be appropriate.

- (2) **The local government purpose of our township zone code is to keep all of our housing, businesses, industry, community, health care, justice, education, recreation and training facilities in the one area to prevent development expanding into country. Keeping all our town's facilities in one contained spot will also make it easy for our people to get to community services, help to foster community spirit and a sense of belonging and also make it easy to provide infrastructure to all areas of the town.**

6.2.2.3 Overall outcomes

Where in the housing precinct of our Township Zone:

The overall outcomes sought for the precinct are as follows:

- (1) Different types of housing such as dwelling houses on smaller lots, multiple units and aged care facilities are provided to meet the different needs of people in our community (such as large families, elderly, single people and government workers) and are provided in all areas of our residential precinct.
- (2) Development is built on existing vacant lots in our town, or on new lots in Pindi Street extension, to the south of the football field. No further growth of our residential precinct is intended.
- (3) No new housing is constructed on vacant lots that flood or are subject to medium, high, very high potential bushfire intensity. Other development on a site subject to flood hazard avoids increasing risk to community safety and damage to property from flooding. The indicative flood extent and bushfire hazard are shown in Overlay Map OVL-001a and OVL-001b.
- (4) All new housing activities are designed and built for our local climate and lifestyle.
- (5) Development respects and does not damage important cultural and heritage places and features in our town. These areas are listed in section 6.2.1.8 of this code, and shown in Planning Scheme Map PSM-001 in the red part of our scheme (**Schedule 2.5**).
- (6) Historic buildings in our town are preserved, restored and reused.

- (7) Community and recreation activities are grouped together so that everyone in our community has access to a good range of facilities.
- (8) Industrial activities do not occur in our housing precinct.
- (9) Business activities do not generally occur in our housing precinct. However, where there is an overwhelming community need, business activities are small in size and close to our business precinct.
- (10) Activities manage noise and traffic impacts to make sure that people living in the area are not disturbed by the use.
- (11) Our hospital, aged care centre, swimming pool, community halls and the school are protected in the same spots. If they become too large for their current sites, sites immediately adjoining the facilities are appropriate for expansion.
- (12) The Multi Purpose Centre site (image 14 below) is protected so it can be used for community uses. The site can also be used by Council for small offices, should Council get too big for the existing site in our business precinct.
- (13) Home based business is supported in all areas of our housing precinct, as long as it is small in size, does not compete with other uses in the business precinct and does not create too much noise, smell or light on housing areas.
- (14) Development is setback to protect the health and natural values (such as scrub, natural drainage processes and animal habitats) of the Magnificent Creek.
- (15) Development makes sure that the quality of water going back into our environment is protected and improved through avoiding changes to natural drainage flows, not increasing erosion, not contaminating groundwater that we rely on for water supply, and cleaning water that flows over land before it reaches our waterways, wetlands and lagoons.
- (16) Concrete walking tracks are built along all streets in our housing precinct to connect important places in our town (such as the school, hospital, Council office, training centre and community halls) to places where we live.
- (17) Development is well separated from major infrastructure shown on Strategic Framework Map SFM-001 in the red part of the scheme (**Schedule 2**), to protect their ongoing operation and our community's health and safety.

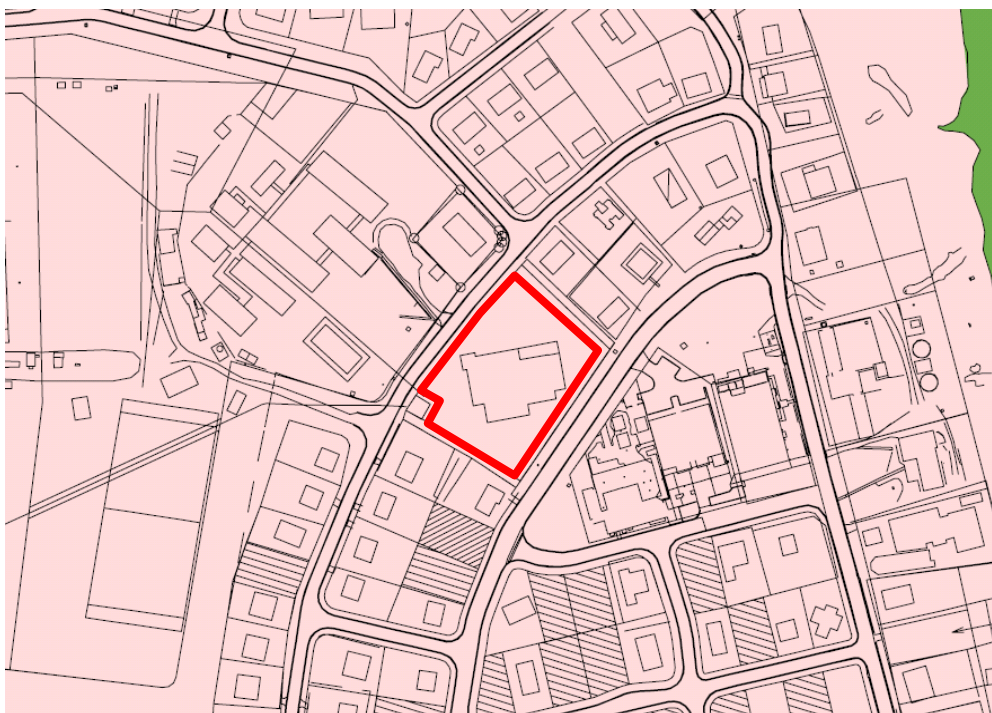


Image 14 – Our multi purpose centre site

Where in the Business Precinct of our Township Zone:

- (1) The business precinct is the heart of our community and is the main place for business and community activities (like the Council and Land Office).
- (2) The business precinct is an important meeting place for people in our community and provides open spaces (such as small parks or courtyards), plants and trees, and outdoor chairs next to the street for people to meet and have a yarn.
- (3) Buildings in our business precinct are the largest and highest in our town.
- (4) Buildings have a mix of uses with housing activities (including multiple dwellings (units), dwelling units, dual occupancies, caretaker's accommodation, short term accommodation and hostels) occupying areas above the ground floor. Image 15 explains this.

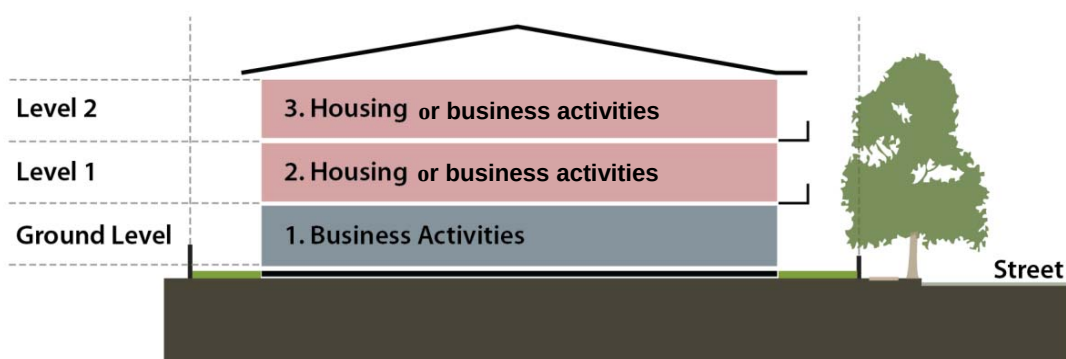


Image 15 – Building use mix in our business precinct

- (5) Development respects and does not damage important cultural and heritage places and features in our town. These areas are listed in section 6.2.1.8 of this code, and shown in Planning Scheme Map PSM-001 in the red part of our scheme (**Schedule 2.5**).

- (6) Historic buildings in our town are retained, restored and reused.
- (7) Impacts (such as light, noise, smell and what we see) do not harm nearby housing areas.
- (8) New buildings face the street and have doors and verandahs that look over the street.
- (9) Development is setback to protect the health and natural values (such as scrub, natural drainage processes and animal habitats) of the Magnificent Creek.
- (10) Development makes sure that the quality of water going back into our environment is protected and improved through avoiding changes to natural drainage flows, not increasing erosion, not contaminating groundwater that we rely on for water supply, and cleaning water that flows over land before it reaches our waterways, wetlands and lagoons.
- (11) Concrete walking tracks are built along all streets in our business precinct to connect the heart of our town to places where we live.
- (12) No new housing is constructed on vacant lots that flood. Other development on a site subject to flood hazard avoids increasing risk to community safety and damage to property from flooding. The indicative flood extent is shown in Overlay Map OVL-001a and OVL-001b.
- (13) Development is well separated from major infrastructure shown on Strategic Framework Map SFM-001 in the red part of the scheme (**Schedule 2**), to protect their ongoing operation and our community's health and safety.

Where in the Industrial Precinct of our Township Zone:

- (1) Our industrial precinct is important for local employment and our economy and the small amount of industrial land we have is protected from non-industrial uses (except for a caretaker's residence, bulk landscape supply, outdoor sales, service industry and agricultural supplies store).
- (2) Development establishes in our vacant industrial buildings where possible.
- (3) Industries are built and operated within the industry precincts of our township zone, and nowhere else.
- (4) Industry in the area between Chapman Road and Carrington, Papulenthrr-Kunt and Agnes Streets is for low impact industry uses only.
- (5) Industry in the area next to our airport precinct is for medium and high impact industry uses.
- (6) Industry adjoining our airport does not impact on the operation of the airport by attracting wildlife, producing smoke or including bright lights to confuse incoming planes.
- (7) We do not support special industry in our town.
- (8) Industry uses in the area between Chapman Road and Carrington, Papulenthrr-Kunt and Agnes Streets are well setback from the road and landscaped with native plants and trees.
- (9) Industry does not impact on our housing precinct and people's health, safety and what they see, smell and hear.

- (10) The training centre is able to grow with our community need for it. If it gets too big for the existing site, it is moved to a better suited site in our business precinct. The lot where the training centre current sits will then be used for low impact industry uses.
- (11) Development is setback to protect the health and natural values (such as scrub, natural drainage processes and animal habitats) of the Magnificent Creek.
- (12) Development makes sure that the quality of water going back into our environment is protected and improved through avoiding changes to natural drainage flows, not increasing erosion, not contaminating groundwater that we rely on for water supply, and cleaning water that flows over land before it reaches our waterways, wetlands and lagoons.
- (13) Industrial precincts are connected to the rest of our town by concrete walking tracks to encourage our people to be active and walk to work.
- (14) Development on a site subject to flood hazard avoids increasing risk to community safety and damage to property from flooding. The indicative flood extent is shown in Overlay Map OVL-001a and OVL-001b.
- (15) Development is well separated from major infrastructure shown on Strategic Framework Map SFM-001 in the red part of the scheme (**Schedule 2**), to protect their ongoing operation and our community's health and safety.

Where in the Open Space Precinct of our Township Zone:

- (1) This precinct is protected for open space and recreation uses.
- (2) The footy field and rodeo grounds, near the school, are the main sporting facilities in our community. This area should be used for a variety of recreation purposes. Facilities in this area grow as our community grows.
- (3) New uses do not occur in this precinct unless they are for a food and drink outlet or are small in size and support the use of the precinct for open space and recreation.
- (4) Land next to the Magnificent Creek is looked after in its natural state for our kids and other people in our community to enjoy. This includes having nature trails along the full length of the creek where it passes through our town.
- (5) Land within this precinct that is not used for the footy field and rodeo grounds, or land next to the Magnificent Creek is protected as informal places to our community play, exercise and meet others. These spaces do not include buildings but can include facilities such as playgrounds, skate ramps and toilet blocks.
- (6) Development respects and does not damage important cultural and heritage places and features in our town. These areas are listed section 6.2.1.8 of this code, and shown in Planning Scheme Map PSM-001 in the red part of our scheme (**Schedule 2.5**).
- (7) Parkland near the airport and main drain is kept for tourist camping and as a park for the community to play in. The land next to the drain is also planted with different types of native plants and trees. The area is shown in image 16 below.
- (8) Concrete walking tracks link areas of open space to the rest of our town.
- (9) Development is well separated from major infrastructure shown on Strategic Framework Map SFM-001 in the red part of the scheme (**Schedule 2**), to protect their ongoing operation and our community's health and safety.

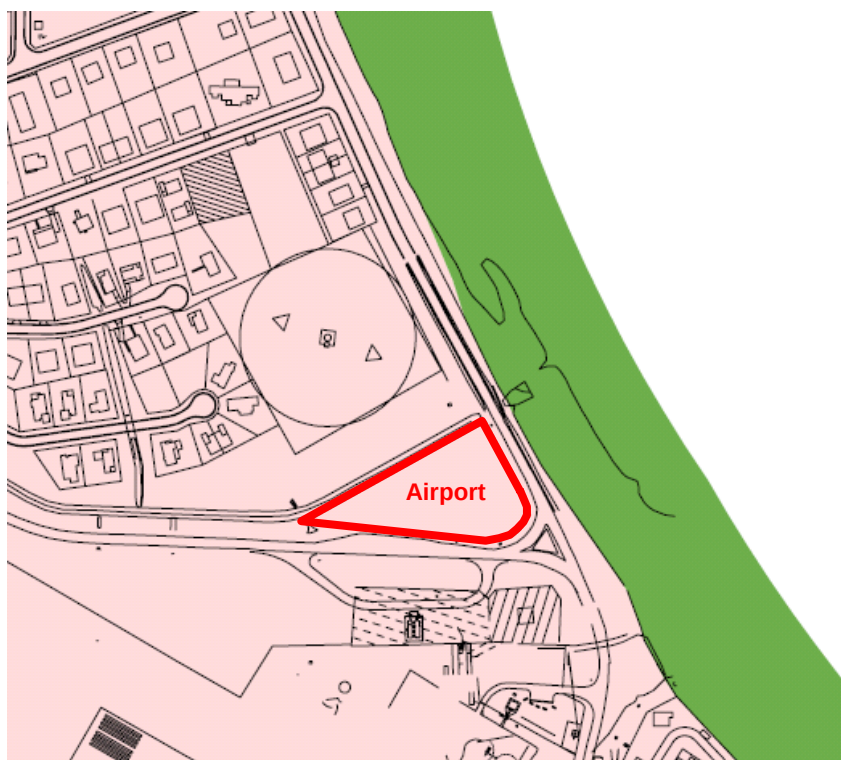


Image 16 – Parkland near the airport to be kept for tourist camping and recreation

Where in the Airport Precinct of our Township Zone:

- (1) The airport precinct is protected for the future growth or upgrade of the airport.
- (2) Development that does not complement the operation of the airport and aviation facilities is not supported in this precinct.
- (3) Development is located next to existing buildings in the precinct, or facing Thartj Manengk Street, and is not too close to the runway.
- (4) Development is small in size and does not impact on the airport's operation and aviation facilities by attracting wildlife, producing smoke, or including bright lights to confuse incoming planes.

Our town's Heritage Places

A list of heritage places and features are listed below.

Table 6.2.2.3—Heritage places and features

	Name of Place or Feature	Location Description	Why the place or feature is special
Trees			
1	Mango Trees and Leichardt Tree	At the end of Chapman Road	Cultural/birthing place
2	Chapman Road Mango Trees	Large mango trees at the end of Chapman Road, fronting the old mission home, church and police station	Historical/prisoner tree
3	Bloodwood Trees	Chapman Road Park and Kowanyama Street	Cultural/birthing or burial place
4	White Gum Tree	Kowanyama Street	Cultural/ birthing place
5	Mango Tree	Middle Kunjen Street	Historical/mission
6	Mango Tree	Within the Health Clinic car park	Cultural/ birthing place
7	Mango Tree Grove	Behind water plant	Cultural/ birthing place
8	Milkwood Trees	Chapman Road and corner of Gilbert White and Chellikee Streets	Historical/mission era (Chapman Road) Historical/pre-mission era (Gilbert White and Chellikee Streets)
9	Blackberry Tree	Chellikee Street	Historical/pre-mission era
10	Tamarind Tree	Kowulh yal'alh Road	Historical/mission era
11	Pandanus Tree Cluster	Kowulh yal'alh Road	Cultural/ceremony
12	Mango Tree	Kowulh yal'alh Road	Cultural/ceremony
13	Notol Tree cluster	Gully side	Cultural/ceremony
14	Leichardt Tree	Yir Yoront Street	Cultural/ birthing place.
15	Mango Tree	Yir Yoront Street	Historical/mission era Cultural
16	Black Mango Tree	Kowanyama Street	Historical/mission
Heritage Places			
17	Last mission house	On Chapman Road	Historical/mission era
18	First mission church	On Chapman Road	Historical/mission era

Places listed above are shown on Planning Scheme Map PSM-001 (**Schedule 2.5**) in the red part of our planning scheme.



Overlays

Part 7

Flooding and bushfire hazard overlay

Part 7 Overlays

7.1 Preliminary

- (1) Overlays show areas in our planning scheme that have:
 - (a) features that are sensitive to the effects of development; or
 - (b) natural hazards that constrain land or development.
- (2) Overlays are mapped and included in **Schedule 2.4**, in the red part of our scheme.
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay;
 - (b) a code for an overlay.
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) Flooding and Bushfire Hazard Overlay.

7.2 Overlay codes

7.2.1 Flooding and Bushfire Hazard Overlay Code

7.2.1.1 Application of the code

This code applies to assessing a material change of use and reconfiguring a lot where the code is shown as being applicable in the table of assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

Editor's note—Relationship with the building assessment provisions

For the building assessment provisions, the bushfire hazard area shown in this planning scheme in Overlay Maps OVL-001a and b (in the red part of our scheme (**Schedule 2**)) is also designated to be the bushfire prone area for the Building Code of Australia or Queensland Development Code pursuant to section 12 of the *Building Regulation 2006*. The 'bushfire prone area' includes the area shown as a 'bushfire potential impact buffer'.

7.2.1.2 The purpose of this code

- (1) The purpose of this code is to protect the safety of our people and lower opportunity for damage to property that may be created by flooding and bushfire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) people and property are not put at extra risk of flooding or bushfire hazard;
 - (b) our community can safely evacuate during times of disaster;
 - (c) dangerous materials are not stored or made in the indicative flood extent or bushfire hazard areas;
 - (d) new housing is not built in flood or bushfire hazard areas, unless replacing housing that used to be on the site;
 - (e) no new lots are created on land subject to bushfire or flood risk;

- (f) community infrastructure¹⁸, community activities and major social infrastructure are able to operate during and immediately after a flood and bushfire event.

7.2.1.3 Specific benchmarks for assessment

Table 7.2.1.3—Benchmarks for accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
<i>For development accepted subject to requirements and assessable development</i>	
Flooding and Bushfire Hazard	
PO1 There is no increase in the number of people living on a site affected by medium, high or very high hazard bushfire hazard or flood hazard.	AO1.1 Housing activities are not established on existing vacant lots which are mapped as being subject to very high, high, medium or potential impact buffer bushfire hazard or the indicative flood extent. These areas are shown in Overlay Map OVL-001, in the red part of our scheme (Schedule 2.4).
	AO1.2 No new lots for residential purposes are created in areas which are mapped as being subject to very high, high, medium or potential impact buffer bushfire hazard or the indicative flood extent. These areas are shown in Overlay Map OVL-001, in the red part of our scheme (Schedule 2.4).
	AO1.3 Redevelopment or extensions to existing housing activities: (a) do not increase the number of dwellings on the site; and (b) provide new habitable rooms with a floor level that is at least 300mm above 9.7m AHD (9.7m AHD is the assumed level of the flood shown as the indicative flood extent).
PO2 Development for non-housing activities avoids risk to community safety and damage to property from flood events.	AO2 Habitable rooms have a floor level that is at least 300mm above 9.7m AHD (9.7m AHD is the assumed level of the flood shown as the indicative flood extent).
<i>For assessable development</i>	
PO3 Development has at least one evacuation route that remains passable for emergency evacuations during times of hazard.	There is no acceptable outcome.
PO4 The manufacture or storage of hazardous materials in large quantities happens outside areas subject to bushfire hazard or flood	There is no acceptable outcome.

¹⁸ Community infrastructure as defined by the SPP not a Community Infrastructure Designation under the *Sustainable Planning Regulations 2009*.

Performance outcomes	Acceptable outcomes
hazard.	
PO5 Community infrastructure ¹⁹ , community activities and major social infrastructure continue to work during and after a bushfire or flood event.	AO5 The following are not established in areas which are mapped as being subject to very high, high, medium or potential impact buffer bushfire hazard or the indicative flood extent: (a) hospital; (b) school; (c) land office; (d) places that store our valuable records and cultural information; (e) emergency services; (f) emergency shelters; or (g) police stations.
PO6 Water, sewerage, electrical (including substations and generators) and telecommunication infrastructure are: (a) outside areas subject to the medium bushfire risk and flood hazard; or (b) designed to withstand bushfire and floodwater.	There is no acceptable outcome.
PO7 Filling and excavation does not worsen impacts of flooding through: (a) changing the shape a waterway; (b) changing the natural flow of flood water; (c) increasing erosion and scour; (d) loss of flood storage area; or (e) speeding up or slowing down of flood water flow.	AO7 No filling or excavation happens in areas which are mapped as being subject to the indicative flood extent.
PO8 Development in the very high, high, medium or potential bushfire impact area has easy access to adequate water supply for fire-fighting purposes.	There is no acceptable outcome.

¹⁹ Community infrastructure as defined by the SPP, not a Community Infrastructure Designation under the *Sustainable Planning Regulations 2009*.



Development codes

Part 8

State wide codes

Use codes

- Housing activities code
- Business activities code
- Industrial activities code

Other development codes

- Subdivision (reconfiguring a lot) code
 - Infrastructure code
 - Care for country code

Part 8 Development codes

8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Use codes and other development codes are specific to each planning scheme area.
- (3) The following are the use codes for the planning scheme:
 - (a) Business activities code;
 - (b) Housing activities code; and
 - (c) Industrial activities code.
- (4) The following are the other development codes for the planning scheme:
 - (a) Care for country code;
 - (b) Infrastructure code; and
 - (c) Subdivision (reconfiguring a Lot) code.

Editor's note—assessment benchmarks for certain assessable development and requirements for certain accepted development are also contained in the Planning Regulation.

8.2 Use codes

8.2.1 Business activities code

8.2.1.1 Application of the code

This code applies to assessing a material change of use for business activities or other activities within our township zone – business precinct and where the code is shown as being applicable in the table of assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.2.1.2 The purpose of this code

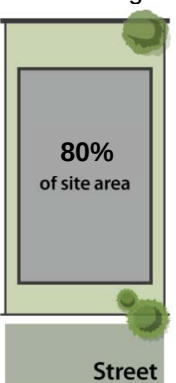
- (1) The purpose of the business and community activities code is to:
 - (a) guide the development of business activities, such as offices, food and drink outlets, service industries and shops primarily within the business precinct of our township zone;
 - (b) make sure development protects how our town looks (its character) and the lifestyle that our community is used to living.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is designed to help make our town safe and looking good for residents and visitors;
 - (b) businesses cover more land on a site than other buildings in our town;
 - (c) development in our business precinct provides services that our community needs and helps to make the business precinct busy, full of people doing business and a fun place to be;
 - (d) businesses (other than home based business) do not happen outside of the business precinct unless there is no more land or we have an overwhelming community need for a small scale business in another location. Businesses do not:
 - (i) create impacts (such as loud noise, bad smells and too many cars coming to the site) on uses that are already in the area (such as housing);
 - (ii) weaken the benefit of having all businesses in one area for convenience;
 - (e) impacts such as light, noise, smell and what we see do not negatively affect residents of adjoining housing areas.

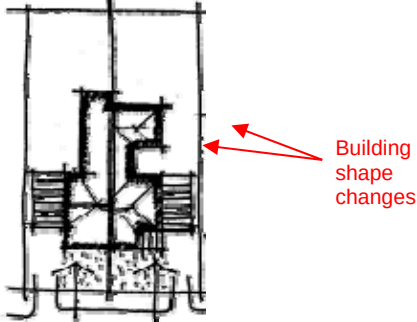
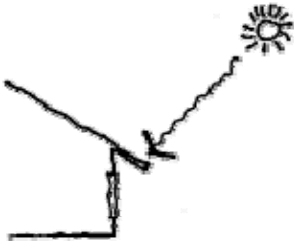
8.2.1.3 Specific benchmarks for assessment

Table 8.2.1.3—Benchmarks for accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
PO1 Building height looks the same as other buildings in the area.	AO1 Buildings are not higher than 3 storeys or 12 metres, whichever is less. This is shown in image 17 below. The diagram shows a cross-section of a three-story building. To the left of the building, three horizontal dashed lines indicate the levels: 'Level 2' at the top, 'Level 1' in the middle, and 'Ground Level' at the base. To the right of the building is a green tree, and further right is a line representing the 'Street'. The building is shown in grey with a dark roof.
PO2 Buildings cover more land than other buildings in the area.	AO2 Where in our business precinct, buildings do not cover more than 80% of the total site

Image 17 – Building height

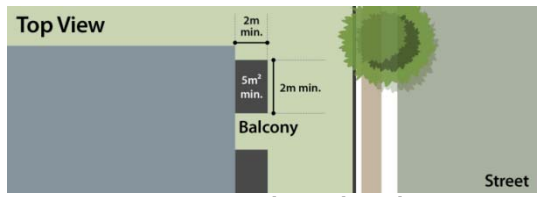
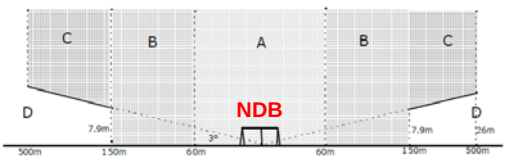
Performance outcomes	Acceptable outcomes
	area. This is shown in image 18 below.  Image 18 – Site cover
PO3 Buildings are setback from the boundaries of the site so that they look the same as other buildings in the area and so that they protect sensitive places such as our housing areas and parks.	AO3.1 Buildings in the business precinct are setback from the street: (a) the same distance as other buildings next to the site; or (b) 0 metres if there is no building next to the site.
	AO3.2 Where not in the business precinct, buildings must be setback at least 6 metres from the front and rear boundary and 3 metres from a side boundary.
PO4 Development helps the area to be easy to get around by providing lighting and comfortable, safe and sheltered walking paths.	AO4 In the business precinct of our town, new buildings that face Chapman Road, Chellikee Street and Gilbert White Street have: (a) concrete walking paths at the front of the site that are at least 1.5m wide (where not already there); (b) awnings over the footpath which: (i) cover all the footpath (the full length and width); (ii) line up with awnings on building next to the site;  (c) outdoor lights that are not too bright for the people living close to that area (comply with AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i>) but are enough to still light the walking path and include hoods to focus light toward the ground.
PO5 Buildings are designed to help make Kowanyama safe for residents and visitors by: (a) facing the street; (b) having a clear, main entry that is visible	AO5 Buildings have: (a) large windows that look onto the street; (b) the main building entry facing the street; (c) lighting at the entrance to the building; (d) no changes in building shape that are

Performance outcomes	Acceptable outcomes
from the street; (c) avoiding spaces that can hide people from view; (d) including good lighting for people to see the area clearly.	deeper than 1 metre. 
PO6 The design of buildings include features which make how it looks more interesting, such as: (a) roof overhangs; and (b) use of different building materials.	AO6 The building includes: (a) roof overhang at least 900mm in width around all edges of the roof, except the front of a building where AO4(b) applies; (b) At least 3 different building materials, such as a tin roof, glass windows and timber walls. 
PO7 Air-conditioning and refrigeration units are put in a spot and screened so that: (a) the units cannot be easily seen from the street; and (b) noise impacts to nearby housing are minimised.	AO7.1 Air-conditioning and refrigeration units are put in the middle of a roof and are screened around all sides. AO7.2 Air-conditioning and refrigeration screening is made of sound attenuating material.
PO8 Development adjoining our residential precinct is designed, built and operated so that noise, smell and light impacts are not harmful to our people, places of cultural significance and the way we live our lives.	No acceptable outcome is nominated.¹⁴
PO9 Landscaping is used to provide shade and create an attractive and practical place for people use.	AO9.1 At least 1 shade tree¹⁵ is planted along the street frontage of a site. AO9.2 Street seating (such as park benches) are provided in areas of shade such as under trees or under an awning.
PO10 Car parking is provided on-site or on-street for people who live at, work on or visit the site. Parking is only provided on-street if: (a) the road is wide enough; and (b) cars parked on the street do not block traffic using the road.	AO10.1 Business activities have at least 1 car parking space per 100m² of Gross Floor Area. AO10.2 On-street car parking is provided where the road pavement is more than 8 metres wide.

¹⁴ Development can comply with PO8 by showing how it complies with the objectives set out in the *Environmental Protection: (Noise) Policy 2008* and *(Air) Policy 2008*.

¹⁵ A shade tree is at least 1.5 metres in height.

Performance outcomes	Acceptable outcomes
PO11 Development is sensitive to, and protects, important cultural heritage features of our town and country.	AO11.1 Development does not demolish or clear anything shown in Planning Scheme Map PSM-001 (in the red part of our scheme – Schedule 2.5) and listed as a local heritage place (section 6.2.1.8).
	AO11.2 Development does not change or alter the outside appearance of a building shown in Planning Scheme Map PSM-001 (in the red part of our scheme – Schedule 2.5) and listed as a local heritage place (section 6.2.1.8).
PO12 Development on a site within 200 metres of the airport is designed, built and operated so that it does not impact on the safe operation of aircraft visiting our town.	AO12.1 Development does not attract birds and/or bats to the area by planting trees that would encourage nesting or feeding.
	AO12.2 Development does not have very bright lighting, flashing lighting or lighting that is the same as lighting on the runway.
	AO12.3 Development does not create a magnetic field or anything similar that may affect aircraft equipment.
	AO12.4 Development does not have highly reflective materials (glass and silver metal) on large areas of the building roof.
	AO12.5 Development does not create large amounts of smoke that may confuse or distract pilots.
Additional requirements for Accommodation Activities in our business precinct	
PO13 Housing activities do not interrupt the business character of street frontages in our business precinct.	AO13.1.1 Housing activities are located above a business use and are not at ground level.
	OR AO13.1.2 Housing activities are located behind a business use at ground level.
PO14 Housing is set back from property boundaries so that: (a) sunlight and breezes can get through the building; and (b) blocking sunlight on, and looking into, other buildings is minimised.	AO14.1 Housing activities are setback at least 2.0 metres from the side boundaries.
	AO14.2 Housing activities are setback at least 3.0 metres from the back boundary.
PO15 A yard or balcony is provided for all housing so that people have somewhere private to relax and play outside.	AO15.1 All housing activities have a balcony with: (a) at least 5m ² in area; and (b) at least 2m in length and width.
	AO15.2 Where for a housing activity at the front of a building, at least one balcony must face the street. This is shown in image 19 below.

Performance outcomes	Acceptable outcomes								
	 Image 19 – Balcony location								
PO16 All sites have somewhere for our people to store their cars without having to park on the street.	AO16 Housing activities have one (1) car parking space for each unit.								
Where within 500 metres of Kowanyama’s Non-directional Beacon									
PO17 Development is located and designed to protect aviation facilities on and around Kowanyama Airport from physical obstructions, electrical or electro-magnetic interference and deflection of signals.	AO17 Within the sensitive area of the Kowanyama Airport NDB site ¹⁶ , buildings, structures or other works comply with the following: <table border="1"> <thead> <tr> <th>Distance from NDB</th><th>Type of Development</th></tr> </thead> <tbody> <tr> <td>0-60 metres (area A below)</td><td>No new development allowed (including all buildings, structures, trees, fences and any other physical obstructions).</td></tr> <tr> <td>60-150 metres (area B below)</td><td>Buildings a maximum of 2.5 metres in height, length or width. Development also cannot be metallic</td></tr> <tr> <td>150-500 metres (area C below)</td><td>Buildings a maximum of 7.9 metres above natural ground level.</td></tr> </tbody> </table> Image 20, below, shows this.  Image 20 – Separation from NDB Note—NDB stands for Non-Directional Beacon. Areas affected by the NDB are shown in Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2).	Distance from NDB	Type of Development	0-60 metres (area A below)	No new development allowed (including all buildings, structures, trees, fences and any other physical obstructions).	60-150 metres (area B below)	Buildings a maximum of 2.5 metres in height, length or width. Development also cannot be metallic	150-500 metres (area C below)	Buildings a maximum of 7.9 metres above natural ground level.
Distance from NDB	Type of Development								
0-60 metres (area A below)	No new development allowed (including all buildings, structures, trees, fences and any other physical obstructions).								
60-150 metres (area B below)	Buildings a maximum of 2.5 metres in height, length or width. Development also cannot be metallic								
150-500 metres (area C below)	Buildings a maximum of 7.9 metres above natural ground level.								

¹⁶ As shown on Planning Scheme Map PSM-003 in the red part of our scheme (**Schedule 2.5**).

8.2.2 Housing activities code

8.2.2.1 Application of the code

This code applies to assessing a material change of use for housing activities where the code is shown as being applicable in the table of assessment.

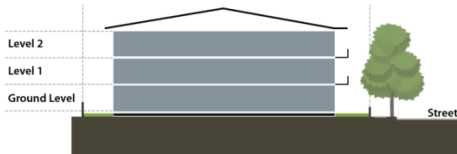
When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

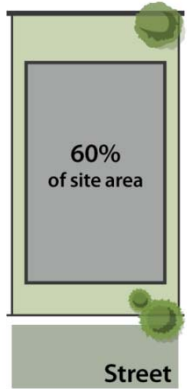
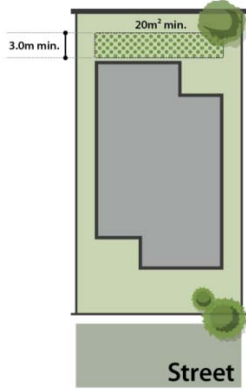
8.2.2.2 The purpose of this code

- (1) The purpose of the housing activities code is to make sure that development in our town creates safe, pleasant and nice looking places to live while also allowing a range of different housing types to be built for the needs of our people.
- (1) The purpose of the code will be met through the following overall outcomes:
 - (a) development is designed for our climate, is not too large and does not look out of place with other development in our town and country;
 - (b) development creates a nice place to live, does not impact on other uses in Kowanyama and makes it easy for our community to access parks and places we like to enjoy (such as the Magnificent Creek);
 - (c) home based businesses do not impact on our lifestyle (what we see, smell and hear) and are small in size so it does not look out of place in our housing areas;
 - (d) development does not create impacts on nearby uses (especially housing activities) that are harmful to what we see, smell and hear;
 - (e) housing does not happen on ground floor in the business precinct of our town.

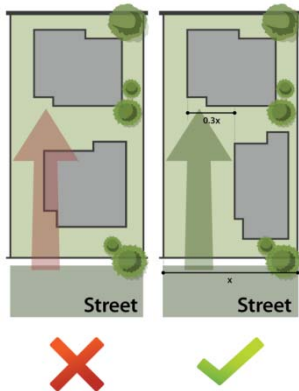
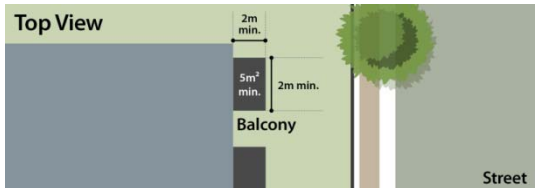
8.2.2.3 Specific benchmarks for assessment

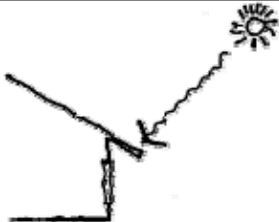
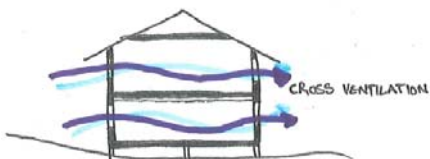
Table 8.2.2.3—Benchmarks for accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted subject to requirements and assessable development	
PO1 Building height and size does not look out of place with other buildings near the site. For example: 	AO1.1 Buildings or structures are a maximum of 3 storeys or 12 metres in height, which ever is less. This is shown in image 21 below.  Image 21 – Building height
	AO1.2 Buildings or structures for housing activities do not cover more than 60% of the site area. This is shown in image 22 below.

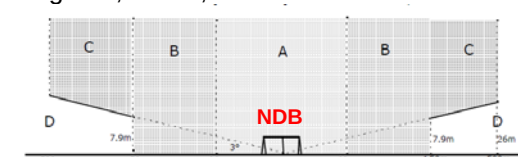
Performance outcomes	Acceptable outcomes
	 Image 22 – Site cover
P02 Buildings are set back from side and back boundaries so that: (a) buildings are in the same spot on the site as other buildings in the neighbourhood so that the street looks neat; (b) they do not cast too much shade on the adjoining properties; and (c) minimise overlooking on adjoining properties.	AO2.1 Buildings are setback 6m from the main street frontage. AO2.2 Buildings are setback 2m from any side property boundary. AO2.3 Buildings are setback 6m from any rear property boundary.
P03 A yard or balcony is provided for all housing so that people have somewhere private to relax and play outside.	AO3.1 All housing at ground level has a yard or patio that is: (a) at least 20m² in area (each); (b) at least 3m in length or width; (c) has a door leading to it from a living room.  Image 23 – Yard or patio area
	AO3.2 All housing above ground level have a balcony with: (a) at least 5m² in area; and (b) at least 2m in length and width.
P04 Buildings are designed to help make Kowanyama safe for people who live in the town by: (a) windows and doors facing the street and other public places;	AO4.1 All housing has a front door that can be seen from the street and a habitable room ²² that looks onto the street.

²² A habitable room is defined in the black part of our scheme (**Schedule 1.2**).

Performance outcomes	Acceptable outcomes
(b) having an obvious entry that is easily seen from the street; (c) not having outdoor spaces in a building that hide people from view; and (d) including lighting so that people can see into and from the site.	AO4.2 Multiple dwellings have the front door and at least 30% of the front building elevation is directly visible from the street. This is shown in image 24 below.  Image 24 – Building location AO4.3 Where for a multiple dwelling (unit) above ground level, at least one balcony must face the street. This is shown in image 25 below.  Image 25 – Balcony location AO4.4 All housing has at least one outdoor light on the front of the house. AO5 For short term accommodation, a house, dual occupancy, multiple dwellings (units) or tourist park uses, one (1) car parking space is provided for each unit or cabin. AO6 Driveways comply with the <i>Queensland Development Code NMP 1.1</i>. AO7 The building includes:  (a) verandah facing the street;
P05 All sites have somewhere for people to park their cars without having to park on the street.	
P06 Each property has a concrete driveway that is wide enough to park a car on.	
P07 Buildings are designed for our local climate and lifestyle and include features which make its appearance more interesting, such as: (a) verandahs, porches or balconies; (b) roof overhangs; (c) window hoods or screens; (d) raised floor levels; (e) cross ventilation; and (f) different types of building materials.	

Performance outcomes	Acceptable outcomes
	 (b) roof overhang at least 900mm in width around all edges of the roof; OR  (c) window hoods over each window;  (d) suspended floor level;  (e) windows at opposite sides of the building to let breezes flow through; and (f) at least 3 different building materials, such as a tin roof, glass windows and timber walls.
PO8 Development is sensitive to, and protects, important cultural heritage features of our town and country.	AO8.1 Development does not demolish or clear anything shown in Planning Scheme Map PSM-001 (in the red part of our scheme – Schedule 2.5) and listed as a local heritage place (section 6.2.1.8). AO8.2 Development does not change or alter the outside appearance of a building shown in Planning Scheme Map PSM-001 (in the red part of our scheme – Schedule 2.5) and as a local heritage place (section 6.2.1.8).
PO9 Fencing is provided to all lots to separate public and private property.	AO9.1 Fencing is provided along a street frontage and is no higher than 1.2 metres. AO9.2 Fencing is provided along side and back boundaries and is no higher than 1.8 metres.

Performance outcomes	Acceptable outcomes
PO10 Housing activities and community residences do not remove the opportunity for new and growing business uses to be located at ground level in our business precinct.	AO10 Housing activities are located above business uses in our business precinct.
PO11 Development on a site within 200 metres of the airport is designed, built and operated so that it does not impact on the safe operation of aircraft visiting our town.	AO11.1 Development does not attract birds and/or bats to the area by planting trees that would encourage nesting or feeding.
	AO11.2 Development does not have very bright lighting, flashing lighting or lighting that is the same as lighting on the runway.
	AO11.3 Development does not create a magnetic field or anything similar that may affect aircraft equipment.
	AO11.4 Development does not have highly reflective materials (glass and silver metal) on large areas of the building roof.
	AO11.5 Development does not create large amounts of smoke that may confuse or distract pilots.
Where for a home based business	
PO12 Home based business does not look like anything other than a place where someone lives.	AO12.1 The home based business is operated either: (a) entirely inside a dwelling house, dwelling unit, dual occupancy or multiple dwelling; or (a) in a shed or garage that is completely enclosed.
	AO12.2 Home based business does not store, or show for sale, any items outside.
PO13 A home based business is small in size.	AO13.1 Home based business is no bigger than 80m ² in gross floor area.
	AO13.2 Only one (1) extra person who does not live at that address can work there.
PO14 The use does not impact on other housing in the area by way of: (a) smell; (b) light; (c) noise; (d) safety; and (e) operating hours.	AO14.1 The use only operates between 7am-7pm, Monday to Saturday. The use does not operate on Sundays or public holidays.
	AO14.2 Noise made by the home based business is not louder than expected in a housing area and does not disrupt other people living in the neighbourhood
	AO14.3 Home based business does not make any noticeable smell that may disrupt other people living in the neighbourhood.

Performance outcomes	Acceptable outcomes								
	AO14.4 The use does not involve any outdoor lighting such as flood lights.								
	AO14.5 The home based business does not store any dangerous chemicals, gases or other harmful materials.								
	AO14.6 The home based business does not service or repair vehicles on the sites.								
PO15 The use does not include the preparation of food.	There is no acceptable outcome.								
Where within 500 metres of Kowanyama's Non-directional Beacon									
PO16 Development is located and designed to protect aviation facilities on and around Kowanyama Airport from physical obstructions, electrical or electro-magnetic interference and deflection of signals.	AO16 Within the sensitive area of the Kowanyama Airport NDB site ²³ , buildings, structures or other works comply with the following: <table border="1"> <thead> <tr> <th>Distance from NDB</th><th>Type of Development</th></tr> </thead> <tbody> <tr> <td>0-60 metres (area A below)</td><td>No new development allowed (including all buildings, structures, trees, fences and any other physical obstructions).</td></tr> <tr> <td>60-150 metres (area B below)</td><td>Buildings a maximum of 2.5 metres in height, length or width. Development also cannot be metallic</td></tr> <tr> <td>150-500 metres (area C below)</td><td>Buildings a maximum of 7.9 metres above natural ground level.</td></tr> </tbody> </table> Image 26, below, shows this.  Image 26 – Separation from NDB Note—NDB stands for Non-Directional Beacon. Areas affected by the NDB are shown in planning scheme map 3 in the red part of our scheme (Schedule 2).	Distance from NDB	Type of Development	0-60 metres (area A below)	No new development allowed (including all buildings, structures, trees, fences and any other physical obstructions).	60-150 metres (area B below)	Buildings a maximum of 2.5 metres in height, length or width. Development also cannot be metallic	150-500 metres (area C below)	Buildings a maximum of 7.9 metres above natural ground level.
Distance from NDB	Type of Development								
0-60 metres (area A below)	No new development allowed (including all buildings, structures, trees, fences and any other physical obstructions).								
60-150 metres (area B below)	Buildings a maximum of 2.5 metres in height, length or width. Development also cannot be metallic								
150-500 metres (area C below)	Buildings a maximum of 7.9 metres above natural ground level.								

²³ As shown on Planning Scheme Map PSM-003 in the red part of our scheme (**Schedule 2.5**).

8.2.3 Industrial activities code

8.2.3.1 Application of the code

This code applies to assessing a material change of use for industrial activities where the code is shown as being applicable in the table of assessment.

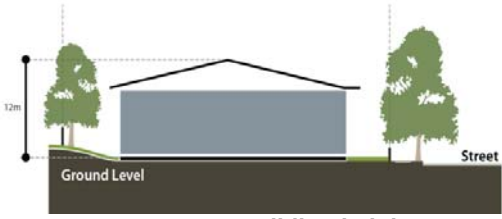
When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

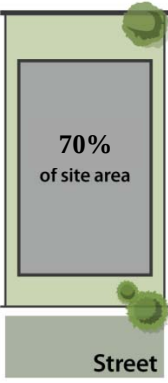
8.2.3.2 The purpose of this code

- (1) The purpose of the industrial activities code is to:
 - (a) guide how industrial activities look and work;
 - (b) make sure that industrial activities are designed, built and run in a safe way to protect our community,
 - (c) protect sensitive land uses in our town (such as housing and the airport) and the environment from impacts such as smell, noise, light and contamination.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) industries are built and operated within the industry or airport precinct of our township zone, and nowhere else.
 - (b) medium and high impact industry are only built in the industry precinct next to our airport and do not create any impacts on the operation of the airport.
 - (c) industry uses that are part of our airport's operation are supported where in our airport precinct.
 - (d) development is located in vacant industrial buildings where possible.
 - (e) industries avoid harm (or damage) to our people, country, natural resource values, important cultural sites and places in our town such as housing, community uses and where our people gather.
 - (f) development is designed, built and operated to make sure that Kowanyama is a safe place to live.

8.2.3.3 Specific benchmarks for assessment

Table 8.2.3.3—Benchmarks for accepted subject to requirements and assessable development

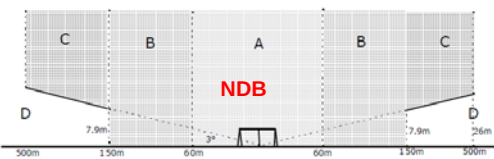
Performance outcomes	Acceptable outcomes
Accepted subject to requirements and assessable development	
PO1 Buildings are of the same size as other buildings in the area.	AO1.1 Buildings are not higher than 12 metres above ground level in our industry precinct. This is shown in image 27 below. 
	AO1.2 Buildings do not cover more than 70% of the total site area. This is shown in image 28 below.

Performance outcomes	Acceptable outcomes
	 Image 28 – Site cover
PO2 Buildings are setback from the boundaries of the site so that they look the same as other buildings in the area and minimise overshadowing, overlooking and impacts of smell noise and light on sensitive places such as our housing areas and parks.	AO2.1 New buildings are setback from the boundary that faces a street: (a) the same distance as other buildings next to the site; or (b) where there are no other buildings next to the site, 3.0 metres. AO2.2 New buildings are setback from the side property boundary: (a) 0m along a boundary with another lot in the industry precinct; or (b) 6m if in the property is next to land that is not inside the industry precinct. AO2.3 New buildings are setback from any rear property boundary: (a) 0m along the boundary with another industry in the industry precinct; (b) 8m where the rear boundary is next to our airport, or land that is not inside the industry precinct. AO2.4 Where in the precinct along Carrington, Agnes and Papulenthrr-Kunt Streets, development is separated at least the 15 metres from all street frontages. The 15 metre setback is landscaped with native species.
PO3 Buildings are designed to help make Kowanyama a safe for residents and visitors to be by: (a) facing the street; (b) having a clear, main entry that is visible from the street; (c) having windows and doors from living rooms and bedrooms which face and overlook the street and other public spaces; (d) avoiding spaces that can hide people from view; (e) including good lighting for people to see the area clearly.	AO3 Buildings have: (a) office areas that face the street; (b) large openings or windows that look onto the street; (c) lighting at the entrance to the building; (d) 1.8 metre high chain wire fences that secure the site at night.
PO4	AO4

Performance outcomes	Acceptable outcomes								
On-site car parking is provided to meet workers' and visitors' needs and avoid on-street parking.	One (1) parking space is provided on-site per 100m ² of gross floor area.								
PO5 Development is located, designed and operated in a way that makes the area look nice by: (a) providing landscaping; and (b) screening equipment, outdoor storage areas, service areas and work from view from the street.	AO5.1 At least 5% of the total site area is landscaped with native trees and plants. AO5.2 At least 1 shade tree is provided for every 20 metres of street frontage ¹⁷ . AO5.3 Outdoor storage areas and service areas are screened from the street by a solid 1.8 metre high fence.								
PO6 Development on a site within 200 metres of the airport is designed, built and operated so that it does not impact on the safe operation of aircraft visiting our town.	AO6.1 Development does not attract birds and/or bats to the area by planting trees that would encourage nesting or feeding. AO6.2 Development does not have very bright lighting, flashing lighting or lighting that is the same as lighting on the runway. AO6.3 Development does not create a magnetic field or anything similar that may affect aircraft equipment. AO6.4 Development does not have highly reflective materials (glass and silver metal) on large areas of the building roof. AO6.5 Development does not create large amounts of smoke that may confuse or distract pilots.								
PO7 Development is located and designed to protect aviation facilities on and around Kowanyama Airport from physical obstructions, electrical or electro-magnetic interference and deflection of signals.	AO7 Within the sensitive area of the Kowanyama Airport NDB site, ¹⁸ buildings, structures or other works comply with the following: <table><tr><th>Distance from NDB</th><th>Type of Development</th></tr><tr><td>0-60 metres (area A below)</td><td>No new development allowed (including all buildings, structures, trees, fences and any other physical obstructions).</td></tr><tr><td>60-150 metres (area B below)</td><td>Buildings a maximum of 2.5 metres in height, length or width. Development also cannot be metallic</td></tr><tr><td>150-500 metres (area C below)</td><td>Buildings a maximum of 7.9 metres above natural ground level.</td></tr></table>	Distance from NDB	Type of Development	0-60 metres (area A below)	No new development allowed (including all buildings, structures, trees, fences and any other physical obstructions).	60-150 metres (area B below)	Buildings a maximum of 2.5 metres in height, length or width. Development also cannot be metallic	150-500 metres (area C below)	Buildings a maximum of 7.9 metres above natural ground level.
Distance from NDB	Type of Development								
0-60 metres (area A below)	No new development allowed (including all buildings, structures, trees, fences and any other physical obstructions).								
60-150 metres (area B below)	Buildings a maximum of 2.5 metres in height, length or width. Development also cannot be metallic								
150-500 metres (area C below)	Buildings a maximum of 7.9 metres above natural ground level.								
	Image 29 below, shows this.								

¹⁷ A shade tree is at least 2.0 metres in height.

¹⁸ As shown on Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2.5).

Performance outcomes	Acceptable outcomes
	 Image 29 – Separation from NDB Note—NDB stands for Non-Directional Beacon. Areas affected by the NDB are shown in Planning Scheme Map PSM-003 in the red part of our scheme (Schedule 2).
Assessable development	
PO8 Development is designed, built and operated so that smoke, noise, smell, dust and light impacts are not harmful to our people, country, airport, places of cultural significance and the way we live our lives.	No acceptable outcome is nominated. ¹⁹
PO9 Development does not pollute country, our town and places of spiritual and cultural importance through the disposal of contaminated or dirty water and solid waste.	No acceptable outcome is nominated.
PO10 Medium and high impact industry uses are separated from housing, community facilities, our open space precinct and our business precinct of our town to make sure that our quality of life, health and safety is looked after.	AO10.1 Medium and high impact industry are located in our industry precinct next to the airport and setback from our housing and open space precincts by at least: (a) 150 metres for medium impact industry; and (b) 300 metres for high impact industry.
	AO10.2 Special industry is not developed in our town.
PO11 Industrial activities in the industry precinct along Carrington, Agnes and Papulenthrr-Kunt Streets are limited to low impact and service industries.	No acceptable outcome is nominated.
PO12 Development is sensitive to, and protects, important cultural heritage features of our town and country.	AO12.1 Development does not demolish or clear anything shown in Planning Scheme Map PSM-001 (in the red part of our scheme – Schedule 2.5) and listed as a local heritage place (section 6.2.1.8).
	AO12.2 Development does not change or alter the outside appearance of a building shown in Planning Scheme Map PSM-001 (in the red part of our scheme – Schedule 2.5) and listed as a local heritage place (section 6.2.1.8).

¹⁹ Development can comply with PO6 by showing how it complies with the objectives set out in the *Environmental Protection: (Noise) Policy 2008* and *(Air) Policy 2008*.

8.3 Other development codes

8.3.1 Care for Country Code

8.3.1.1 Application of the code

This code applies to assessing a material change of use and reconfiguring a lot where the code is shown as being applicable in the table of assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.3.1.2 The purpose of this code

- (1) Our land is our identity and the purpose of the care for country code is to protect environmental and natural resources that are important to our culture and our connection to country. The code will complement the work of the Land Office, making sure that development avoids damage to:
 - (a) places where native animals live;
 - (b) important areas of bush and scrub;
 - (c) wet places like our coastline, rivers, creeks, streams, waterholes, lagoons and wetlands;
 - (d) flood plains and large open spaces;
 - (e) important views of our country; and
 - (f) unique landforms which are special to our people.

The code will protect these features for current and future generations of our people.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development minimises damage or harm to our areas of high ecological importance;
 - (b) development is small in size, and is only for uses that are important to tourism (such as a small camp ground), care for country, agriculture and traditional practices;
 - (c) development does not damage places of cultural and spiritual importance including sites, artefacts, features and landscapes;
 - (d) clearing large areas of land does not occur, except for the purposes of agriculture and where it can be demonstrated that clearing is in the areas of least environmental importance;
 - (e) development does not allow stormwater or wastewater to flow straight into, and is well setback from, wet places like our coastline, rivers, creeks, streams, waterholes, lagoons and wetlands;
 - (f) development does not affect natural coastal and flooding processes both inside and outside of our township area.

8.3.1.3 Specific benchmarks for assessment

Table 8.3.1.3—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Our areas of environmental significance	
PO1 Development in or near our areas of environmental significance ³³ (known as MSES) is designed and sited to avoid harming our environment.	AO1 Development involving building works in an area of ecological significance (MSES), shown on Strategic Framework Map SFM-002a and SFM-002b in the red part of our scheme (Schedule 2), is no more than 100m ² in gross floor area.
PO2 Clearing of trees and scrub does not harm country or remove environmental features that are important to our culture ³⁴ and tell a story about who we are.	AO2 Development does not clear any scrub that is within an area of ecological significance (MSES) as shown on Strategic Framework Map SFM-002a and SFM-002b in the red part of our scheme (Schedule 2).
Protecting our waterways, wetlands and other wet areas	
PO3 The environmental importance of our waterways and wetlands is protected by: (a) setbacks between waterways/wetlands and development; (b) looking after habitat around the waterway/wetland; (c) making sure land around the creek does not erode into the waterway/wetland; and (d) ensuring stormwater runoff from development does not harm the waterway/wetland (including downstream areas).	AO3.1.1 Where not in our township zone, development is separated at least 150 metres from the top of the high bank. This is shown in image 30 below. OR AO3.1.2 Where in our township zone, development is separated at least 15 metres from the top of the high bank. This is shown in image 30 below.
Protecting our coastal areas	
PO4 The environmental importance of our coastal zone, outside of our township zone, (shown in PSM-004 in the red part of our scheme) is protected by ensuring development does not occur within the erosion prone area or the stormtide inundation area unless important to tourism (such as a small campground), caring for country and traditional practices and it is: (a) temporary, easy to relocate or able to be abandoned, or; (b) redevelopment that does not increase risk to our people or property.	AO4 Development mentioned in PO4 demonstrates: (a) that it is not reasonable to locate the development outside the erosion prone area and stormtide inundation area and (b) structures are located as far landward as practicable. Note—Our stormtide area is currently unknown so any development in our coastal zone is to provide a report, prepared by a suitably qualified person, that identifies the nature of the risk and ways of managing risks to personal safety and property.

³³ Areas of the highest environmental importance are shown as MSES on Strategic Framework Map SRM-002a (important natural and productive areas), in the red part of the scheme (**Schedule 2**).

³⁴ Environmental features (not including waterways and wetlands) include large trees, large areas of scrub, and important animal habitat for hunting and fishing. It also includes places that the state government says are important like regional ecosystems and areas of high ecological significance.

Performance outcomes	Acceptable outcomes
PO5 Development looks after our coastal environment (including beaches, mangroves and wetlands) by: (a) only being near the coastline if important to caring for country or the development depends on the coast; (b) not being obvious or removing vegetation that is important to what we see along the coastline; and (c) not stopping our people from accessing these areas.	There is no acceptable outcome.
PO6 Development looks after our coastal environment including features such as mangroves and wetlands to manage impacts from stormtide inundation and permanent inundation due to sea level rise.	There is no acceptable outcome. Note —Our stormtide area is currently unknown so any development in our coastal zone is to provide a report, prepared by a suitably qualified person, that identifies the nature of the risk and ways of managing risks to personal safety and property.
Pests and weeds	
PO7 Pests and weeds are not introduced into our country, and are managed and removed where they exist on the development site.	AO7 Weeds on and around the development site are removed in accordance with in planning scheme policy 2 in the green part of our scheme (Schedule 5³⁵).
What we see in country	
PO8 Development does not block views of our waterways, large areas of scrubs and bush, floodplains and our coastline. It makes sure that country looks like there is no new development there.	There is no acceptable outcome.
PO9 The layout and design of new development makes sure that important trees, such as cabbage palms, gumtrees and mango trees, are protected from being cut down.	There is no acceptable outcome.
PO10 Views that are important to us for historical, spiritual and cultural reasons, are protected from the impacts of development.	There is no acceptable outcome.
PO11 Development only happens on slopes that are more than 15% where: (a) excavation is limited as much as possible to stop erosion and unstable land; (b) the development is location in the area least affected by steep slopes; (c) the development is not easily seen and will not damage views of country; and (d) the development does not damage any natural areas (like bush, scrub and wildlife habitat) or natural processes (like water flow over land).	There is no acceptable outcome.

³⁵ It is recommended that the applicant also to speaks with the Land Office on how best to manage and remove weeds on the development site.

Acid Sulfate Soils	
PO12 Development avoids the adverse impacts associated with the disturbance of acid sulfate soils, such that (a) the environmental values, water quality objectives and ecological health of receiving waters is maintained or enhanced; (b) human health and safety is protected; and (c) buildings and infrastructure are not subject to accelerated corrosion. Note—the applicant may be required to provide results of an on site acid sulfate soil investigation and an acid sulfate soil management plan to demonstrate compliance with the acceptable outcomes. This investigation must be undertaken in accordance with the State Planning Policy – Water Quality (Acid Sulfate Soils)	AO12.1.1 Development does not: (a) involve excavating or removing soil and sediment identified as acid sulfate soils; (b) permanently or temporarily extract groundwater that results in the aeration of previously saturated acid sulfate soils; or (c) involve filling that results in: (i) actual acid sulfate soils being moved below the water table; and (ii) previously saturated acid sulfate soils being aerated. OR AO12.1.2 Where disturbance of acid sulfate soils cannot be avoided, development will: (a) neutralise existing acidity and prevent the generation of acid and metal contaminants; and (b) prevent the release of surface or groundwater flows containing acid and metal contaminants into the environment.

8.3.2 Infrastructure code

8.3.2.1 Application of the code

This code applies to assessing a material change of use or reconfiguring a lot where the code is shown as being applicable in the table of assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.3.2.2 The purpose of this code

- (1) The purpose of this code is to make sure that all development in our town is provided with suitable infrastructure and services.
- (2) The purpose of the code will be met through the following overall outcomes:
 - (a) infrastructure is provided to meet the needs of development;
 - (b) infrastructure does not harm country and places of cultural and historical importance to our people;
 - (c) infrastructure is available in all areas of our town, is safe and helps our community to continue living the way we want.

8.3.2.3 Specific benchmarks for assessment

Table 8.3.2.3—Benchmarks for accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted subject to requirements and assessable development	
PO1 Sites are provided with an appropriate water supply.	AO1 Premises in our township zone are connected to the reticulated water supply system, generally in accordance with the requirements of the <i>FNQROC Regional Development Manual</i> .
PO2 Sites are provided with appropriate sewage disposal.	AO2 Premises in our township zone are connected to the sewerage service, generally in accordance with the requirements of the <i>FNQROC Regional Development Manual</i> .
PO3 Sites are provided with appropriate electricity supply.	AO3 Electricity is supplied in accordance with the requirements of Ergon Energy.
PO4 Sites are provided with telecommunication services.	AO4 Telecommunications are supplied in accordance with the requirements of the telecommunications provider.
PO5 New roads are designed and built to a high quality standard, and: (a) are able to support more traffic as our town grows; (b) have space for walking, cycling and public transport; (c) are wide enough for street parking; (d) include services and drainage.	AO5 Our roads and other infrastructure to support our road network are developed generally in accordance with the requirements of the <i>FNQROC Regional Development Manual</i> .

Performance outcomes	Acceptable outcomes
P06 Filling or excavation is designed and built in a way that it does not cause erosion, landslip, worsen flooding or damage views of country.	A06 Filling and excavation are carried out to comply with <i>NPM1.7</i> of the <i>Queensland Development Code</i> .
P07 Stormwater and wastewater is treated on-site so that when it leaves it is not dirty, contaminated or could cause harm to our natural environment.	A07.1 Stormwater drainage is designed, built and operated in accordance with a stormwater management plan that shows how development will: (a) avoid releasing dirty wastewater into our waterways, creeks, wetlands and lagoons; or (b) provide other solutions where release cannot be avoided to re-used, recycle, recover and treat stormwater before leaving the site; and (c) meet the requirements provided in <i>Part H, Appendix 2, Table A</i> of the State Planning Policy.
	A07.2 Wastewater is designed, built and operated in accordance with a wastewater management plan that shows how development will: (a) avoid releasing dirty wastewater into our waterways, creeks, wetlands and lagoons; or (b) provide other solutions where release cannot be avoided to re-used, recycle, recover and treat wastewater before leaving the site.
	A07.3 An Erosion and Sediment Control Plan is provided that addresses the design objectives provided in <i>Part H, Appendix 2, Table A</i> of the State Planning Policy.

8.3.3 Subdivision (Reconfiguring a Lot) code

8.3.3.1 Application of the code

This code applies to assessing reconfiguring a lot where the code is shown as being applicable in the table of assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.3.3.2 The purpose of this code

- (1) The purpose of the reconfiguring a lot code is to:
 - (a) provide for good design and layout;
 - (b) make sure lots sizes are suited to the types of development we want in Kowanyama;
 - (c) protect areas of cultural and spiritual importance;
 - (d) make sure that new lots have access to services and infrastructure (water, drainage, sewerage, power, telecommunications and rubbish collection).
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the layout, size, length and width of lots are suitable for the use of the land and the outcomes for the zone;
 - (b) lots are laid out so that our town remains a safe place to live;
 - (c) rear lots are not created in our town;
 - (d) new lots in the township zone are different sizes to provide for a range of different housing types;
 - (e) the design and layout of lots looks after our natural environment, including its vegetation, waterways and other important environmental features; and
 - (f) land outside of our township zone is not suitable for further subdivision.

8.3.3.3 Specific benchmarks for assessment

Table 8.3.3.3—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
PO1 Subdivision (Reconfiguring a Lot) does not happen outside of our township zone, as shown in zoning map 1b in the red part of our scheme (Schedule 2).	No acceptable solution is nominated
PO2 The layout of new lots: (a) is sensitive to the site features; the environment and views of Kowanyama; (b) is easy to get to, and around, by people walking, cycling and driving; (c) manages the impacts of flood and bushfire hazard; and (d) is linked to all areas of our town.	No acceptable solution is nominated.
PO3 The design and layout of lots helps to make Kowanyama safe for residents and visitors by allowing for buildings that: (a) face the street; and (b) can be easily seen from the street.	No acceptable solution is nominated.
PO4 Each lot has separate access and fronts a	No acceptable solution is nominated.

Performance outcomes	Acceptable outcomes																								
bitumen road with drainage.																									
PO5 Subdivision (reconfiguration of lots) results in lots that: (a) are not an awkward shape and are big enough for a building which can comply with the requirements of codes in this planning scheme; (b) have access to infrastructure and services; (c) are different sizes to suit the needs of our community; (d) are large enough to have car parking and yards; and (e) look after our town's character.	AO5 Minimum lot sizes are: <table><tr><th>Zone/Precinct</th><th>Minimum size</th><th>Minimum frontage length</th></tr><tr><td colspan="3">Township Zone</td></tr><tr><td>Housing precinct</td><td>600m²</td><td>15 metres</td></tr><tr><td>Business precinct</td><td>600m²</td><td>10 metres</td></tr><tr><td>Industrial precinct</td><td>1,000m²</td><td>25 metres</td></tr><tr><td>Airport precinct</td><td>1,000m²</td><td>25 metres</td></tr><tr><td>Open space precinct</td><td>2,000m²</td><td>40 metres</td></tr><tr><td>Environmental Management and Conservation Zone</td><td>100ha</td><td>100 metres</td></tr></table>	Zone/Precinct	Minimum size	Minimum frontage length	Township Zone			Housing precinct	600m ²	15 metres	Business precinct	600m ²	10 metres	Industrial precinct	1,000m ²	25 metres	Airport precinct	1,000m ²	25 metres	Open space precinct	2,000m ²	40 metres	Environmental Management and Conservation Zone	100ha	100 metres
Zone/Precinct	Minimum size	Minimum frontage length																							
Township Zone																									
Housing precinct	600m ²	15 metres																							
Business precinct	600m ²	10 metres																							
Industrial precinct	1,000m ²	25 metres																							
Airport precinct	1,000m ²	25 metres																							
Open space precinct	2,000m ²	40 metres																							
Environmental Management and Conservation Zone	100ha	100 metres																							
PO6 Lot design, layout and infrastructure protects our country and does not harm: (a) waterways; (b) important vegetation; (c) areas of cultural importance; and (d) areas of spiritual importance.	No acceptable outcome is nominated																								



Definitions

Schedule 1

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a particular meaning for the purpose of the planning scheme.
 - (2) Any use not listed in table SC1.1.2 column 1 is an undefined use.
- Note**—Development comprising a combination of defined uses is not considered to be an undefined use.
- (3) A use listed in table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
 - (4) The use definitions listed here are the definitions used in our planning scheme.
 - (5) Column 3 of table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
 - (6) Column 4 of table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
 - (7) Columns 3 and 4 of table SC1.1.2 are not exhaustive lists.
 - (8) Uses listed in table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Table SC1.1.1—Index of use definitions

Index for use definitions		
• Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour	• Hardware and trade supplies • Health care services • High impact industry • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and	• Place of worship • Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation

Index for use definitions		
Garden centre	recreation - Outstation - Park - Parking station - Permanent plantation	- Veterinary services - Warehouse - Wholesale nursery - Winery

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: - the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or - the sale or display of underwear or lingerie; or - the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air services	Premises used for any of the following: - the arrival and departure of aircraft; - the housing, servicing, refuelling, maintenance and repair of aircraft; - the assembly and dispersal of passengers or goods on or from an aircraft; - any ancillary activities directly serving the needs of passengers and visitors to the	Airport, airstrip, helipad, public or private airfield	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	use; • associated training and education facilities; • aviation facilities.		
Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities.		Club, hotel, nightclub, entertainment facility, tavern.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Brothel	Premises made available for prostitution by two or more prostitutes at the premises. Note —definition from the <i>Prostitution Act 1999</i> .		Adult store, club, nightclub, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Childcare centre, family day care, home based child care, health care services, residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	ancillary to the primary use.		
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, hostel, residential care facility, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependant on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	Premises containing two dwellings, each for a separate household, and consisting of: - a single lot, where neither dwelling is a secondary dwelling or - two lots sharing common property where one dwelling is	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings	Dwelling house, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	located on each lot.	within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply.	
Dwelling house	A residential use of premises for one household that contains a single dwelling. The use includes domestic out-buildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, hostel, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non residential use(s).	"Shop-top" apartment	Caretaker's accommodation, dwelling house
Educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills. The use may include outside hours school care for students or on-site student accommodation.	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Childcare centre, home based child care, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services, disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Premises used for the extraction and processing of extractive resources and associated activities, including their	Quarry	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	transportation to market. Note —definition from State Planning Policy 2/07.		
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	overnight accommodation.		
High impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes: • potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; • potential for significant offsite impacts in the event of fire, explosion or toxic release; • generates high traffic flows in the context of the locality or the road network; • generates a significant demand on the local infrastructure network; • the use may involve night time and outdoor activities; • onsite controls are required for emissions and dangerous goods risks.	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry Note—additional examples may be shown in SC1.1.2 industry thresholds.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, farm stay, home office, home based childcare	Hobby, office, shop, warehouse, transport depot
Hospital	Premises used for medical or surgical care or treatment of patients whether or not residing on the premises. The use may include ancillary accommodation for employees and ancillary activities directly serving		Health care services, residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	the needs of patients and visitors.		
Hotel	Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.	Bar, pub, tavern	Nightclub
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. The use includes the ancillary storage and packing of feed and produce.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and	Repairing motor vehicles, fitting and turning workshop Note —additional examples may be shown in SC1.1.2 industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	have one or more of the following attributes: - negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; - minimal traffic generation and heavy-vehicle usage; - demands imposed upon the local infrastructure network consistent with surrounding uses; - the use generally operates during the day (e.g. 7am to 6pm); - offsite impacts from storage of dangerous goods are negligible; - the use is primarily undertaken indoors.		industry, special industry
Major electricity infrastructure	All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i>. The use may include ancillary telecommunication facilities.	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure. The use may include the provision of fuel and disposal of waste.	Boat building, boat storage, dry dock	Marina

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Market	Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers.	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes: • potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; • potential for noticeable offsite impacts in the event of fire, explosion or toxic release; • generates high traffic flows in the context of the locality or the road network; • generates an elevated demand on the local infrastructure network; • onsite controls are required for emissions and dangerous goods risks; • the use is primarily undertaken indoors; • evening or night activities are undertaken indoors and not outdoors.	Spray painting and surface coating, transport depot, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working) Note—additional examples may be shown in SC1.1.2 industry thresholds.	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry
Motor sport	Premises used for	Go-karting, lawn	Major sport, recreation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
facility	organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	and entertainment facility, outdoor sport and recreation
Multiple dwelling	Premises that contain three or more dwellings.	Apartments, flats, units, townhouses, row housing	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem, and attributes of the natural environment. Nature-based tourism activities typically: • maintain a nature based focus or product; • promote environmental awareness, education and conservation; • carry out sustainable practices.	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	Premises used to provide entertainment, which may include cabaret, dancing and music. The use generally includes the sale of liquor and food for consumption on site.		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	Premises used to provide accommodation for non-resident workers. The use may include	Contractor's camp, construction camp, single person's quarters, temporary workers accommodation	Relocatable home park, short-term accommodation, tourist park.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.		
Office	Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following: • business or professional advice; • service of goods that are not physically on the premises; • office based administrative functions of an organisation.	Bank, real estate agent, administration building	Home based business, shop, outdoor sales
Outdoor sales	Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability. The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval, pony club	Major sport, recreation and entertainment facility, motor sport, park, community use

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	storage facilities.		
Outstation	Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people. The use provides for intermittent short stay and/or long term camping. The use may involve permanent low scale built infrastructure.	Indigenous camp site.	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park.
Park	Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social and educational activities.	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	Premises used for the following: - the arrival and departure of vessels; - the movement of passengers or goods on or off vessels; - any ancillary activities	Marina, ferry terminal	Landing

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels.		
Relocatable home park	Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation. The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.		Tourist park
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. The use may include emerging industries such as energy, aerospace, and biotechnology.	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Premises used for tourist and visitor short-term accommodation that include integrated	Island resort	Resort complex

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	leisure facilities including: • restaurants and bars; • meeting and function facilities; • sporting and fitness facilities; • staff accommodation; • transport facilities directly associated with the tourist facility such as a ferry terminal and air services.		
Retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	Premises used for the accommodation of one or more households where each resident: • has a right to occupy one or more rooms • does not have a right to occupy the whole of the premises in which the rooms are situated • may be provided with separate facilities for private use • may share communal facilities or communal	Boarding house, hostel, monastery, off-site student accommodation.	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	space with one or more of the other residents. The use may include: - rooms not in the same building on site - provision of a food or other service - on site management or staff and associated accommodation. Facilities includes furniture and equipment as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>.		
Rural industry	Premises used for storage, processing and packaging of products from a rural use. The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm workers accommodation	Short-term accommodation building, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workers accommodation, multiple dwellings
Sales office	The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize. The use may include a caravan or relocatable dwelling or structure.	Display dwelling	Bank, office
Service industry	Premises used for	Audio visual	Small engine

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	equipment repair, film processing bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact high impact industry, special industry
Service station	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult shop, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	facilities for the exclusive use of visitors.		
Showroom	Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires: - a large area for handling, display or storage; - direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet shop, outdoor sales
Special industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes: - potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; - potential for offsite impacts in the event of fire, explosion or toxic release; - onsite controls are required for emissions and dangerous goods risks; - the use generally involves night time and outdoor activities; - the use may involve the storage and handling of large volumes of dangerous goods; - requires significant separation from non-industrial uses.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers Note —additional examples may be shown in SC1.1.2 industry thresholds.	Low impact industry, medium impact industry, high impact industry, service industry
Substation	Premises forming part of a transmission grid or	Substations, switching yards	Major electricity infrastructure, minor

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	supply network under the <i>Electricity Act 1994</i>, and used for: • converting or transforming electrical energy from one voltage to another; or • regulating voltage in an electrical circuit; or • controlling electrical circuits; or • switching electrical current between circuits; or • a switchyard; or • communication facilities for “operating works” as defined under the <i>Electricity Act 1994</i>; and for workforce operational and safety communications.		electricity infrastructure
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, “low-impact telecommunications facility” as defined under the <i>Telecommunications Act 1997</i>
Theatre	Premises used for providing film, live entertainment or music to the public and may include provision of food and liquor for consumption on the site. The use may include the production of film or music, including associated ancillary facilities, which are completely complimentary to the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Tourist attraction	Premises used for providing on- site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub
Tourist park	Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes. The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	Premises used to provide the public with the following services: • supply or treatment of water, hydraulic power or gas; • sewerage, drainage or stormwater services; • transport services including road, rail or water;	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	- waste management facilities; - network infrastructure. The use includes maintenance and storage depots and other facilities for the operation of the use.		
Veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include sale of goods by wholesale where ancillary to storage. The use does not include retail sales from the premises or industrial uses.	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.		Bulk landscape supplies, garden centre
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

SC1.1.1 Defined activity groups³⁶

- (1) Defined uses listed in SC1.1.2 are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined uses listed in column 2.
- (3) An activity group is able to be referenced in Part 5.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

Table SC1.1.1.1—Index of defined activity groups

• Housing activities	• Business activities	• Community activities
• Industrial activities	• Recreation activities	• Rural activities

Table SC1.1.1.2—Defined activity groups

Column 1 Activity group	Column 2 Uses
Housing activities	• Caretaker's accommodation • Dual occupancy • Dwelling house • Dwelling unit • Home based business • Multiple dwelling • Non-residential workforce accommodation • Relocatable home park • Residential care facility • Retirement facility • Rooming accommodation • Short-term accommodation • Tourist park
Business activities	• Agricultural supplies store • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Market • Office • Outdoor sales • Sales office • Service station • Shop • Shopping centre • Showroom • Theatre • Veterinary services

³⁶ The defined activity groups differ from the Queensland Planning Provisions.

Column 1 Activity group	Column 2 Uses
Community activities	• Cemetery • Club • Child care centre • Community care centre • Community use • Educational establishment • Emergency Services • Health care services • Hospital • Place of worship
Industrial activities	• Bulk landscape supplies • High impact industry • Low impact industry • Marine industry • Medium impact industry • Research and technology industry • Service industry • Warehouse
Recreation activities	• Indoor sport and recreation • Outdoor sport and recreation • Park
Rural activities	• Animal husbandry • Animal keeping • Aquaculture • Cropping • Intensive animal industry • Intensive horticulture • Permanent plantation • Roadside stall • Rural industry • Wholesale nursery

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (2) A term listed in table SC1.2.2 column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table SC1.2.1—Index of administrative definitions

Index for administrative definitions		
• Adjoining premises • Advertising device • Access • Acid sulfate soils (ASS) • Australian height datum (AHD) • Boundary clearance • Building height • Dwelling • Filling or excavation	• Gross floor area • Ground level • Habitable room • Hazardous material • Heritage place • Irregular lot • Matters of state environmental significance (MSES) • Planning assumptions	• Precinct • Private open space • Public open space • Rear lot • Sensitive land use • Setback • Site • Site cover • Storey • Waterway • Wetland

Table SC1.2.2—Administrative definitions

Column 1 Term	Column 2 Definition
Adjoining premises	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.
Access	The entry of persons and vehicles onto a lot, either existing or proposed, from a road which abuts the frontage of that lot.
Acid sulfate soils (ASS)	Soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of iron sulfides (actual acid sulfate soils) and/or soil or sediment containing iron sulfides or other sulfidic material that has not been exposed to air and oxidised (potential acid sulfate soils).
Australian height datum (AHD)	The survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. 0.0 metres AHD approximates mean sea level.
Boundary clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: (a) if the projection is a roof and there is a fascia—the outside face of the fascia or (b) if the projection is a roof and there is no fascia—the roof structure.

Column 1 Term	Column 2 Definition
	The term does not include rainwater fittings or ornamental or architectural attachments.
Building height	If specified: (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like (b) in storeys, the number of storeys above ground level or (c) in both metres and storeys, both (a) and (b) apply.
Dwelling	A building or part of a building used or capable of being used as a self-contained residence that must include the following: • food preparation facilities; • a bath or shower; • a toilet and wash basin; • clothes washing facilities. This term includes outbuildings, structures and works normally associated with a dwelling.
Filling or excavation	Removal or importation of material to or from a lot that will change the ground level of the land.
Gross floor area	The total floor area of all storeys of the building, including any mezzanines, (measured from the outside of the external walls and the centre of any common walls of the building), other than areas used for: • building services; or • a ground floor public lobby; or • a public mall in a shopping complex; or • parking, loading or manoeuvring of vehicles; or • balconies, whether roofed or not.
Ground level	The level of the natural ground or, where the level of the natural ground has been changed, the level as lawfully changed.
Habitable room	A room used for normal domestic activities, and: • includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but • excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods. Note—definition from the Building Code of Australia.
Hazardous material	A substance with potential to cause harm to persons, property or the environment because of 1 or more of the following— • the chemical properties of the substance; • the physical properties of the substance; • the biological properties of the substance. Without limiting the first paragraph, all dangerous goods, combustible liquids and chemicals are hazardous materials. Note—definition from the Dangerous Goods Safety Management Act 2001.
Heritage place	A place, area, land, landscape, building or work which is of cultural heritage significance.

Column 1 Term	Column 2 Definition
Irregular lot	A lot that is not rectangular in shape. This term does not include an internal lot.
Matters of State Environmental Significance	Means the following natural values and areas: • protected areas (including all classes of protected area except coordinated conservation areas) under the <i>Nature Conservation Act 1992</i>; • marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the <i>Marine Parks Act 2004</i>; • areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008; • threatened wildlife under the <i>Nature Conservation Act 1992</i> and special least concern animal under the Nature Conservation (Wildlife) Regulation 2006; • regulated vegetation under the <i>Vegetation Management Act 1999</i> that is: – Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems; – Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems; – Category R areas on the regulated vegetation management map; – areas of essential habitat on the essential habitat map for wildlife prescribed as 'endangered wildlife' or 'vulnerable wildlife' under the <i>Nature Conservation Act 1992</i>; – regional ecosystems that intersect with watercourses identified on the vegetation management watercourse map; – regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map; • high preservation areas of wild river areas under the <i>Wild Rivers Act 2005</i>; • wetlands in a wetland protection area or wetlands of high ecological significance shown on the Map of Referable Wetlands under the Environmental Protection Regulation 2008; • wetlands and watercourses in high ecological value waters as defined in the Environmental Protection (Water) Policy 2009, schedule 2; • legally secured offset areas.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Precinct	An area identified for specific value or benchmarks within a local plan or zone.
Private open space	An outdoor space for the exclusive use of occupants of a building.
Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Public open space	Outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.

Column 1 Term	Column 2 Definition
Rear lot	A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.
Sensitive land use	Means each of the following defined uses: child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, hostel, multiple dwelling, office, relocatable home park, residential care facility, retirement facility, short term accommodation, tourist park.
Setback	For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
Site cover	The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage. The term does not include: - any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure; - basement car parking areas located wholly below ground level - eaves and sun shading devices.
Storey	A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only: (a) a lift shaft, stairway or meter room; or (b) a bathroom, shower room laundry, water closet, or other sanitary compartment; or (c) accommodation intended for not more than three vehicles; or a combination of the above; A mezzanine is a storey. A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey. A basement is not a storey.
Waterway	Means any of the following: - a creek, river, stream or watercourse; - an inlet of the sea into which a creek, river, stream or watercourse flows; - a dam or weir. Note—definition from the Land Title Act 1994.
Wetland	An area shown as a wetland on 'Map of referable wetlands', a document approved by the chief executive (environment).



Mapping

Schedule 2

Strategic framework maps
Zone maps
Overlay maps
Other Plans (Planning scheme maps)

Schedule 2 Mapping

Schedule 2 has all of the mapping for our planning scheme, except for LGIP mapping, which is in the brown part (**Part 4**) of our planning scheme.

SC2.1 Map index

The table below list any strategic framework, zoning and overlay maps applicable to the planning scheme area.

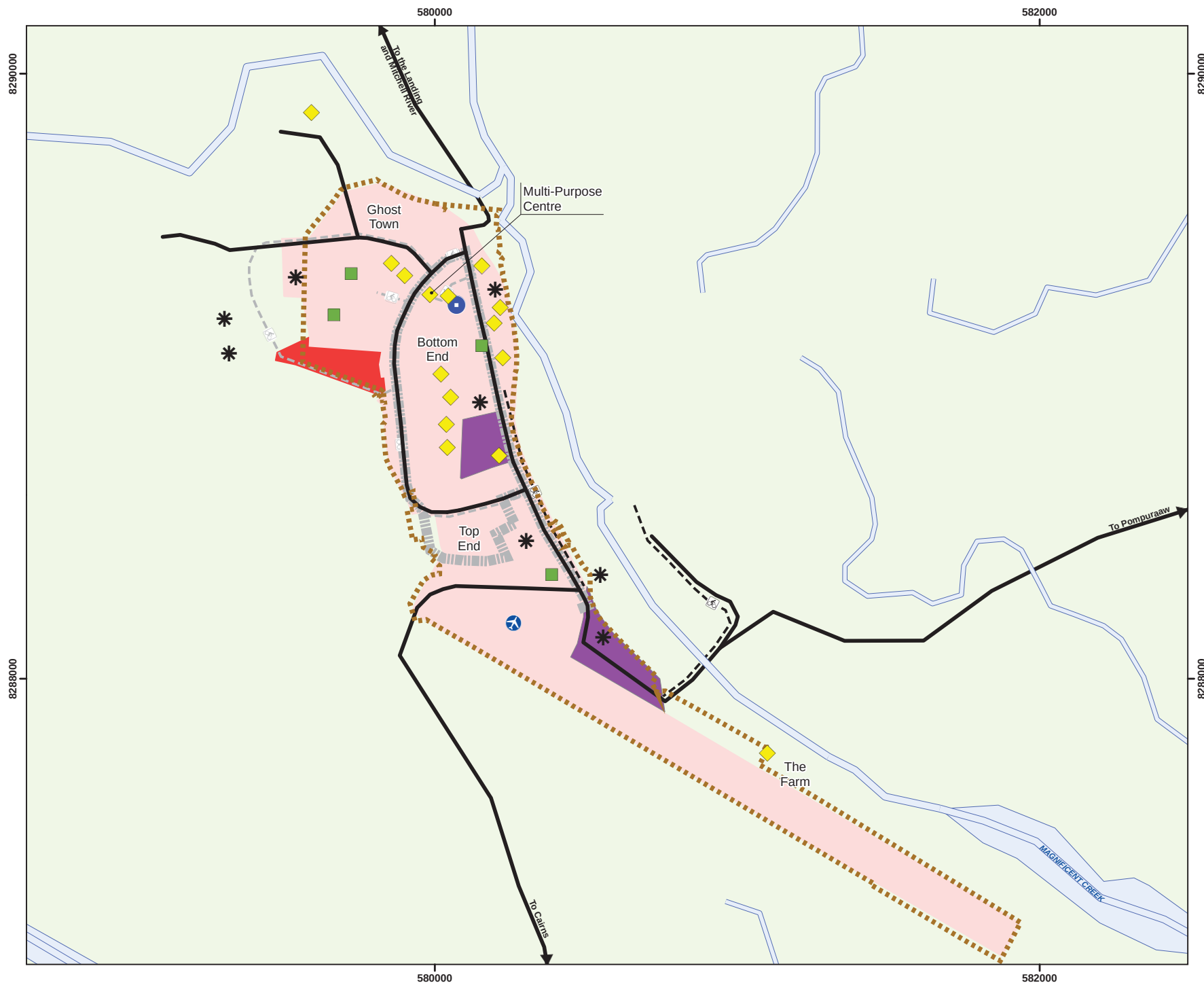
Mapping for our LGIP is in Part 4 of our planning scheme.

Table SC2.1—Map index

Map number	Map title	Gazettal date
Strategic framework maps		
Strategic Framework Map SFM-001	Pattern of Land Use	3 October 2012
Strategic Framework Map SFM-002a	Important Natural and Productive Areas – Local Government Area	24 June 2014
Strategic Framework Map SFM-002b	Important Natural Areas – Township Area	2 June 2014
Strategic Framework Map SFM-003	Katter Leases	3 October 2012
Strategic Framework Map SFM-004	Outstations, Homelands and Camping Areas	24 June 2014
Zone maps		
Zone Map ZM-001a	Local Government Zoning of Kowanyama	5 March 2012
Zone Map ZM-001b	Zoning of our Town	3 October 2012
Zone Map ZM-002	Local Government Context	27 January 2012
Overlay maps		
Overlay Map OVL-001a	Flood and Bushfire Hazard Overlay – Local Government Area	4 July 2014
Overlay Map OVL-001b	Flood and Bushfire Hazard Overlay – Township Area	4 July 2014
Other plans maps (planning scheme maps)		
Planning Scheme Map PSM-001	Kowanyama Special Places and Features	3 October 2012
Planning Scheme Map PSM-002	Acid Sulfate Soil	28 September 2012
Planning Scheme Map PSM-003	Kowanyama Non-Directional Beacon	3 October 2012
Planning Scheme Map PSM-004	Coastal Environments and Hazards	27 June 2014

**Natural hazards means bushfire and flooding.*

SC2.2 Strategic framework maps



Legend

Contextual information

- Urban Area (existing)
- Major Road Network
- Cycling & Walking Route (existing)

Settlement pattern

- New Urban Area
- Rural
- Centre

Natural environment

- Watercourse

Community Identity and diversity

- Major Social Infrastructure
- Major Sport & Recreation

Future access and mobility

- Future Public Transport Corridor
- Future Cycling and Walking Route

Infrastructure and services

- Major Infrastructure

Economic development

- Industrial Development
- Airport

Township Zone

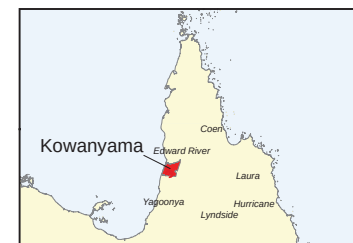
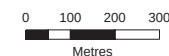
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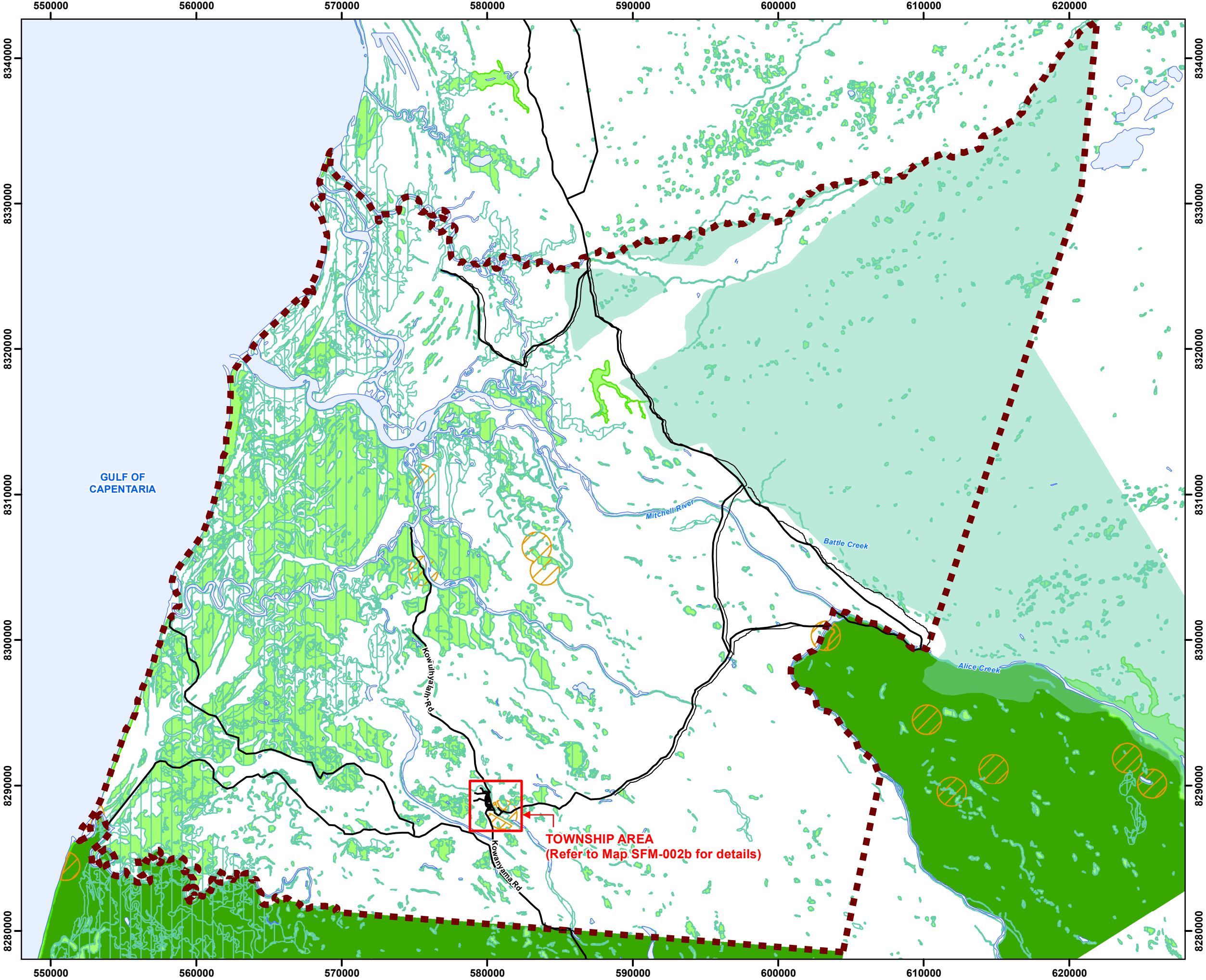
Data sources: (c) Department of Infrastructure and Planning, November 2010; (c) Emergency Services Queensland 2006; (c) Department of Natural Resources and Mines, 2012

Note: Watercourses are derived from the DNRm data and should be considered indicative only.

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Legend

- Road
- Waterbody
- Kowanyama LGA Boundary
- Agricultural Land Class (Classes A and B)

Environmental Significance

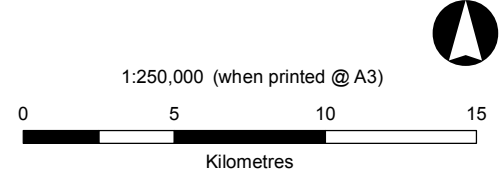
- MSES - Regulated vegetation (intersecting a watercourse)
- MSES - Wetlands (palustrine, estuarine and lacustrine)
- MSES - Wildlife habitat
- MSES - Regulated vegetation
- MSES - Protected area

Last modified: 24/06/2014

Data sources: (c) Department of Infrastructure and Planning, November 2014; (c) Emergency Services Queensland 2006; (c) Department of Natural Resources and Mines, 2012

Note: Watercourses are derived from the DNRM data and should be considered indicative only.

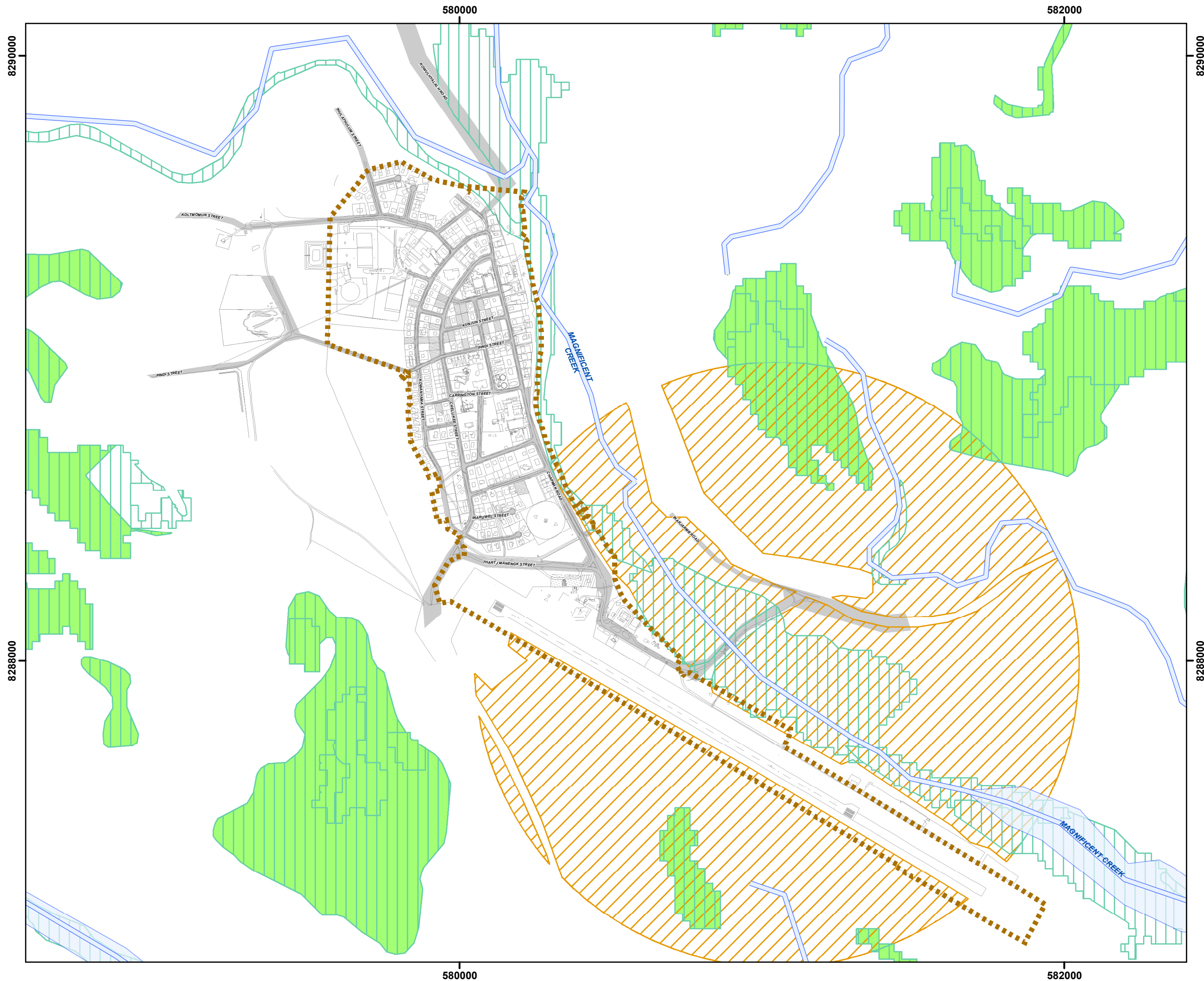
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**Important Natural and
Productive Areas
MAP SFM-002a**



Kowanyama Aboriginal Shire Planning Scheme Overlay



Legend

- Watercourse
- Kowanyama Aboriginal Shire Council
- Town Plan Layout
- Township Zone

Environmental Significance

- MSES - Regulated vegetation (intersecting a watercourse)
- MSES - Wetlands (palustrine, estuarine and lacustrine)
- MSES - Wildlife habitat
- MSES - Regulated vegetation
- Surveyed Roads

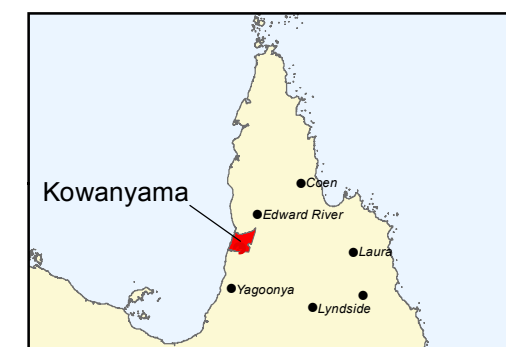
Last modified: 2/06/2014

Data sources: (c) Department of Infrastructure and Planning, November 2014; (c) Emergency Services Queensland 2006; (c) Department of Natural Resources and Mines, 2012

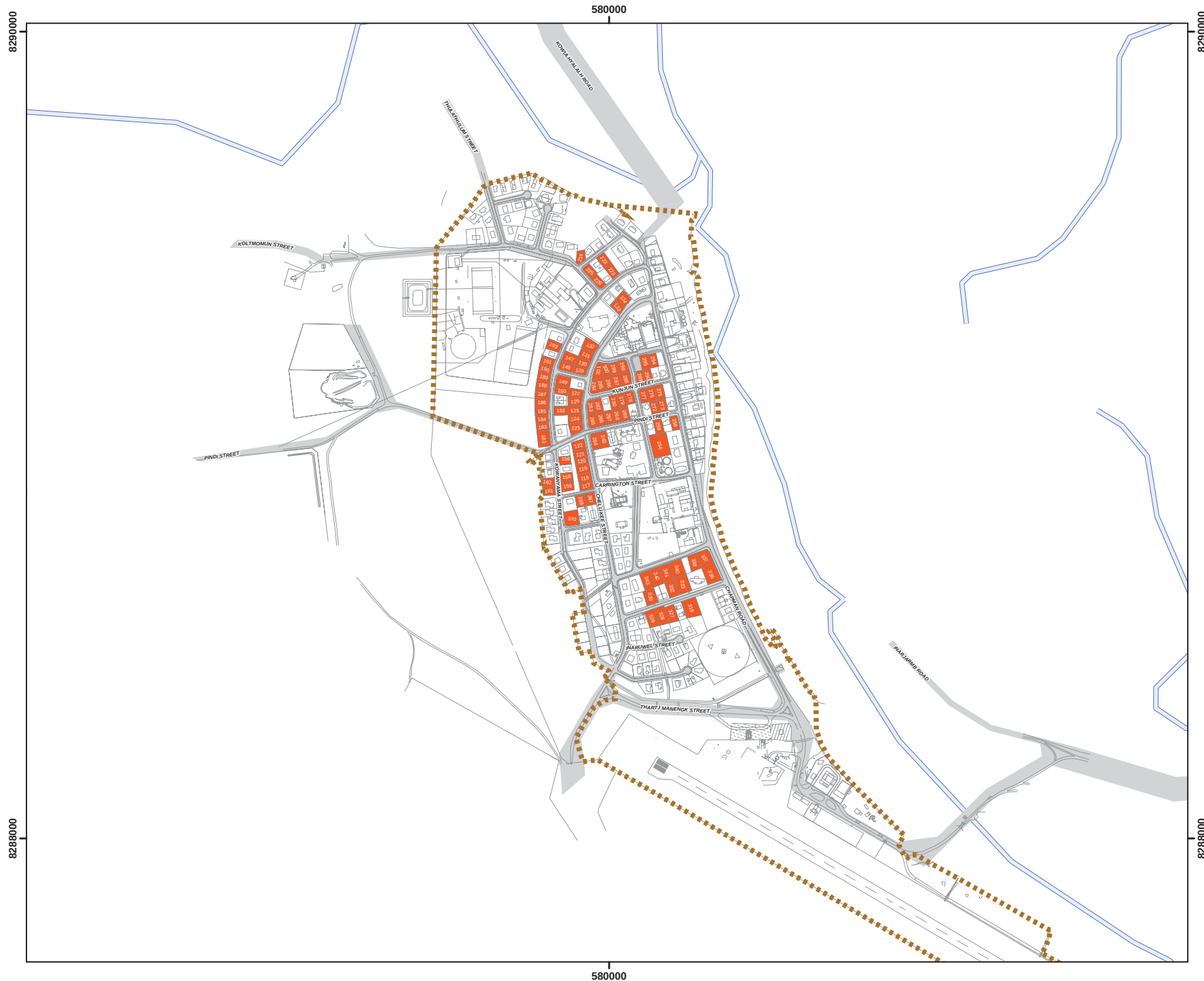
Note: Watercourses are derived from the DNRM data and should be considered indicative only.

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Important Natural Areas
MAP SFM-002b



Legend

- Watercourse
- Kowanyama Aboriginal Shire Council Town Plan Layout
- Township Zone
- Surveyed Roads
- Katter Lease Lots on Plan DB23

Last modified: 3/10/2012

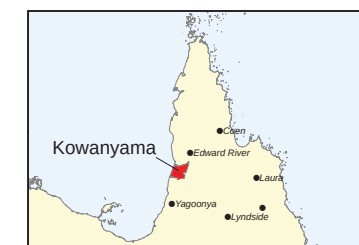
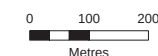
Data sources: (c) Department of Infrastructure and Planning, November 2010; (c) Emergency Services Queensland 2006; (c) Department of Natural Resources and Mines, 2012

Katter Leases: DERM, June 2010
Town Plan Layout: Kowanyama Aboriginal Shire Council, 24/10/2010

Note: Watercourses are derived from the DNRM data and should be considered indicative only.

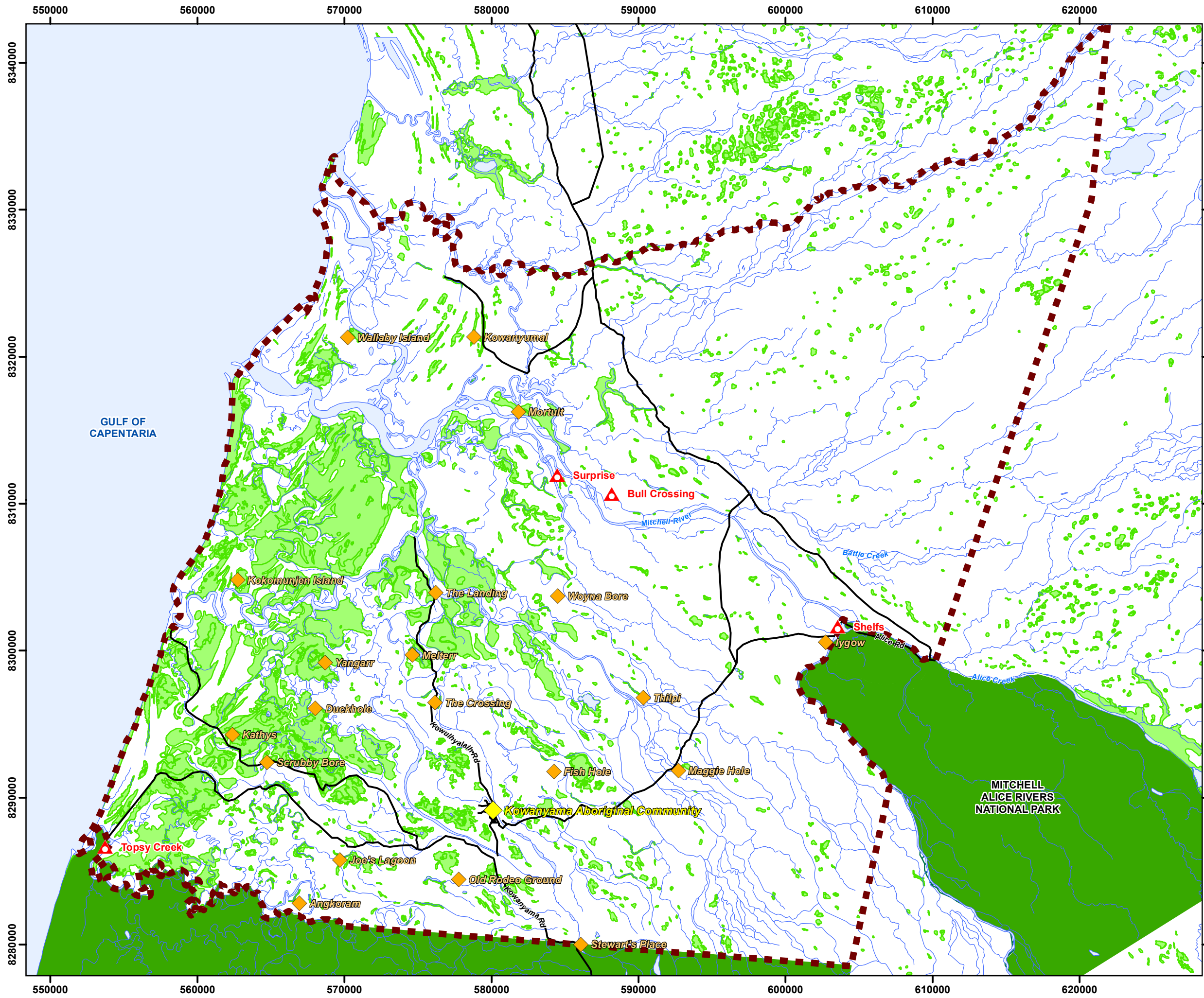
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Kowanyama Aboriginal Shire Strategic Framework



- Legend**
- Visitor Camp Sites
 - Homeland Location Points
 - Kowanyama Aboriginal Community
 - Waterbody
 - Watercourse
 - Road
 - MSES - Regulated vegetation
 - MSES - Protected area
 - Kowanyama LGA Boundary

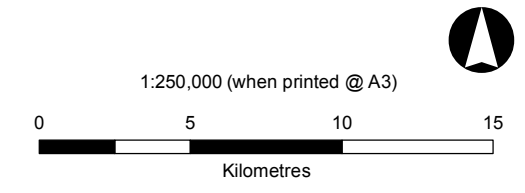
Last modified: 24/06/2014

Data sources: (c) Department of Infrastructure and Planning, November 2014; (c) Emergency Services Queensland 2006; (c) Department of Natural Resources and Mines, 2012

Ocean Area, Roads: Street Pro
Homelands: Kowanyama Land and Natural Resource Management Office

Note: Watercourses are derived from the DNRM data and should be considered indicative only.

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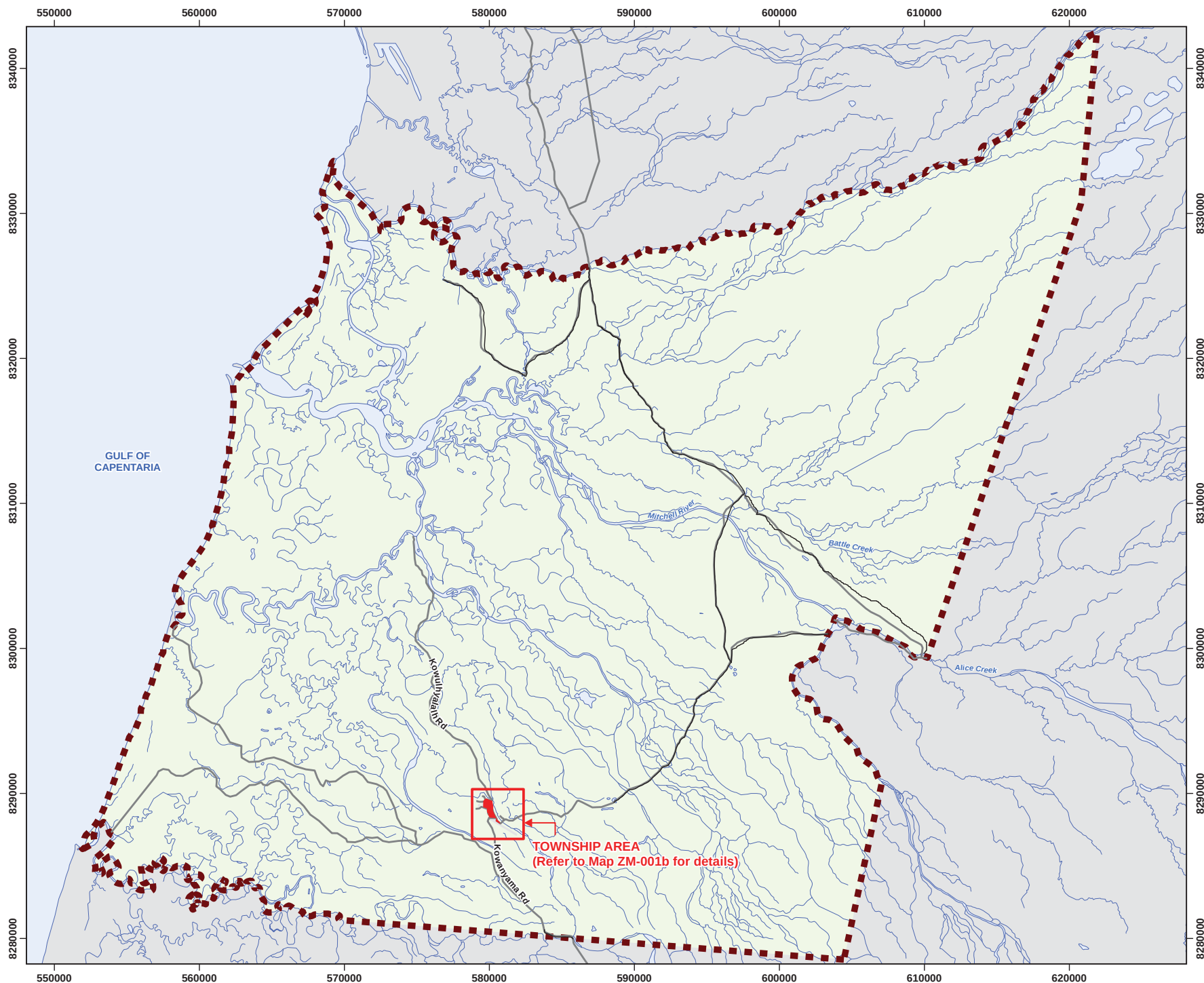


Outstations, Homelands and
Camping Grounds
MAP SFM-004

SC2.3 Zone maps



Kowanyama Aboriginal Shire Planning Scheme Zone Map



Legend

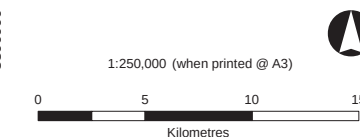
- Watercourse
- Waterbody
- Road
- Environmental Management and Conservation Zone
- Township Zone
- Kowanyama LGA Boundary

Last Modified: 5/03/2012

Data sources: (c) Department of Infrastructure and Planning, November 2010;
(c) Emergency Services Queensland 2006; (c) Department of Natural Resources and Mines, 2012

Note: Watercourses are derived from the DNRM data and should be considered indicative only.

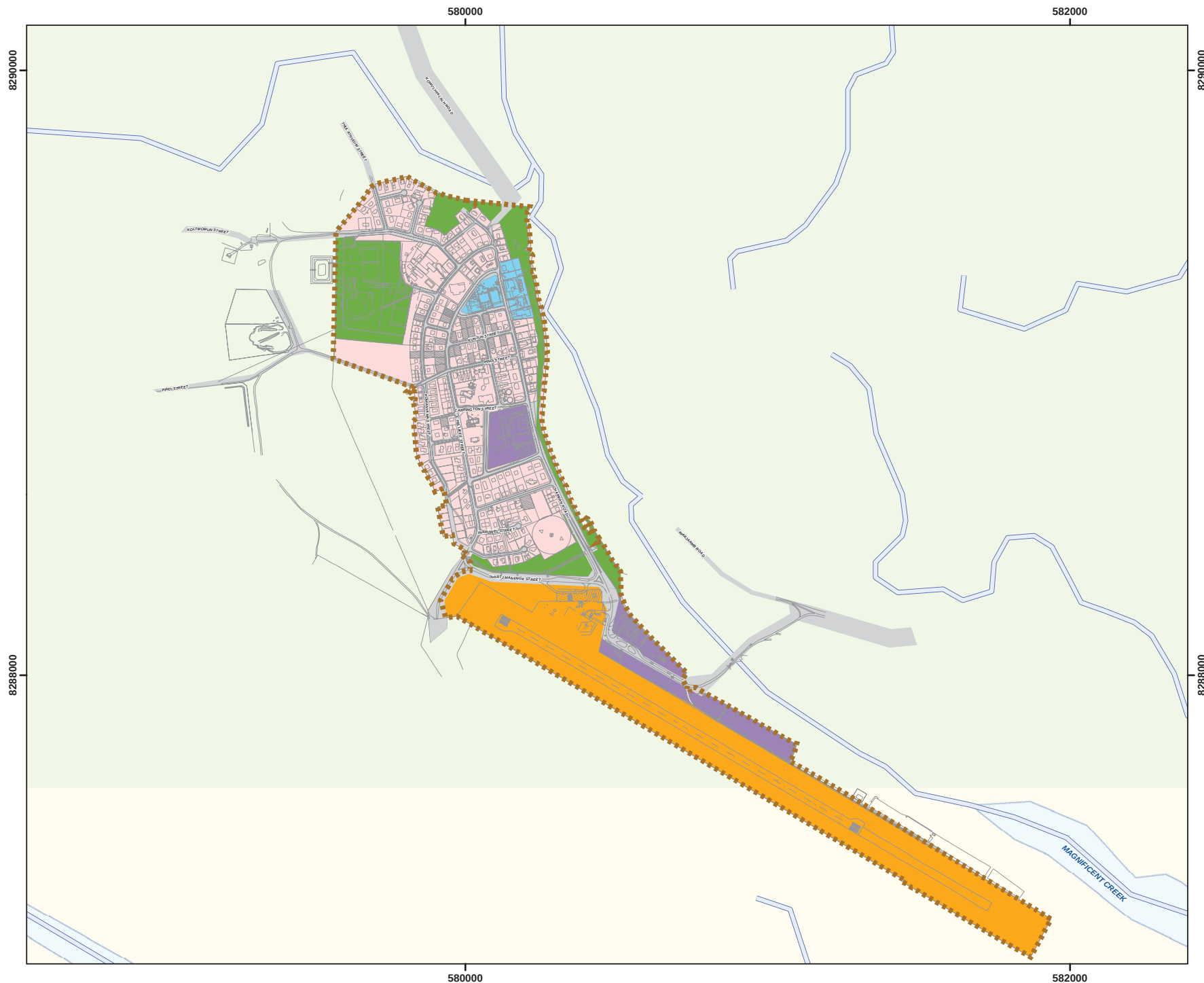
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Local Government Area
MAP ZM-001a



Kowanyama Aboriginal Shire Planning Scheme Zone Map



Legend

- Watercourse
- Waterbody
- Kowanyama Aboriginal Shire Council Town Plan Layout
- Township Zone
- Surveyed Roads
- Environmental Management and Conservation Zone

Township Zone - Precincts

- Industrial Precinct
- Open Space Precinct
- Business Precinct
- Airport Precinct
- Housing Precinct

Last modified: 3/10/2012

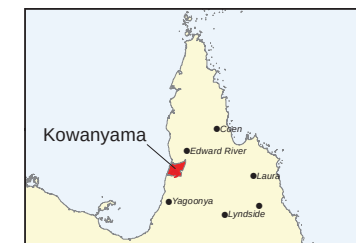
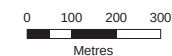
Data sources: (c) Department of Infrastructure and Planning, November 2010;
(c) Emergency Services Queensland 2006; (c) Department of Natural Resources and Mines, 2012

Note: Watercourses are derived from the DNRM data and should be considered indicative only.

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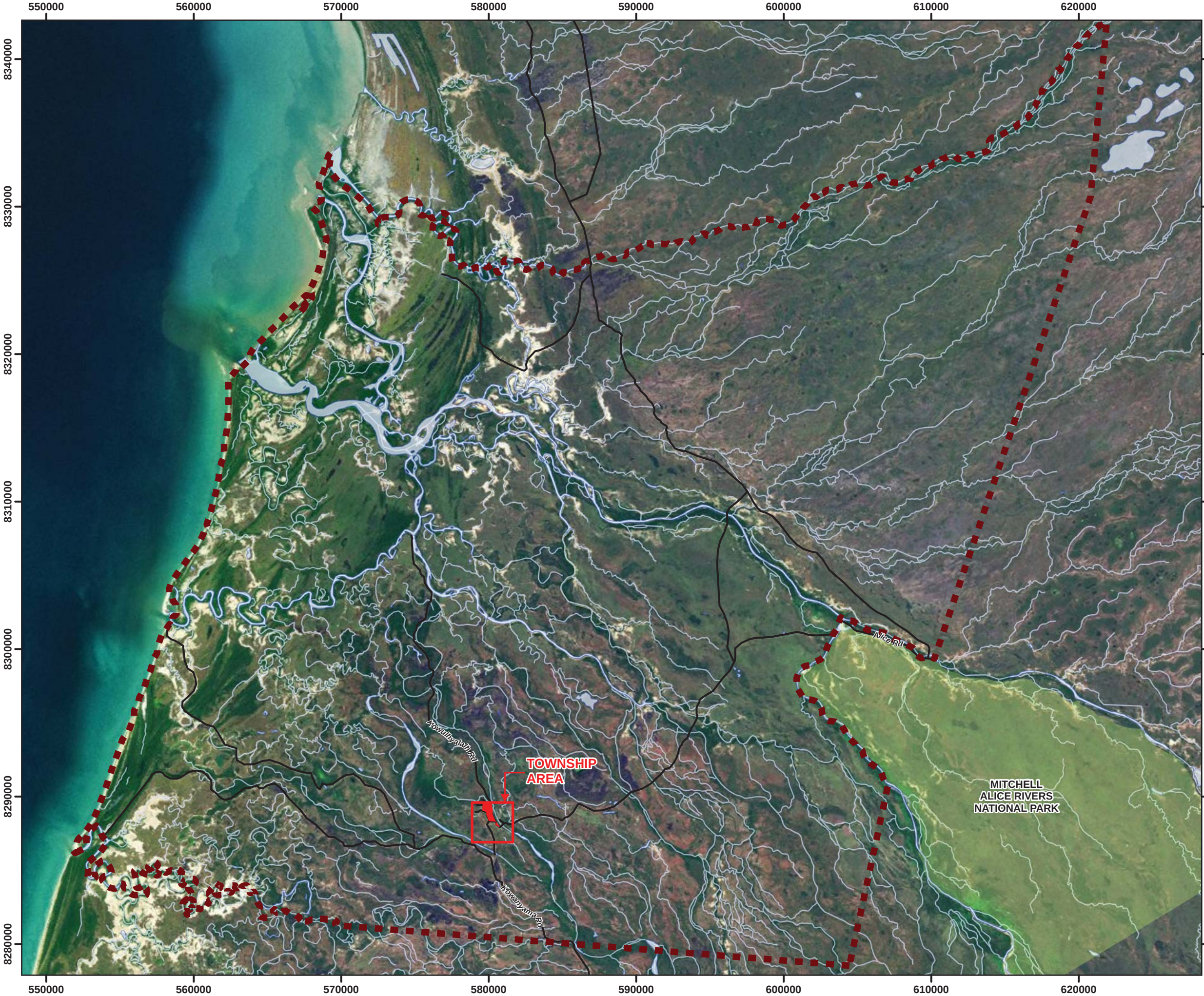
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**Township Zoning
MAP ZM-001b**



Kowanyama
Aboriginal Shire
Planning Scheme
Zone Map



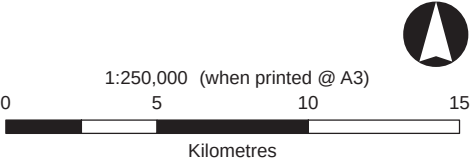
- Legend**
- Waterbody
 - Watercourse
 - Road
 - National Park
 - Township Zone
 - Kowanyama LGA Boundary

Last Modified: 27/01/2012

Data sources: (c) Department of Infrastructure and Planning, November 2010;
(c) Emergency Services Queensland 2006; (c) Department of Natural Resources and Mines, 2012

Note: Watercourses are derived from the DNRM data and should be considered indicative only.

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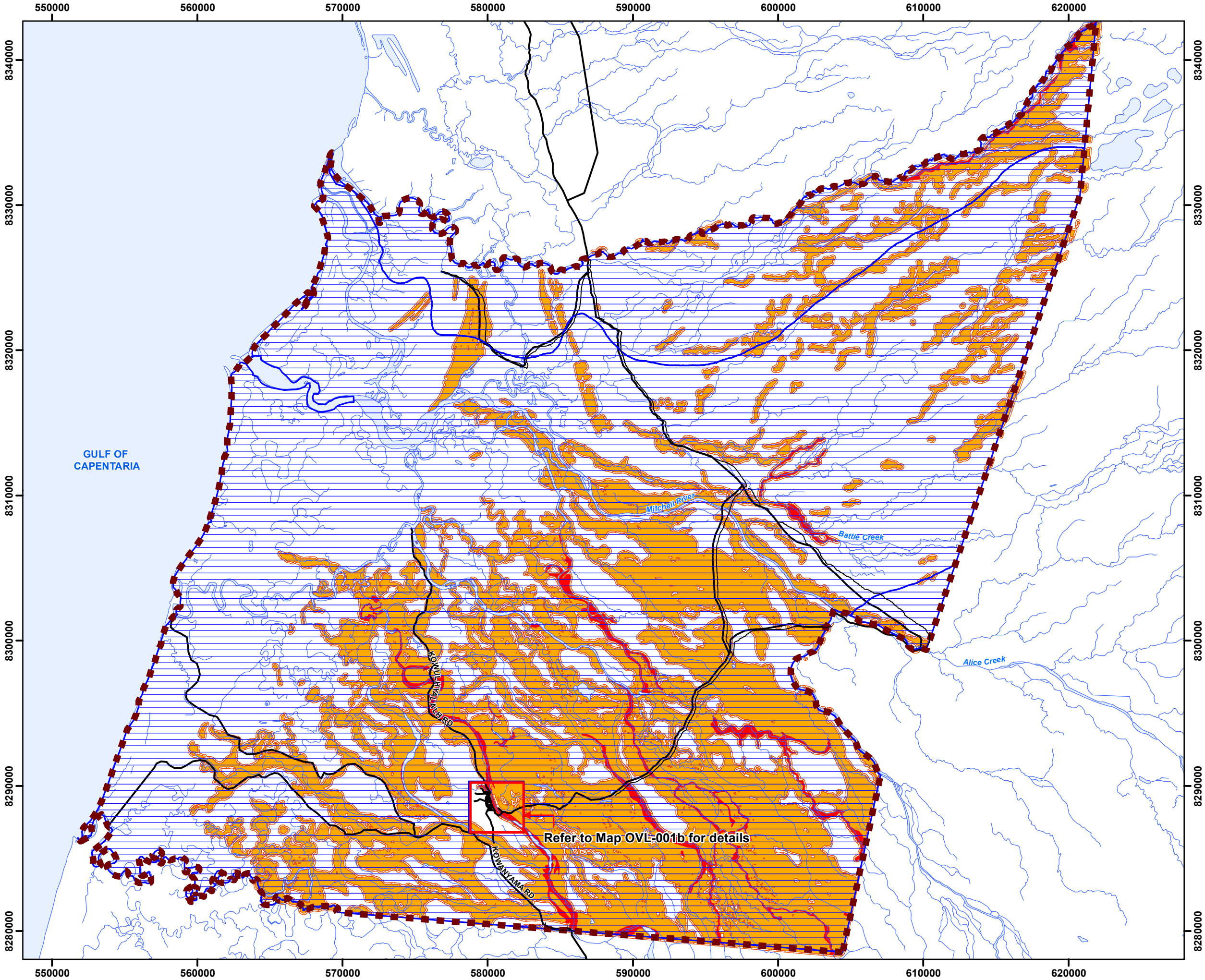


Local Government Context Map
MAP ZM-002

SC2.4 Overlay maps



Kowanyama
Aboriginal Shire
Planning Scheme
Overlay



Legend

- Waterbody
- Watercourse
- Road
- Indicative Flood Extent
- Kowanyama LGA Boundary

Bushfire Hazard

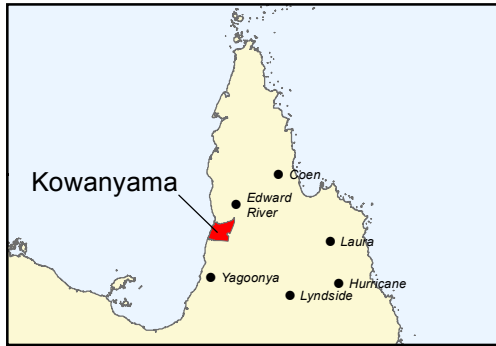
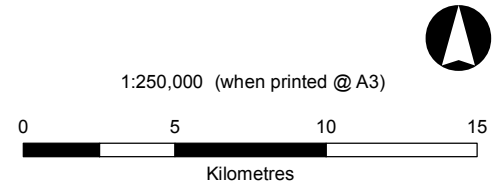
- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

Last modified: 4/07/2014

Data sources: (c) Department of Infrastructure and Planning, November 2014;
(c) Emergency Services Queensland 2006; (c) Department of Natural Resources and Mines, 2012
Town Plan Layout: Kowanyama Aboriginal Shire Council, 24/10/2010

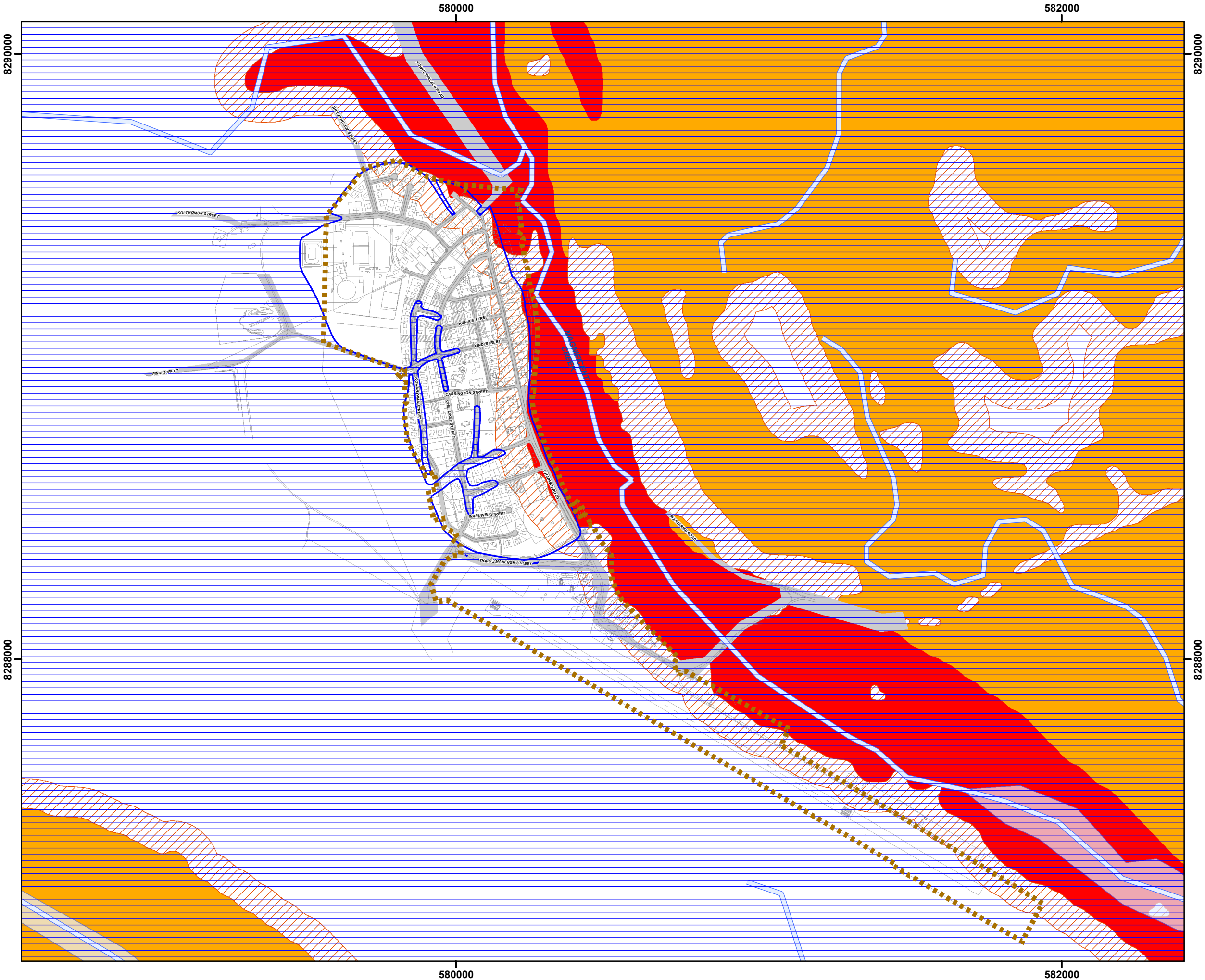
Notes:
1) Flood data within the township zone has been derived from community input during the notification of the draft planning scheme in 2012 and wet season flood extent mapping in 1991, included as Figure 24, Section 2 "Vulnerability to natural hazards in the Kowanyama township", in Monaghan, Natural Disaster Risk Management — Kowanyama 2011.
2) The source for the flood data outside of the township zone is the 'Interim Flood plain Assessment Overlay' (IFAO), Version 1X, Queensland Reconstruction Authority, 28 March 2012
3) Fire Risk data is derived from the Rural Fire Risk Data supplied by Department of State Development, Infrastructure and Planning 2014.
4) Watercourses are derived from the DNRM data and should be considered indicative only.

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Natural Hazards
MAP OVL-001a

Kowanyama
Aboriginal Shire
Planning Scheme
Overlay



Legend

- Watercourse
- Indicative Flood Extent
- Kowanyama Aboriginal Shire Council
Town Plan Layout
- Township Zone
- Surveyed Roads
- Bushfire Hazard**
 - Very High Potential Bushfire Intensity
 - High Potential Bushfire Intensity
 - Medium Potential Bushfire Intensity
 - Potential Impact Buffer

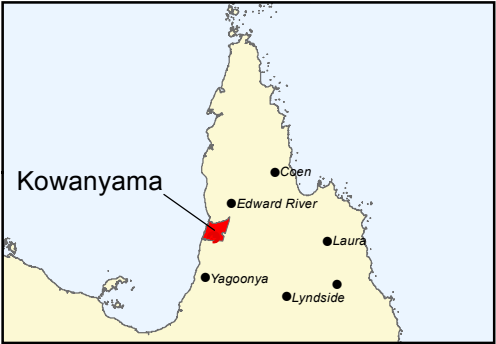
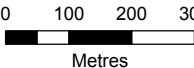
Last modified: 4/07/2014

Data sources: (c) Department of Infrastructure and Planning,
November 2014;
(c) Emergency Services Queensland 2006; (c) Department of
Natural Resources and Mines, 2012
Town Plan Layout: Kowanyama Aboriginal Shire Council, 24/10/2010

Notes:
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considered indicative only.

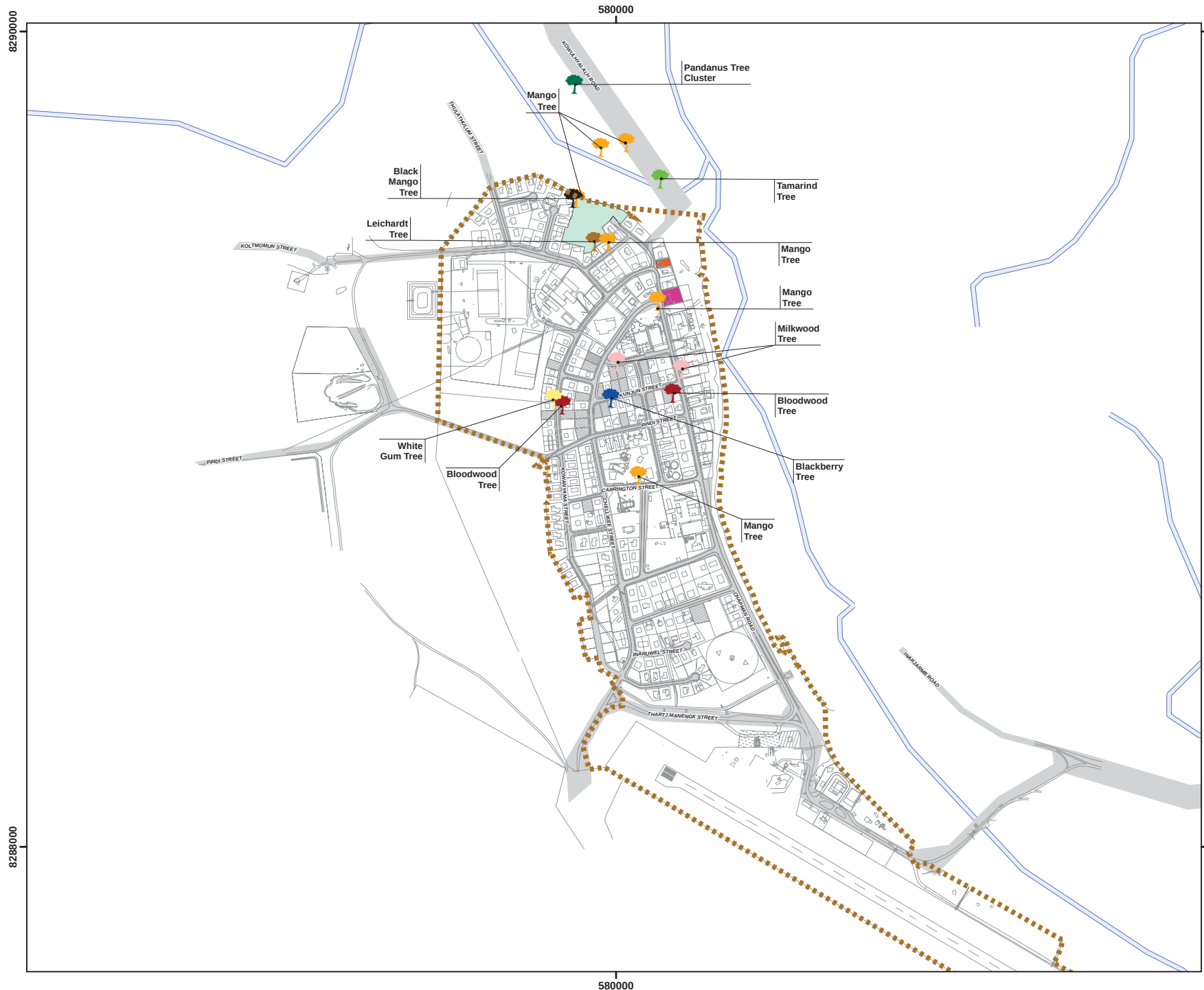
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Natural Hazards
MAP OVL-001b

SC2.5 Other plans maps (Planning scheme maps)



Legend

- Watercourse
- Kowanyama Aboriginal Shire Council Town Plan Layout
- Township Zone
- Surveyed Roads

Special Places and Features

- Birthing Area
- First Mission Home
- Mission Church

Identified Trees of Cultural Significance

- Black mango tree
- Blackberry tree
- Bloodwood tree
- Leichardt tree
- Mango tree
- Milkwood tree
- Pandanus tree cluster
- Tamarind tree
- White gum tree

Last modified: 3/10/2012

Data sources: (c) Department of Infrastructure and Planning, November 2010; (c) Emergency Services Queensland 2006; (c) Department of Natural Resources and Mines, 2012

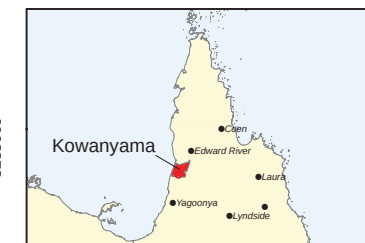
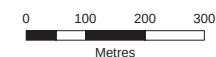
Trees: Kowanyama Aboriginal Land and Natural Resources Management Office
Town Plan Layout: Kowanyama Aboriginal Shire Council, 24/10/2010

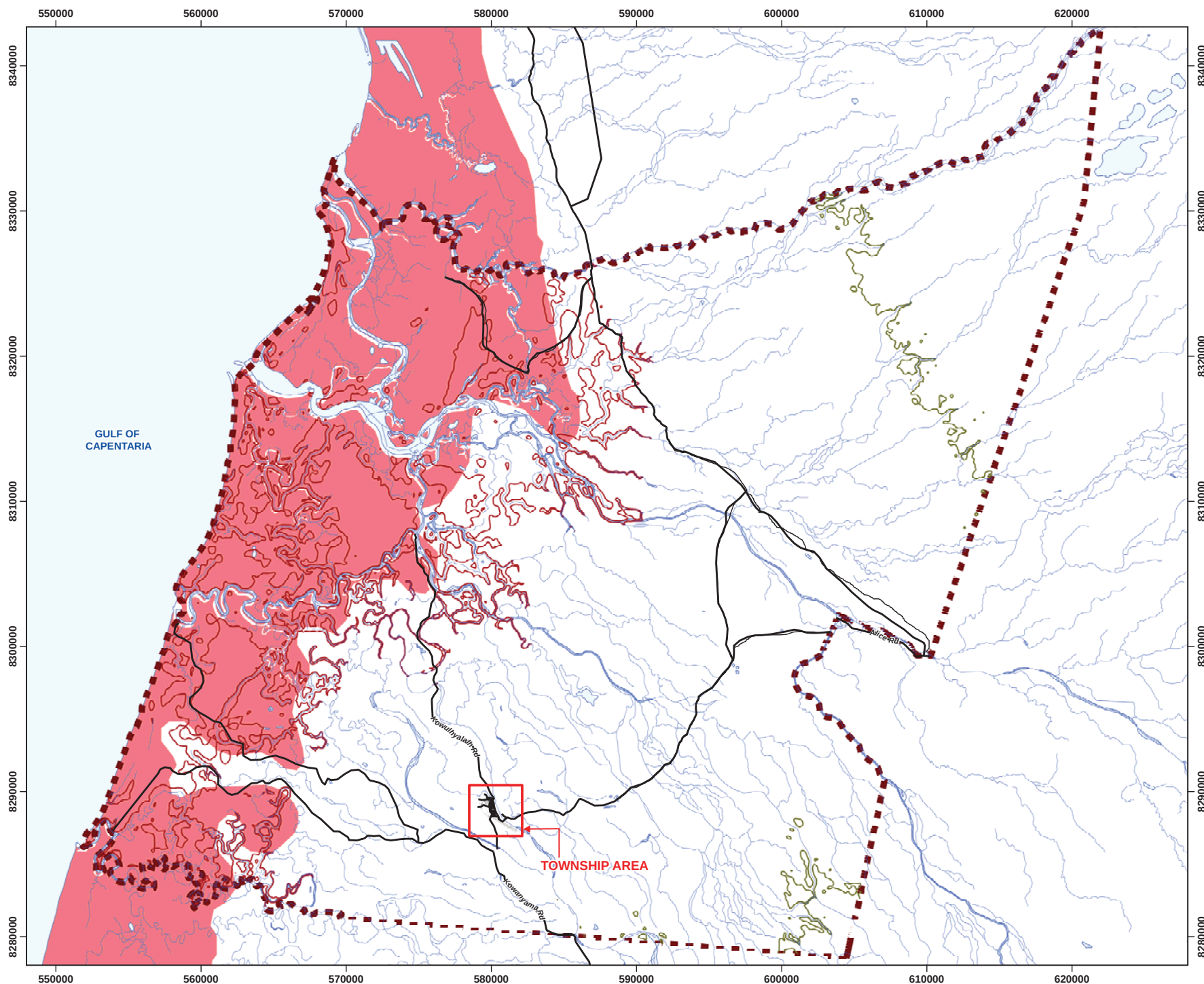
Note: Watercourses are derived from the DNRM data and should be considered indicative only.

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Legend

- Waterbody
- Watercourse
- Road
- Kowanyama Aboriginal Shire Council Town Plan Layout
- Acid Sulfate Soils (High Risk)
- Kowanyama LGA Boundary

Selected contours within Kowanyama LGA

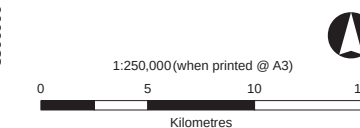
- 5 m
- 20 m

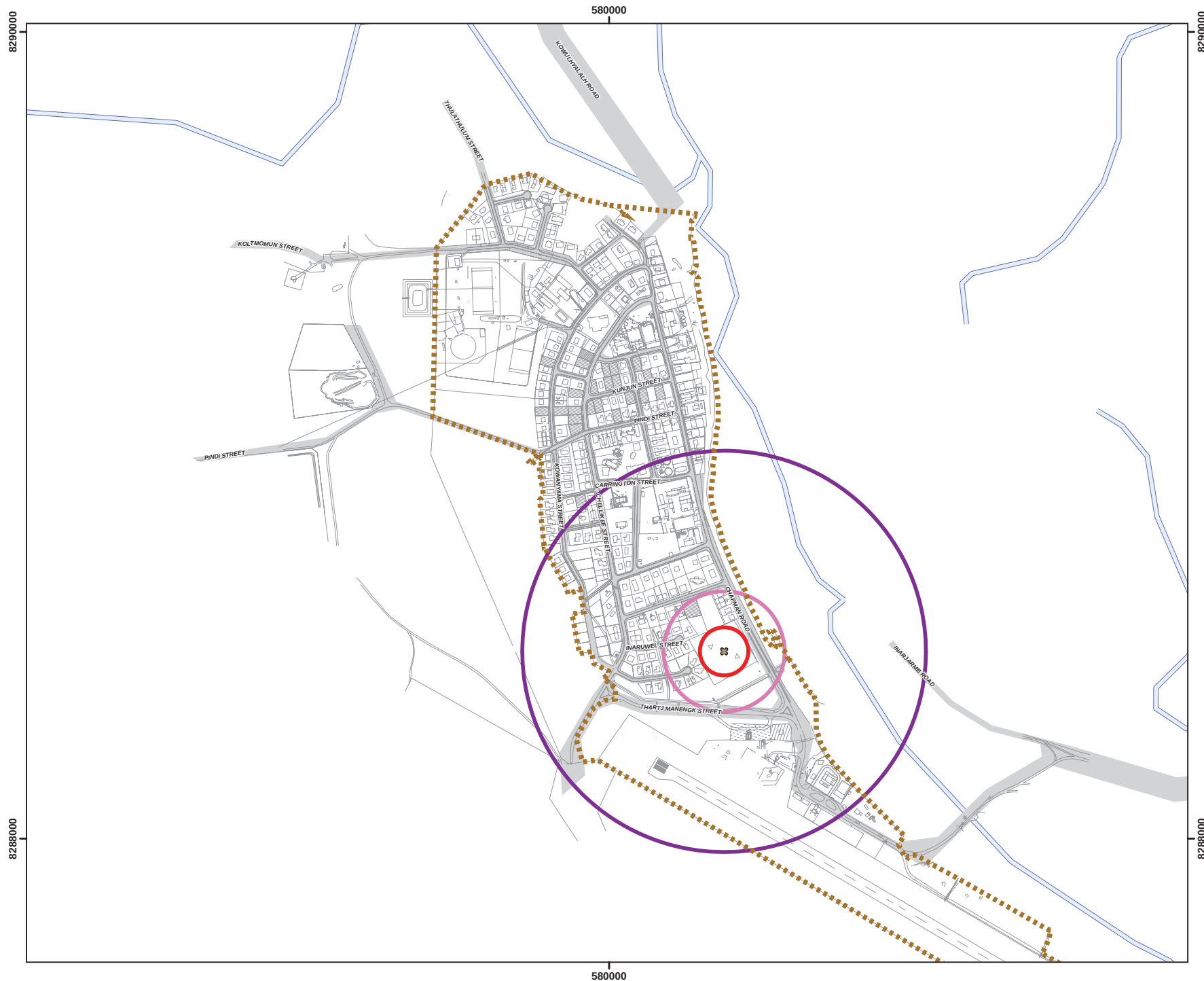
Last modified: 28/09/2012

Data sources: (c) Department of Infrastructure and Planning, November 2010; (c) Emergency Services Queensland 2006; (c) Department of Natural Resources and Mines, 2012

Note: Watercourses are derived from the DNRM data and should be considered indicative only.

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Legend

- Kowanyama NDB
- Watercourse
- Kowanyama Aboriginal Shire Council Town Plan Layout
- Township Zone
- Surveyed Roads

Kowanyama Non-Directional Beacon (NDB)

- Kowanyama NDB 60 m radius
- Kowanyama NDB 150 m radius
- Kowanyama NDB 500 m radius

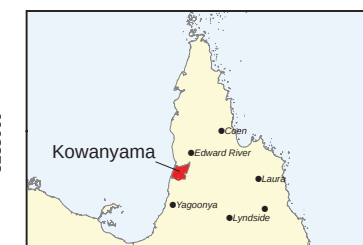
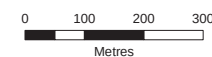
Last modified: 3/10/2012

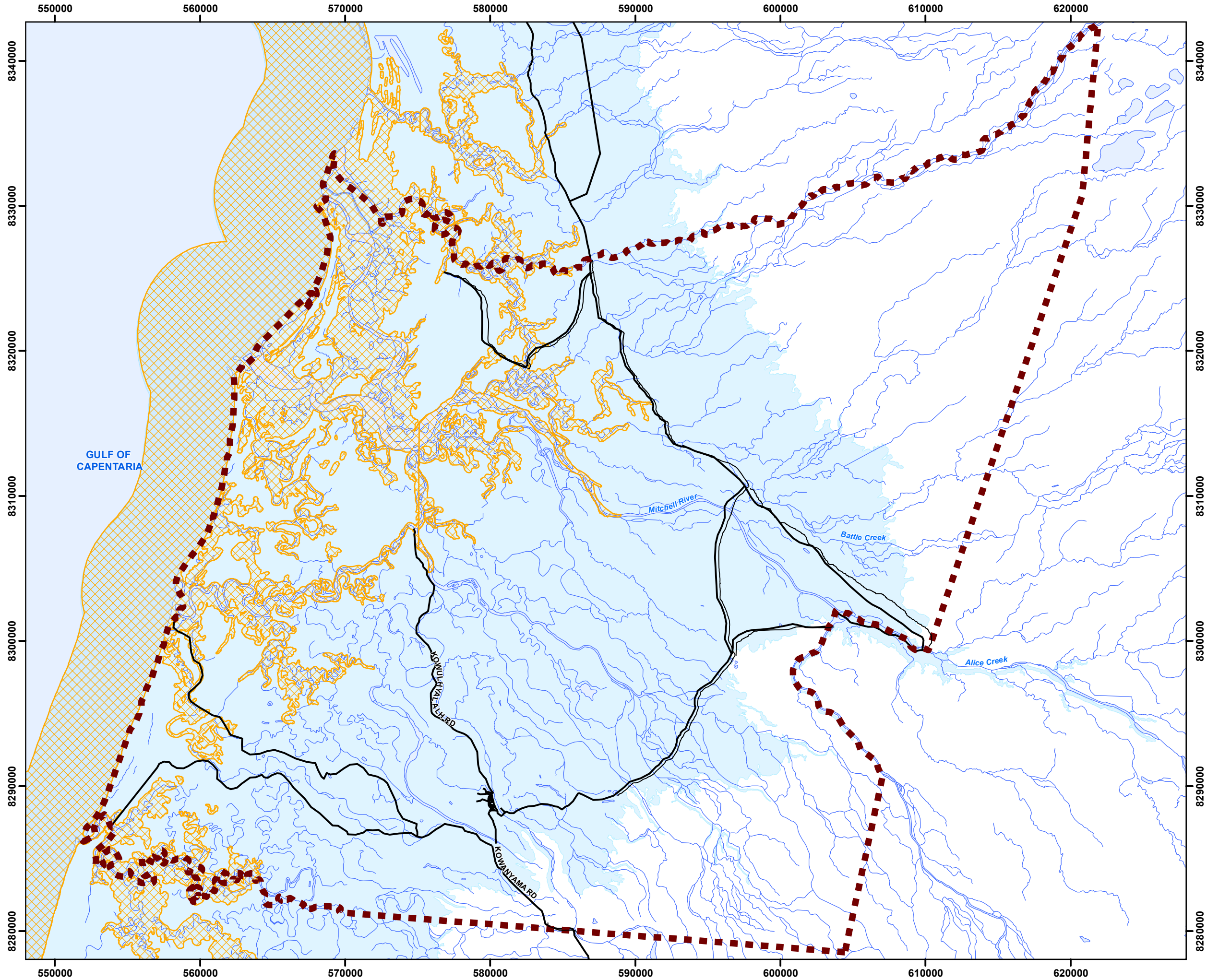
Data sources: (c) Department of Infrastructure and Planning, November 2010; (c) Emergency Services Queensland 2006; (c) Department of Natural Resources and Mines, 2012

Location of the NDB provided by DTMR (2012)
Note: Watercourses are derived from the DNRM data and should be considered indicative only.

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Legend

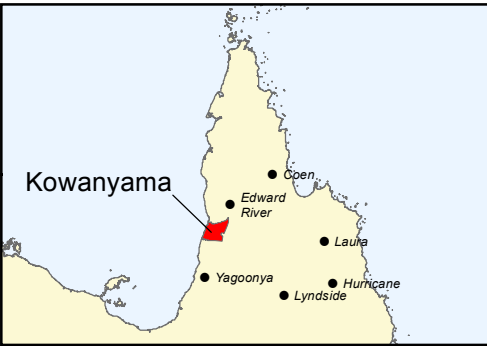
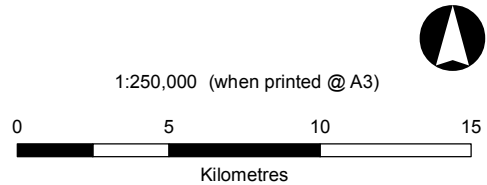
- Waterbody
- Watercourse
- Road
- Kowanyama LGA Boundary
- Erosion Prone Area
- Coastal Zone

Last modified: 27/06/2014

Data sources: (c) Department of Infrastructure and Planning, November 2014;
Town Plan Layout: Kowanyama Aboriginal Shire Council, 24/10/2010

Coastal Hazard data supplied by Department of State Development, Infrastructure and Planning 2014.
4) Watercourses are derived from the DNRm data and should be considered indicative only.

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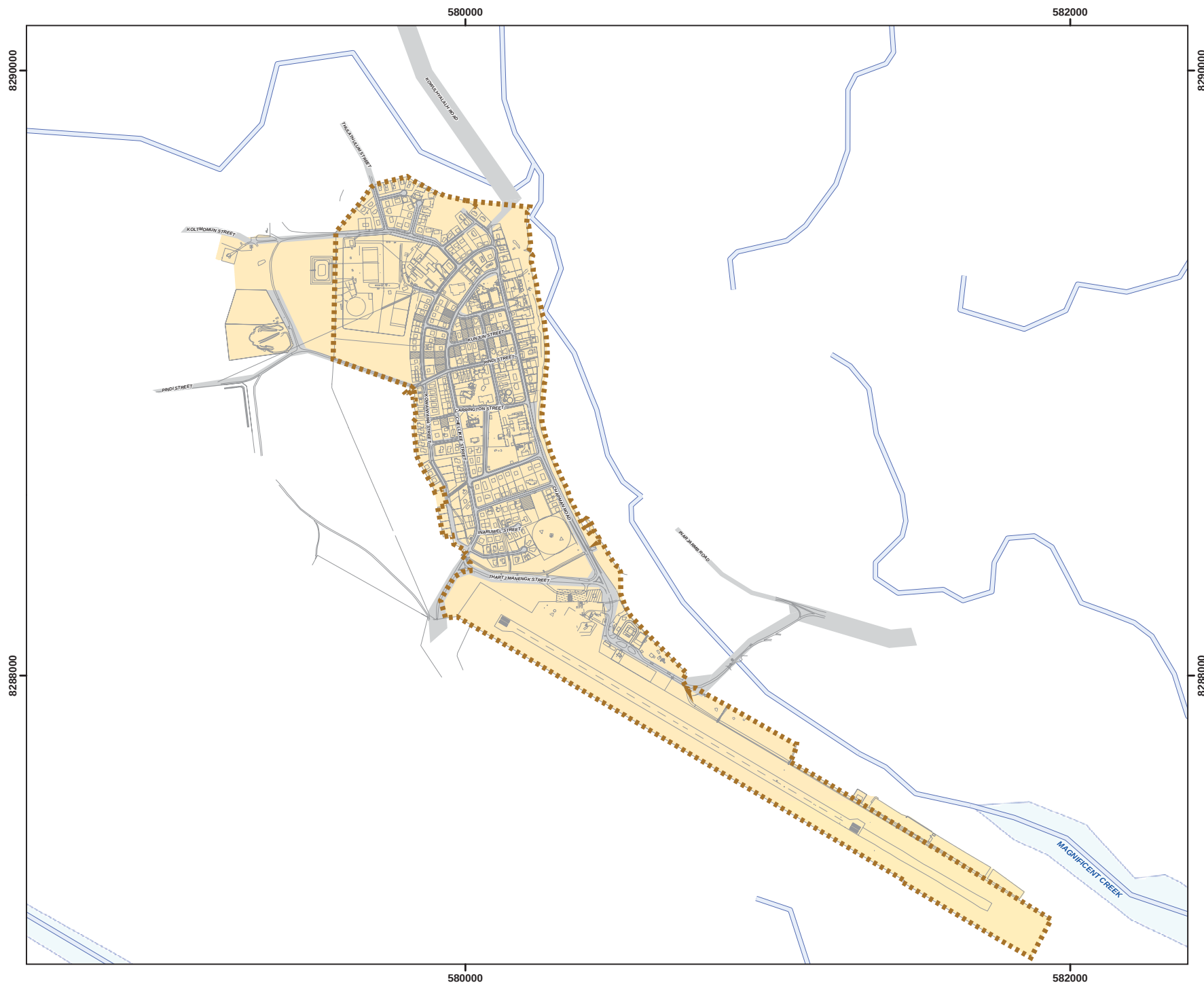


Local government infrastructure plan mapping

Schedule 3



Schedule 3 Local government infrastructure plan mapping and supporting materials



Legend

- Waterbody
- Watercourse
- Kowanyama Aboriginal Shire Council
Town Plan Layout
- Township Zone
- Priority Infrastructure Area
- Surveyed Roads

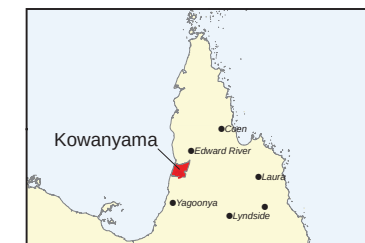
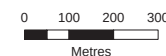
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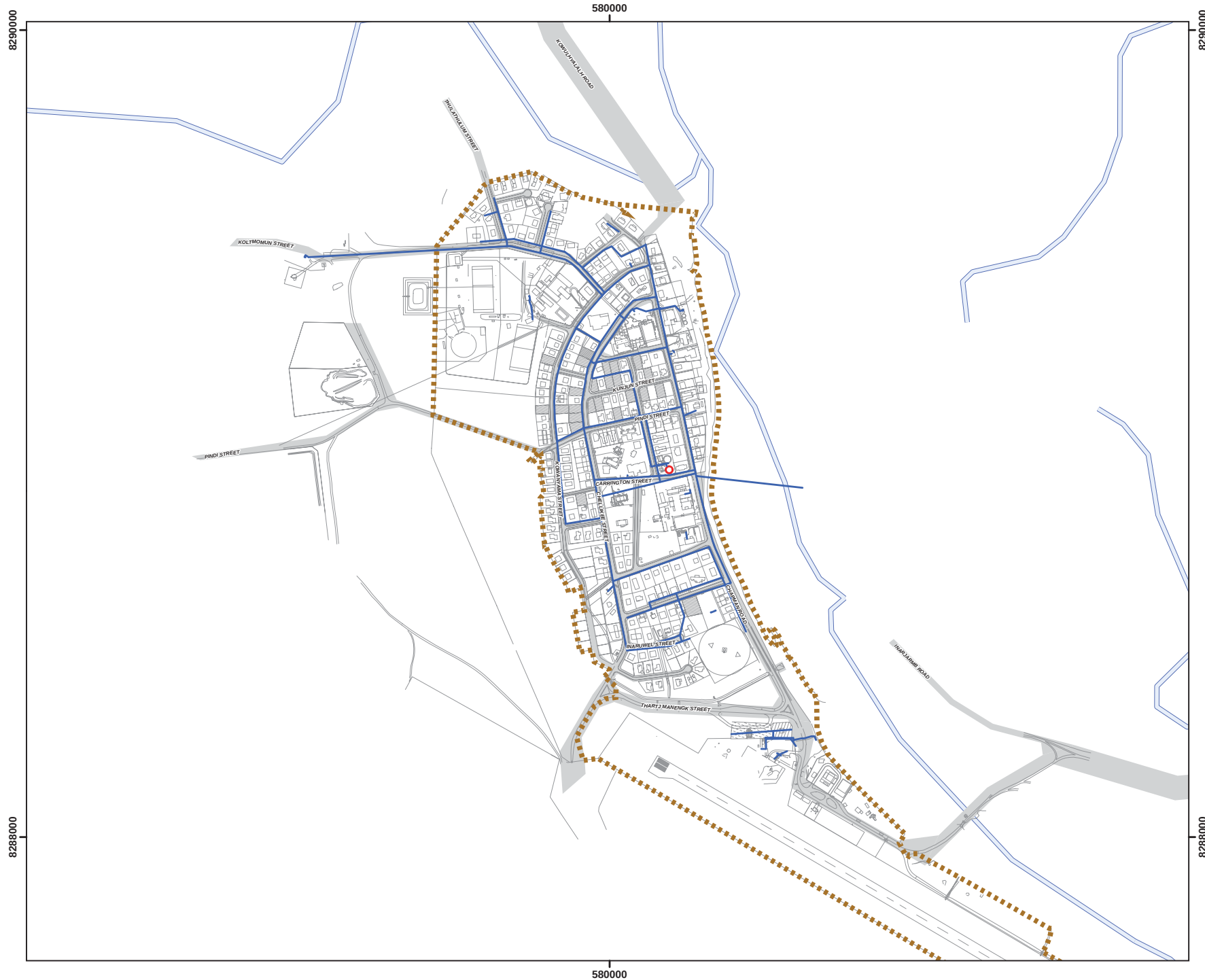
Data sources: (c) Department of Infrastructure and Planning, November 2010; (c) Emergency Services Queensland 2006; (c) Department of Natural Resources and Mines, 2012

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Notes:
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2) Watercourses are derived from the DNRM data and should be considered indicative only.

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Legend

- Watercourse
- WS Pipe UG
- Water Tower
- Kowanyama Aboriginal Shire Council
Town Plan Layout
- Township Zone
- Surveyed Roads

Last modified: 3/10/2012

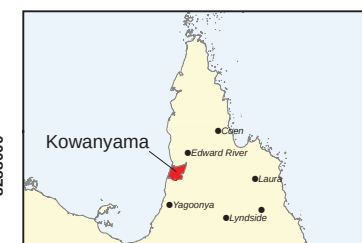
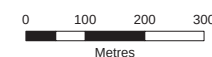
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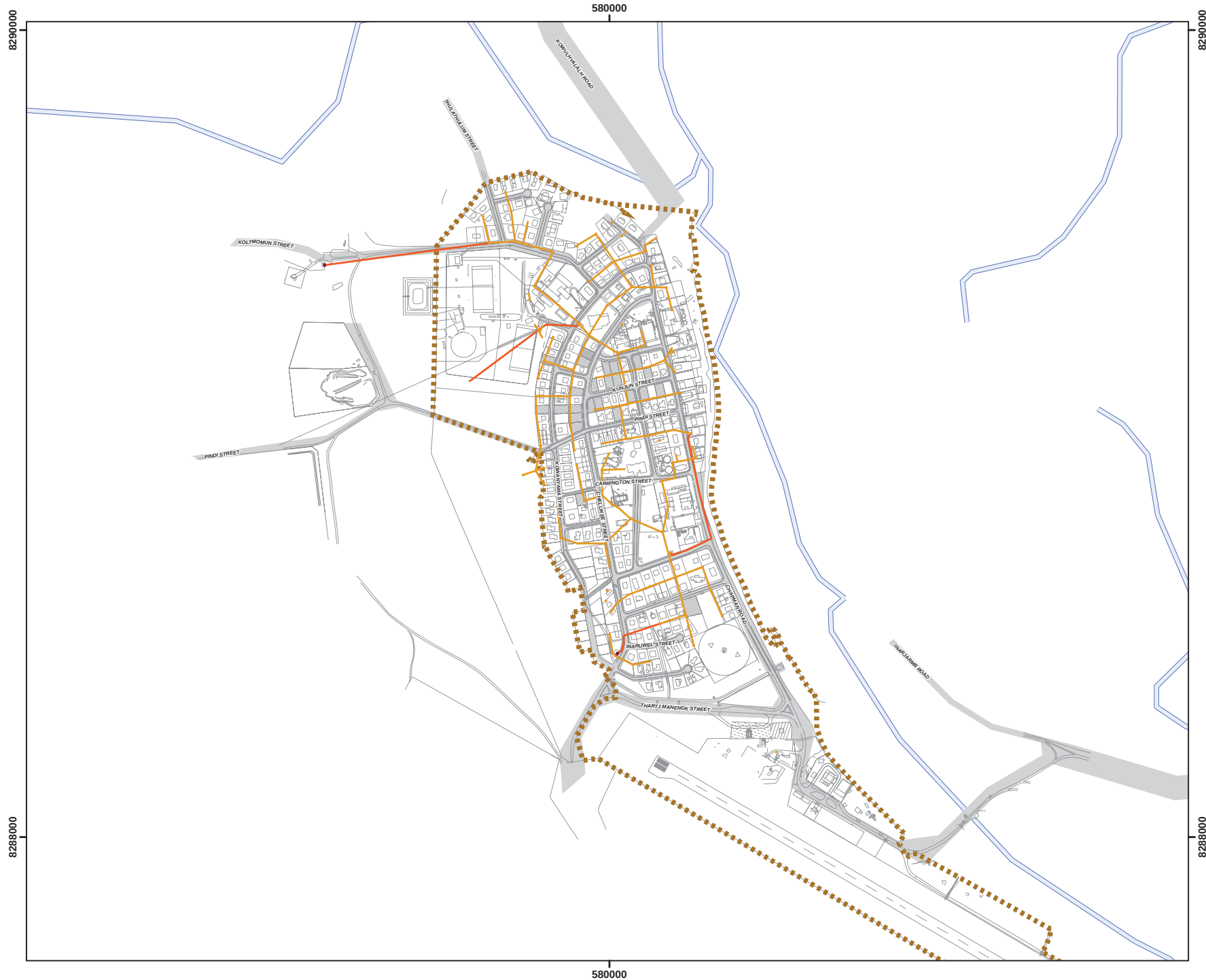
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1:9,000 (when printed @ A3)





Legend

- Watercourse
- Sewer
- SE Pipe UG
- SE Rising Main UG
- Kowanyama Aboriginal Shire Council
Town Plan Layout
- Township Zone
- Surveyed Roads

Last modified: 3/10/2012

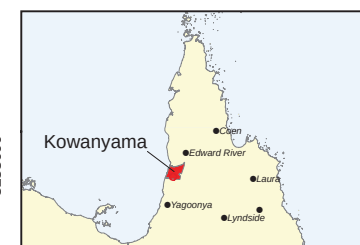
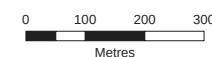
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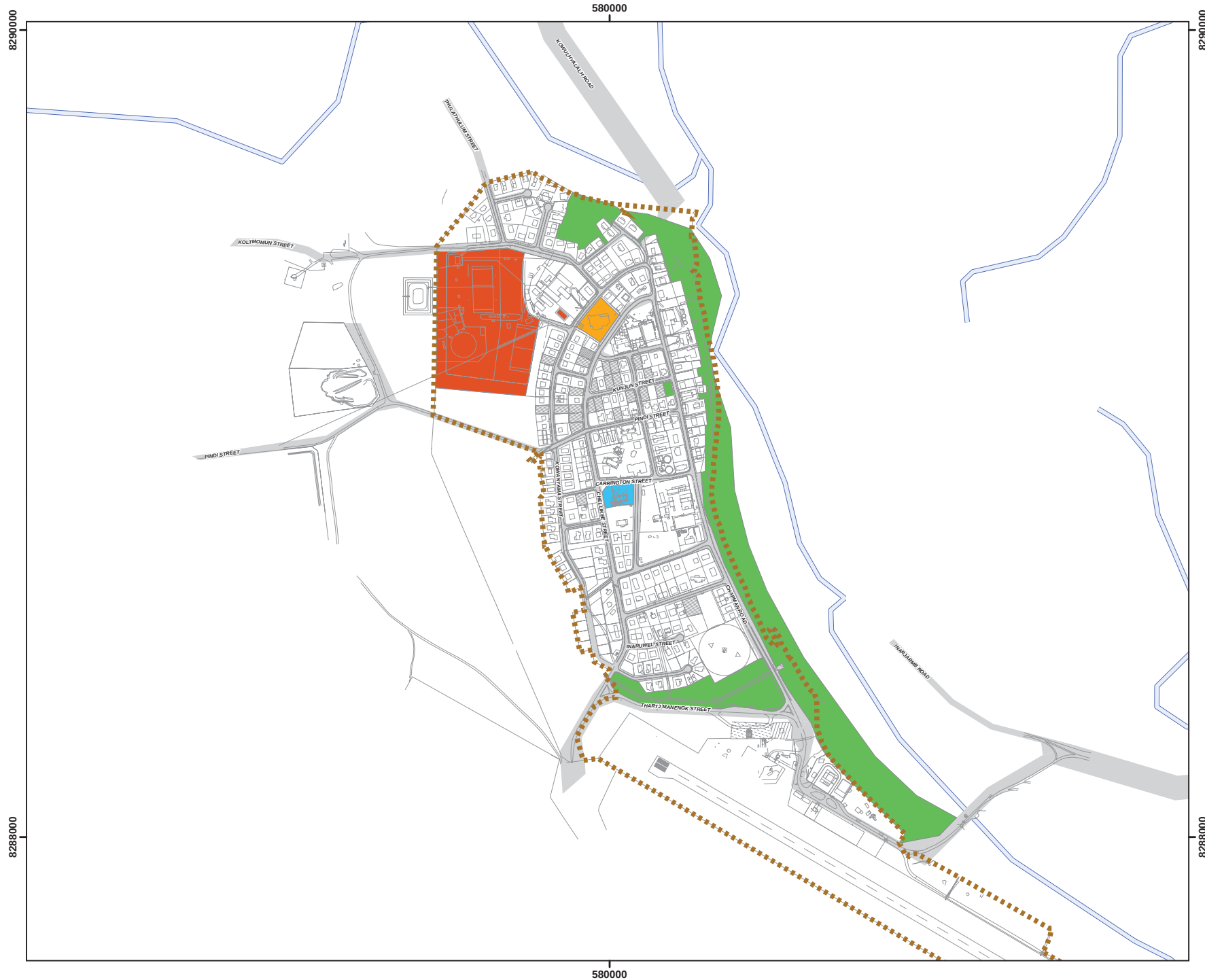
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Legend

- Watercourse
- Kowanyama Aboriginal Shire Council Town Plan Layout
- Township Zone
- Sports Complex
- Community Hall
- Parks and Open Space
- Swimming Pool
- Surveyed Roads

Last modified: 3/10/2012

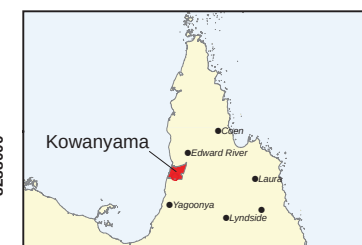
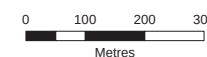
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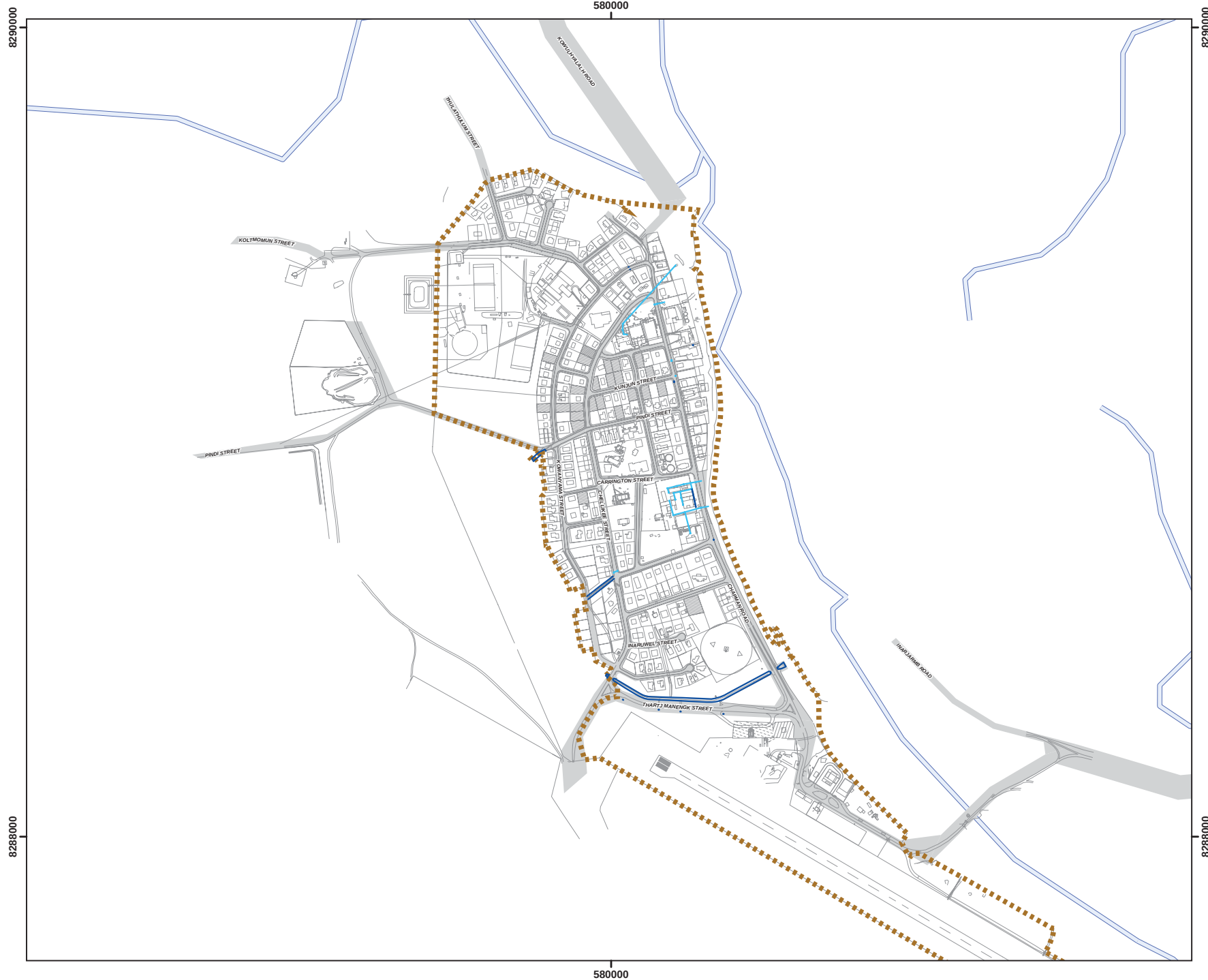
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Legend

- Watercourse
- Drain Pipe UG
- Drain
- Kowanyama Aboriginal Shire Council Town Plan Layout
- Township Zone
- Surveyed Roads

Last modified: 3/10/2012

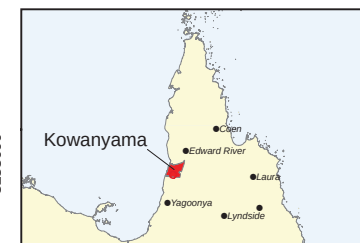
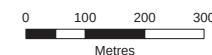
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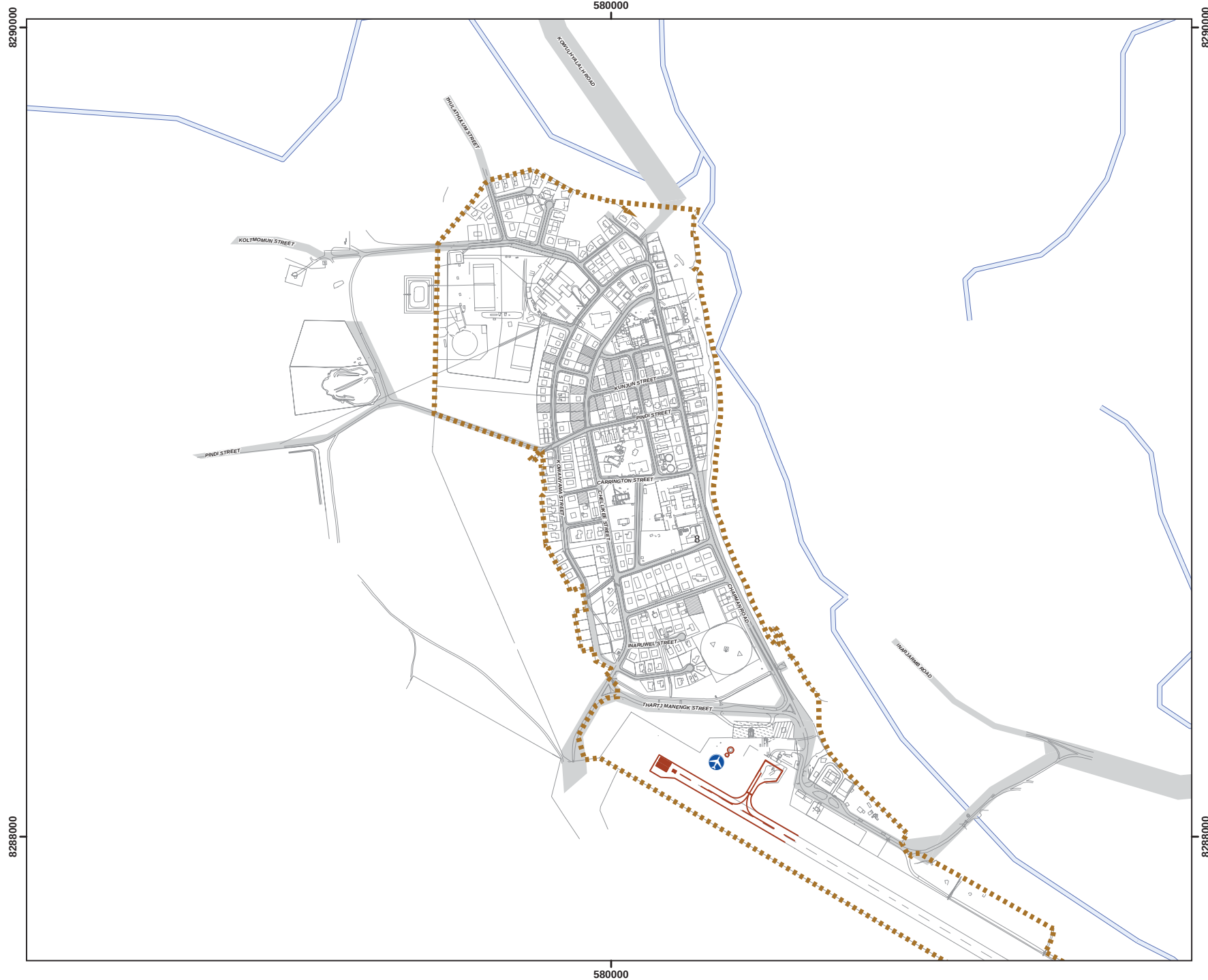
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Legend

- Airport
- Watercourse
- Airport Runway
- Kowanyama Aboriginal Shire Council Town Plan Layout
- Township Zone
- Surveyed Roads

Last modified: 3/10/2012

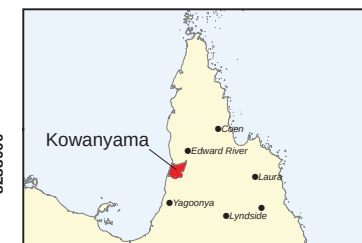
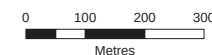
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1:9,000 (when printed @ A3)





Planning scheme policies

Schedule 4

Planning scheme policy 1 – Kowanyama heritage places and features
Planning scheme policy 2 – Pests and weeds register
Planning scheme policy 3 – Land office and traditional owners having a say

Schedule 4 Planning Scheme Policies

Planning Scheme Policy 1

Kowanyama Heritage Places and Features

What is the policy and what does it do?

The Kowanyama Heritage Places and Features Register has been included in the planning scheme to identify a process to protect places that are special to our community and the history of our town. Heritage places and features in our town describe who we are and where we have come from and are thought among the community to be places that should be protected. Importantly, they can take many different forms, including buildings, trees, natural landforms and sites.

The policy describes a process that an applicant (for example a person or organisation) must go through to apply to add a new place or local feature to our 'Heritage Places and Features' list. The list is provided in our Township Zone Code.

Adding places to the Heritage Places and Features Register

The Council, with advice from the Land Office and Traditional Owners, may add or take off heritage places or features on our local register. To do this, Council must advertise the places it will add or take off for a minimum of 20 business days (not including weekends) and must consider any submission that our community makes.

Our community can also suggest a place important to our town and culture to be added to the register. The process for requesting more places is as follows:

1. Describe the location of the place by using photographs and showing the spot that the place is on a map;
2. Tell the Council, land office and traditional owners (in writing) why you think the place is important to Kowanyama; and
3. Provide letters of support from other people in our community.

Planning Scheme Policy 2

Land Office and Traditional Owner's having a say

1. What is the policy and what does it do?

This policy outlines a process for referring development applications to the Land Office and traditional and rightful owners of Kowanyama.

This scheme provides Council with an opportunity to refer development applications to the Land Office and traditional owners for advice and comment.

It will be used as a form of consultation, to help development protect our culture, history and connection to country by letting the Land Office and traditional owners have a say on whether the application will harm any important features cultural features of country.

Council's choice to refer any development application will also provide the Land Office with a say on whether a development will conflict with their work and documents that help care for country.

Council may choose to use or not use the advice of the Land Office and traditional owners. Comments from the Land Office and traditional owners cannot refuse an application on their own merit, but will help Council to make an informed decision.

2. When Council may refer an application

The referral process will be done by Council under their right to request 'additional third party³⁷ advice' (Section 34 of the Development Assessment Rules).

Council may choose to refer development applications to the land office, and traditional owners that are:

1. Outside of the township zone; or
2. On or next to a place on the state or local heritage place list (Planning Scheme Policy 1).

In this case, the traditional owners are represented by the Abm Elgoring Ambung.

3. What the Land Office and Abm Elgoring Ambung may look at

It is important that the good work of the land office and Abm Elgoring Ambung keeps happening so that country is looked after for our future generations.

Our land office and Abm Elgoring Ambung may look at (but are not limited to) the following information when advising on a development application:

1. Documents and management plans prepared by the Land office;
2. Operational and conservation plans prepared by the Land office;
3. Culturally and spiritually important places that are not listed in Planning Scheme Policy 1;
4. Protecting traditional interests as told by our traditional owners;
5. Any other information that the land office or Abm Elgoring Ambung feels is important to protect our culture and country.

4. Advice from the land office and Abm Elgoring Ambung

Advice from the land office and Abm Elgoring Ambung will be given to Council no later than 14 days after the application has been referred to them.

Council may choose to use or not use the land office and Abm Elgoring Ambung advice.

³⁷ A third party is anyone who is not Council.

Planning Scheme Policy 3

Pests and Weeds Register

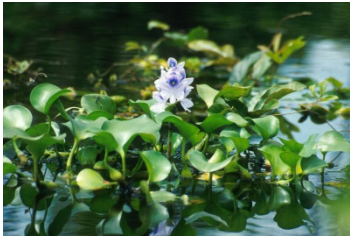
What is the policy and what does it do?

Pests and weeds are a big issue for our community. We want to stop the spread of pests and weeds through managing areas of infection and try to remove these species completely from our country. This policy identifies weed species that need to be removed or managed on development sites that require planning approval for new uses or reconfiguring a lot.

The below table lists pests and weeds at the date this planning scheme was introduced. A more expensive list, and management plans for removing and managing pests and weeds is also contained in the Land Office document called *Kowanyama Pest and Weed Management Plan*.

Development sites that have pests and weeds must also give due consideration to this document and advice provided by the Land Office.

Weed name	Scientific name	Photograph
Parkinsonia	<i>Parkinsonia aculeata</i>	
Grader grass	<i>Themeda quadrivalvis</i>	
Para grass	<i>Brachiaria mutica</i>	
Hymenachne	<i>Hymenachne amplexicaulis</i>	

Weed name	Scientific name	Photograph
Hyacinth	<i>Eichornia crassipes</i>	
Chinese apple (Ju Ju)	<i>Ziziphus mauritiana</i>	
Rubber vine	<i>Cryptostegia grandiflora</i>	
Sicklepod	<i>Senna obtusifolia</i>	
Candle Bush	<i>Senna alata</i>	
Leucaena	<i>Leucaena leucocephala</i>	

Index and glossary of abbreviations and acronyms

Appendix 1

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
AHD	Australian Height Datum
ASS	Acid Sulfate Soils
DOGIT	Deed of Grant in Trust
FNQROC	Far North Queensland Regional Organisation of Councils
MCU	Material change of use as defined in the <i>Sustainable Planning Act 2009</i>
OVL	Overlay Map
LGIP	Local government Infrastructure Plan
PSM	Planning Scheme Map
ROL	Reconfiguring a lot as defined in the <i>Planning Act 2016</i>
SFM	Strategic Framework Map
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009</i> (repealed)
the SP Regulation	<i>Sustainable Planning Regulation 2009</i> (repealed)
WSA	Water Standards Australia
ZM	Zoning Map



Table of amendments

Appendix 2

Appendix 2 – Table of amendments

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
Adoption date 19 May 2015 Effective date 29 May 2015	1.1	Minor Amendments	Updated to reflect QPP version 3.1 and changes to the State Planning Policy. Amendments made to the planning scheme and mapping.
Adoption date 24 June 2020 Effective date 03 July 2020	1.2	Alignment Amendment in accordance with Section 293 of the <i>Planning Act 2016</i> .	Updates to reflect <i>Planning Act 2016</i> .

